

Williamsburg Township Board of Trustees Minutes

February 23, 2026

The Williamsburg Township Board of Trustees met on Monday, February 23, 2026 to transact business. Mr. Jordan called the meeting to order at 7:00 p.m. All joined in the Pledge of Allegiance to the Flag. Guy Bainum, Charlie Maklem, and Gary Jordan answered the roll call. Also present were Fiscal Officer Doug Lefferson, Emergency Services Chief Jason McCarthy, Maintenance Supervisor/Zoning Administrator Brian Tatman, Liz Betemps, Jody Wilson, Hannah Lubbers, Brian Bielfelt, and Ed Boll.

Mr. Bainum motioned to approve the minutes of the February 9, 2026 regular meeting. Mr. Maklem second. Mr. Bainum - yea, Mr. Maklem – yea, Mr. Jordan - yea.

Mr. Maklem motioned to approve the minutes of the February 13, 2026 special meeting. Mr. Bainum second. Mr. Bainum - yea, Mr. Maklem – yea, Mr. Jordan - yea.

Mr. Lefferson presented a financial report, including a comprehensive account of expenditures and receipts, an appropriation status report indicating year-to-date expenditures by account, and a revenue status report comparing budgeted revenue to actual received, and the Trustees accepted it.

Mr. Bainum motioned to approve the attached bills. Mr. Maklem second. Mr. Bainum - yea, Mr. Maklem – yea, Mr. Jordan - yea.

Mr. Lefferson indicated the Township’s 2025 Annual Report had been filed with the Auditor of State and was available to the public.

Sgt. Adam Bailey of the Clermont County Sheriff’s Office provided a report on activity in the Township for the month of January 2026. The following Offense Reports were taken for January 2026:

	<u>January</u>
○ Domestic Violence	1
○ Drug Offense	6
○ Harassment/Intimidation/Menacing	1
○ Identity Fraud/Forgery	1
○ Information Only	2
○ Open Container/OVI	3
○ Sex Offense/Public Indecency	1
○ Theft Offense	1

For a total of 16 Offense Reports in January 2026 versus 11 for January 2025. The areas of increase were drug offenses and OVI. Sgt. Bailey indicated that typically calls for service are down in the winter months. Mr. Jordan said he was glad the Mental Health Levy passed. The Trustees thanked Sgt. Bailey for his service.

Public Participation

Mr. Jordan opened the meeting for public participation. Ms. Betemps shared information on America 250 celebrations planned for this summer. July 4th 2026 being the 250th anniversary of the founding of the United States. She also shared information on the Williamsburg Harmony Hill Museum and Major General William Lytle’s Land Office. The museum is open to the public the first Saturday of each month from 1:00 to 4:00 pm. Ms. Betemps informed the audience that in celebration of America 250 there will be a community picnic on Sunday, June 21st from noon to 3:00 pm at the Williamsburg Community Park. This picnic will be in conjunction with the June in Olde Williamsburgh festival. The community picnic will supply free food including hamburgers, hot dogs, cake, ice cream, and cookies, and offer family fun activities. She indicated there would be 110 picnics across Ohio with the Williamsburg picnic being the first to occur. For more information see Facebook page America 250 Williamsburg OH Community Picnic or contact 513-305-0607 to get involved. Mr. Jordan said the Township was excited about the event and will help partner to make it a success by putting it in the Township newsletter in the April/May timeframe and possibly placing information on the Township website. Ms. Wilson was glad to see a meeting agenda displayed on the screen. She would like to see it put on the website in advance, indicating she did not attend a previous meeting due to the weather and concern that if there was an executive session she would have to stand outside. Ms. Wilson asked if the data center moratorium resolution discussed in the meeting minutes was for six months. Mr. Jordan stated yes it was for six months. He indicating the reasoning was so that zoning could be evaluated. Mr. Jordan said he saw some research that indicated data centers could use as much electricity as 100,000 houses. Ms. Wilson said there

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was not an abundance of jobs associated with data centers and that she had done a lot of research. She indicated she had spoken to over 100 people who were against data centers. Mr. Jordan said the Township was on track to get the proper zoning in six months. Ms. Wilson asked who was replacing Bari Henning (former Trustee) on the CIC Board. Mr. Jordan indicated that it is his understanding that Mr. Henning would stay on the CIC Board and that no current trustee or fiscal officer were joining that board. Ms. Wilson said she appreciates some of the changes the Township is making. Mr. Maklem said he has been working on an agenda process with the goal to put it on the website hopefully starting next meeting or soon thereafter. Ms. Wilson asked how many people were expected to attend the America 250 Community Picnic. Ms. Betemps said they expected between 500 to 1,000 people. Mr. Bielfelt offered to help provide guidance on data centers. Mr. Bainum said data centers are looking for large numbers of acres. Mr. Bielfelt agreed and indicated they were also looking for farmland not forests or wetlands that may bring protected species issues.

