

Williamsburg Township Board of Trustees Minutes

May 26, 2026

The Williamsburg Township Board of Trustees met on Monday, May 26, 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/Cemetery Sexton Brian Tatman, Pat and Tom Fisher, Clarence Klopstein, Jessica Baker, Jody Wilson, Tracy Ortman, and Ed Boll.

Mr. Maklem motioned to approve the minutes of the May 11, 2026 regular meeting. Mr. Bainum second. Mr. Bainum - yea, Mr. Maklem – yea, Mr. Jordan - yea. Mr. Bainum motioned to approve the minutes of the May 19, 2026 special meeting. Mr. Maklem 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. Jordan motioned to approve the attached bills. Mr. Bainum second. Mr. Bainum - yea, Mr. Maklem – yea, Mr. Jordan - yea.

Public Participation

Mr. Jordan opened the meeting for public participation. Mr. Klopstein expressed appreciation for the new Township Facebook page adding that he was a big fan of communication. He indicated that he lived in Batavia Township for 18 years and now served on the Village of Williamsburg Council. Mr. Klopstein indicated he was not at tonight's meeting on behalf of the Village. He referenced recent Township communications one being a survey (Land Use Plan) that described the threat of annexation and the recent newsletter that addressed annexation. He said he was trying to understand the Township's position. He indicated this was not meant with malice but trying to be informed and that he had not voted on an annexation item. Mr. Klopstein indicated the last one (annexation petition to the County) got pulled. He referenced looking out for the Village's best interest. He mentioned the Purina JEDD split which Mr. Lefferson confirmed was 87% Township and 13% Village. Mr. Klopstein asked what the Township JEDD revenue was for 2025. Mr. Lefferson indicated it was approximately \$500,000 and included Purina and Design Within Reach (MillerKnoll). Mr. Lefferson said that revenue was unusually high for 2025 due to the large number of construction workers at Purina, at times 1,000 workers. Mr. Maklem indicated he would provide a cliff notes version discussion on these topics. The following is a summary of Mr. Maklem's discussion. The Purina property is in the Township. The CIC (Clermont County Community Improvement Corporation) who sold to Purina placed a TIF on the property for infrastructure improvements. (TIFs redirect property tax dollars from the Township and others and makes those dollars available for infrastructure improvements). As a result of tax abatements and the TIF no property tax dollars are available for the schools, Township, and others for 30 years. With tax abatements greater than 60% or longer than 10 years, the school district has the right to negotiate. Williamsburg Local School District negotiated to get approximately 60% of their property tax revenue. The School District got approximately 60% of the property tax the Township got zero. To help offset, not replace, this for the Township, a JEDD (Joint Economic Development District) was established on this property. The Township has a partnership with the Village of Williamsburg to collect the JEDD dollars. The Township does not have to partner with the Village of Williamsburg. The distribution of the JEDD revenue is split 87% Township and 13% Village. The Village receives 13% for basically having the Village Fiscal Officer distribute the check. Because the property is in the Township, the Village without the JEDD would not be entitled to any revenue. The School District is not a part of the JEDD but in the case of Purina and Miller Knoll receives PILOT (Payments In Lieu Of Taxes) payments now approximating \$1.3 million per year. Mr. Maklem addressed the topic of annexation. He indicated 90% of what Village residents pay in Township taxes goes to pay for Fire and EMS services which the Township supplies for the Village. In regard to the Village's proposed annexation of the Taking A Toll property of approximately 160+ acres Mr. Maklem expressed what he said was his own personal opinion. There is not a defined project on that site and no specification on the amount of sewer needed. The Village is responsible for the sewer if annexed. The Village has indicated they have to get \$3 million to get sewer to that site. He believes the Village is already \$1.6 million in debt for past sewer projects. For this project they will need to get \$3 million less \$1.0 million funding secured through Congressman Taylor. Mr. Maklem believes the Village would have to raise sewer rates. The Village enterprise sewer fund is already in the red. Sewer rates increase for residents then have to add another \$2 million. Likely have to put a TIF on the property which would redirect the Township property tax dollars on that property away from emergency services and toward infrastructure. Residents could face increased sewer rates and have to pay more for emergency services. Mr. Maklem listed several other Village annexations 36 acres on N. Ellis Road in 2012, 280 acres in 2016 with only the Anderson Homes business on it. These acres held for a long time appear to have been annexed with no plan. His position is he is not in favor of annexation without a plan that is best for the community and not just best for the Village. On the Ashton Road area properties that are now being discussed for annexation he has concerns about the size of the water lines to that area. They do