Zoning Report

Mr. Tatman said they are starting the process on a zone change for the Anderson property at SR 276 and Sharps Cutoff that will be coming through in the next 5 months. He indicated he was still working on getting the Zoning Commission together to work on data centers. Mr. Jordan replied that we were one month into the data center moratorium.

Cemetery and Maintenance Report

Mr. Tatman indicated they were out this morning spreading salt. Maintenance worker Whaley did slide off the road on Ireton and there will be some ditch repair needed there once the weather breaks. Mr. Tatman discussed the need to replace the Township's 1999 backhoe. He indicated he had discussions with the fiscal officer on an estimated used backhoe cost of \$50,000. A new backhoe is approximately \$150,000. Mr. Tatman provided the Trustees with a quote for a 2024 for approximately \$142,000 and a 2015 for \$45,000. Mr. Jordan asked about life expectancy for a backhoe. Mr. Tatman indicated they had put about 2,500 hours on the current backhoe in the 20 years the Township has owned it. He said that salt is really hard on them. He stated Tate Township bought one in 2019 or 2020 at approximately \$70,000 so new ones have doubled in price in 7 years. Mr. Jordan asked Fiscal Officer Lefferson if this expenditure was in the 2026 appropriations. Fiscal Officer Lefferson said no but it has been discussed, indicating the Township would need to increase appropriations. Mr. Lefferson said he needs to look at it. Mr. Maklem said the Township definitely needs a capital plan. Mr. Maklem asked what is the lead time on a backhoe. Mr. Tatman said the 2024 they have. Mr. Jordan asked if the 2024 had everything we need. Mr. Tatman said it did. Mr. Maklem asked if the 1999 had any value. Mr. Tatman said it did and they are looking into that. Mr. Jordan asked if pricing for a pavilion at the Concord Cemetery had been obtained yet. Mr. Tatman said it had not. Mr. Bainum asked about the bus turnaround issue on Hockstock Road discussed at a previous meeting. Mr. Tatman said he went out the same day and the trailer blocking the way had been moved.

Emergency Services Report

Chief McCarthy provided a report. He said the department participated as judges for the chili cookoff at the Williamsburg American Legion. The Chief informed the Trustees that Tower 73 is still being repaired. They found a leak in a hydraulic connection on the rear bucket and the part was ordered. Between parts and labor to repair the hydraulic leak out of the valve on the bucket, the cost is \$520. This does not include the possibility of hoses having to be replaced depending on their condition upon removal. If additional hydraulic hoses are needed the additional cost is estimated to be \$300 to \$400. The Chief's car is still being upfitted and Chief McCarthy requested approval for a change order for \$750 for a computer mount system for the MDC. Mr. Jordan motioned to approve a change order for \$750 for a computer mount system for the MDC in the Chief's car. Mr. Maklem second. Mr. Bainum - yea, Mr. Maklem - yea, Mr. Jordan - yea. Chief McCarthy said there are 2 fire coats and 2 pairs of pants that need repair. The total cost of the repairs is \$782.50. These repairs would be performed by 911 Fleet our current vendor for fire gear. Mr. Bainum motioned to approve repairs to 2 fire coats and 2 pairs of pants at a cost of \$782.50. Mr. Jordan second. Mr. Bainum - yea, Mr. Maklem - yea, Mr. Jordan - yea. Chief McCarthy requested to spend \$239.95 for 50 patches to be made of the department logo to be used for dress uniforms. Mr. Maklem motioned to spend \$239.95 for 50 patches to be made of the department logo. Mr. Bainum second. Mr. Bainum - yea, Mr. Maklem - yea, Mr. Jordan - yea. Chief McCarthy requested approval to apply for the 2026-2027 EMS Priority One Grant. This grant can be used toward EMS equipment as well as training requirements. Mr. Jordan motioned to authorize Chief McCarthy to apply for the 2026-2027 EMS Priority One Grant. Mr. Maklem second. Mr. Bainum - yea, Mr. Maklem - yea, Mr. Jordan - yea. The Chief reported that he and Assistant Chief Willis attended an 8 hour fall rescue course at Purina. Chief McCarthy also attended a meeting at Clermont Mercy with the upper management and other local Fire Chiefs. The Chief informed the Trustees that a majority of the hose and nozzles ordered with the FEMA AFG Program have arrived. Mr. Maklem motioned to approve repairs to Tower 73 at a cost not to exceed \$1,000.00. Mr. Bainum second. Mr. Bainum - yea, Mr. Maklem - yea, Mr. Jordan - yea.

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Mr. Jordan introduced Hannah Lubbers, Adams-Clermont Solid Waste District to discuss the Township's waste collection contract. Ms. Lubbers indicated that Rumpke was the lowest bid when contracted in 2018, that contract was extended for a period of two years and was approaching expiration. Ms. Lubbers said she is looking at a bulk group bid consortium of services for multiple townships. While this is in process the Township has reached agreement on terms with Rumpke for a one-year extension. Mr. Jordan said that as we worked through terms on the one-year extension the Township was able to move from a 4% increase to a 3% increase and that after benchmarking our costs we were still one of the lowest townships. Ms. Lubbers indicated the consortium may be ready as soon as early May. She said a township may accept or reject any bid individually and all members do not have to accept. Mr. Jordan introduced Resolution No. 2026-05 approving a contract addendum with Rumpke of Ohio, Inc. for waste collection services for Williamsburg Township. The contract extension would be for a period of one year ending March 31, 2027 with a base price increase of 3.0%. Mr. Jordan motioned to adopt Resolution No. 2026-05 RESOLUTION APPROVING A CONTRACT ADDENDUM WITH RUMPKE OF OHIO, INC. FOR WASTE COLLECTION SERVICES FOR WILLIAMSBURG TOWNSHIP, CLERMONT COUNTY, OHIO. Mr. Bainum second. Mr. Bainum - yea, Mr. Maklem – yea, Mr. Jordan – yea.

Mr. Maklem discussed a proposed Community Reinvestment Area (CRA) north of State Route 32 around Half Acre Road and State Route 276. A map of the proposed CRA was displayed on the screen. Mr. Maklem indicated that the Clermont County Commissioners have approached Williamsburg Township regarding the desire to pursue economic development measures to assist and encourage development in specific areas of Williamsburg Township. The construction of new commercial and industrial structures or renovation of existing commercial and industrial structures in a Community Reinvestment Area, CRA, would encourage economic stability, maintain real property values, and generate new employment opportunities within Williamsburg Township. It is in the best interest of Williamsburg Township, its residents, and property owners to establish and provide certain economic development programs, such as a Community Reinvestment Area, to attract and encourage thoughtful and beneficial development in and for Williamsburg Township. The proposed CRA Area is for designated parcels near SR 32, SR 276, and Half-Acre Roads. The owners of these parcels will not be obligated to enter into a CRA Agreement. However, they will be eligible for incentives provided under the provisions of the CRA Area. At this time, I wish to make the motion that we accept Resolution 2026-06, RESOLUTION REQUESTING THE BOARD OF COMMISSIONERS OF CLERMONT COUNTY TO ESTABLISH A COMMUNITY REINVESTMENT AREA (CRA) PURSUANT TO THE PROVISIONS OF OHIO REVISED CODE CHAPTER 3735, as presented. Mr. Boll had questions about the CRA as properties he has an interest in are located within the proposed CRA. Mr. Maklem indicated CRAs mostly started with residential developments, but are now more widely used for industrial/commercial developments. He said the intent of this CRA was industrial/commercial. Residential developments in this proposed CRA are not eligible for incentives, unlike some of the housing development in Batavia. Mr. Maklem went on to say that doesn't mean as a property owner you cannot do housing or apartments but the CRA incentives do not apply. Mr. Jordan said the CRA does not impact any of the landowners negatively, probably a benefit and we want business along the SR 32 corridor. Mr. Maklem said this is enhancing the ability to develop property tax incentives to bring companies like Nestle Purina and Design Within Reach. Mr. Boll said he doesn't want property he is associated with to look like Purina. Mr. Maklem said this does not limit you provided it is within zoning. This CRA helps those approaching in the future to know that they may be eligible to receive tax incentives. Mr. Maklem said the County reached out to us. The County has to create CRAs but they have a policy in place not to do it unless the associated township is ok with it. The County can legally create a CRA without input. Mr. Maklem reiterated there is no negative impact to the landowners. Mr. Maklem indicated a letter discussing the CRA will be sent to all the legal property owners within the CRA. Mr. Maklem said property owners within the CRA are not restricted by what other property owners in the CRA negotiate. Mr. Bielfelt asked about data centers. Mr. Maklem said the CIC (one property owner within this CRA) has indicated they have no interest in data centers nor residential in this area as well. Mr., Maklem introduced and read Resolution No. 2026-06 **RESOLUTION REQUESTING THE BOARD OF COMMISSIONERS OF CLERMONT COUNTY TO ESTABLISH A COMMUNITY REINVESTMENT AREA (CRA) PURSUANT TO THE PROVISIONS OF OHIO REVISED CODE CHAPTER 3735.**

WHEREAS, the Board of Commissioners (the "Commissioners") of Clermont County, Ohio (the "County") has approached the Board of Trustees of Williamsburg Township, Clermont County, Ohio (the "Board of Trustees") regarding the Commissioners' desire to pursue economic development measures to assist and encourage development in specific areas of Williamsburg Township, Clermont County, Ohio that have not enjoyed reinvestment from remodeling or new construction;

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WHEREAS, the Board of Trustees believes that the construction of new commercial and industrial structures or renovation of existing commercial and industrial structures in a Community Reinvestment Area would serve to encourage economic stability, maintain real property values, and generate new employment opportunities within Williamsburg Township; and

WHEREAS, the Board of Trustees believes that it is in the best interest of Williamsburg Township and its residents and property owners to establish and provide certain economic development programs, such as a Community Reinvestment Area, in order to attract and encourage thoughtful and beneficial development in and for Williamsburg Township.

RESOLUTION

NOW THEREFORE, be it resolved by the Board of Trustees of Williamsburg Township, Clermont County, Ohio, that:

BE IT RESOLVED, that the Board of Township Trustees requests the following of the Board of Commissioners of Clermont County:

1. The Board of Commissioners of Clermont County establish a Community Reinvestment Area (CRA) pursuant to Chapter 3735 of the Ohio Revised Code, on the following Clermont County Auditor Tax Parcel Identification Numbers (listed in resolution and identified on map)
2. Only investment in new construction for commercial and industrial structures and the remodeling of existing commercial and industrial structures will be eligible for exemptions under the CRA Program.
3. Within the Community Reinvestment Area, the percentage of the tax exemption on the increase in the assessed valuation resulting from improvements to commercial and industrial real property and the term of those exemptions shall be negotiated on a case-by-case basis in advance of construction occurring according to the rules outlined in the ORC Section 3735.67.
4. The results of any negotiated exemption between the Commissioners and affected property owners will be set in writing in a Community Reinvestment Area Agreement as outlined in ORC Sections 3735.67 and 3735.671, and are subject to the following parameters:
 - a. Only projects involving construction exceeding \$1,000,000.00 will be considered.
 - b. Up to, and including, fifteen (15) years, and up to, and including, one hundred percent (100%) for the construction of new commercial or industrial facilities, the term and percentage of which shall be negotiated on a case-by-case basis in advance of construction occurring.
 - c. Up to, and including, fifteen (15) years, and up to, and including, seventy-five percent (75%) for the renovation of commercial or industrial facilities, the term and percentage of which shall be negotiated on a case-by-case basis in advance of construction occurring.
 - d. The agreement with the affected property owners shall include a provision that affected property owners, and their successors in interest, shall not seek and shall oppose any annexation of any portion of the property included in Williamsburg Township Area 1 Community Reinvestment Area.
5. The Board of Township Trustees agrees to reimburse the Board of County Commissioners of Clermont County for 50% of the cost of providing notice of the proposed CRA district with a newspaper of general circulation, pursuant to ORC Chapter 3735. Reimbursement will be made to the Board of County Commissioners of Clermont County within 30 days of submission of a copy of the receipt to the Chairperson of the Board of Township Trustees, and in no case shall the reimbursement exceed \$500.00.

Mr. Maklem motioned to adopt Resolution No. 2026-06 RESOLUTION REQUESTING THE BOARD OF COMMISSIONERS OF CLERMONT COUNTY TO ESTABLISH A COMMUNITY REINVESTMENT AREA (CRA) PURSUANT TO THE PROVISIONS OF OHIO REVISED CODE CHAPTER 3735. Mr. Bainum second. Mr. Bainum - yea, Mr. Maklem - yea, Mr. Jordan - yea.

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Mr. Jordan indicated there was a Clermont County Township Association Meeting March 19th. This was the Public Health Annual Meeting and all three Trustees plan to attend. Mr. Jordan discussed the last Clermont County Township Association Meeting where State Representative Adam Bird discussed House Bill 113 regarding annexation, changing antiquated rules, providing more balance between township and village, whereas it leans heavily toward villages right now. House Bill 646 and government officials signing nondisclosure agreements or NDAs was also discussed at the meeting. Mr. Jordan said the Trustees have not signed NDAs and in his opinion he will not. Mr. Jordan said he was still working with Drew DeMarsh from the County on the Land Use Plan. Referring back to the Clermont County Township Association Meeting, Representatives Bird and Schmidt discussed the movement to eliminate real estate tax. If there were no real estate tax there is no plan to move forward to support policing, schools, and emergency services. It is possible an 18 to 20% sales tax would be needed. Mr. Bainum reminded the Trustees of the update opportunity coming up on Grant Vocational Schools. Mr. Bainum said data centers were a hot topic at the Ohio Township Association Conference all over the state. Mr. Bainum said he was still researching tombstone repair opportunities.

There being no further business, Mr. Bainum motioned to adjourn at approximately 8:29 p.m. Mr. Maklem second. Mr. Bainum - yea, Mr. Maklem – yea, Mr. Jordan - yea.

Fiscal Officer

Chairperson