Williamsburg Township Board of Trustees Minutes

May 26, 2026

not appear to be sufficient for daily or emergency services use. If they need to be significantly upgraded how is this cost covered. Mr. Maklem indicated he attends most Village meetings so he has some knowledge of what is going on. Mr. Klopstein asked about the tax amounts on specific parcels at Purina. Mr. Maklem responded that it involved the improved value of the property only. Mr. Klopstein said there appeared to be \$9,200 in Township property tax. Mr. Klopstein inquired about the CRA district and the property across SR 32 from Purina. Mr. Maklem indicated that the County requested a CRA District on those properties as an incentive to bring in companies. The school has the right to negotiate but at some point a company could just take the default of 75% tax abatement for 15 years unless it is designated a mega site (which could extend to 30 years if there are more jobs and a larger investment). Mr. Klopstein indicated he is pushing for more interaction between the schools, Village, and Township. Mr. Maklem said if anyone had any questions, he will sit down with them anywhere and anytime to share his knowledge which includes 10 years on the School Board. Mr. Jordan indicated the Township is trying to make decisions for the future. He referenced the cost of a new ladder truck is \$2.1 million. In discussing potential annexation along Ashton Road, he said it is miles outside the Village and there is not enough water for fire suppression. He indicated the use of retention ponds for fire suppression had been brought up which has a host of issues. There could be the costs of a new pumper truck and additional full-time and part-time firefighters along with healthcare cost pressures. Mr. Jordan indicated we have to understand how we increase our tax base for emergency services. He also referenced potential annexation pressure from Batavia village and Brown County. Ms. Wilson provided an update on the recent Pipers Pantry event at the Firehouse. She indicated the heavy rain provided some challenges. She indicated fresh farm eggs and vegetables were available along with the pet food and litter distributions. Ms. Wilson stated 300 pounds of dog food, 250 pounds of cat food, and 360 pounds of cat litter were given out. She indicated the group would like to hold another event at the Firehouse in August or September due to the bad weather this time and that another event would provide more opportunity for people to come out. Ms. Wilson asked if there were any applications for the open Zoning Commission position. Mr. Tatman indicated he had received a couple applications. Ms. Wilson asked about the 6-month moratorium on data centers indicating she didn't want it to get rushed through. Mr. Jordan said the Township set a goal for completion and that it was being addressed through zoning and any data center must meet zoning requirements. Mr. Jordan indicated the Township may not make the 6-month time window (can be extended) but was not going to rush it. Mr. Boll asked if there was any update on the Land Use Plan. Mr. Jordan indicated the Township is working with Drew DeMarsh, Clermont County Community and Economic Development to compile the survey results and that the Township has received north of 70 surveys. Mr. Jordan stated that even with a Land Use Plan, fast track annexation can change everything. Mr. Boll asked about the CIC property on Half Acre Road and SR 276. Mr. Jordan indicated there was nothing to report. Mr. Jordan expressed appreciation to Mr. Boll for getting the safety light back on for his tower. Mr. Boll indicated he had come to the Township and expressed other uses for the tower (no longer used for cellular services) but they were not interested. Mr. Boll discussed a 20-inch sewer pipe and the smell off the manhole on his family property and was told the County would take care of it. Mr. Jordan said the Township will inform the County. Mr. Boll discussed a water issue on the property. Mr. Maklem asked Mr. Boll to come in some time and show him so he can better understand the problem. Ms. Ortman indicated the June in Olde Williamsburgh Festival was at the park this year. She thanked Chief McCarthy for his assistance. The fireworks will be at the park and there will be a closed off area for safety. Mr. Maklem asked where the stage for the band would be located. Chief McCarthy responded at the end of the parking lot by the playgrounds facing toward the river. Mr. Jordan complimented Ms. Ortman saying she does a great job with the festival. Ms. Baker thanked Mr. Maklem for the excellent information he provided earlier in the meeting. She asked if property is annexed into the Village does the Township have any say on what goes on it. Chief McCarthy indicated there would be fire department inspections. Ms. Baker indicated she had received public records request information from Clermont County (Taking a Toll site on Old SR 32). Ms. Baker referenced some emails in the information (no Township officials were copied on the emails). One referenced the possibility of a JEDD. Mr. Maklem indicated if the property were kept in the Township without annexation, there would be a possibility of a JEDD. Ms. Baker indicated one email dated January 20, 2026 indicated the property was back on the market and the realtor had sent information to Amazon. Mr. Maklem said the County is aware of the Township's moratorium on data centers. Ms. Baker asked if the Trustees had heard the name Project Ceres. The Trustees and Fiscal Officer stated they had never heard of Project Ceres. Mr. Jordan indicated access to sewer, water, and gas would be critical for that site. He said Ms. Baker had some great information and appreciated her sharing it. Mrs. Fisher commended the latest Township newsletter. Mr. Jordan said thank you we do it as a team. He emphasized the importance of Memorial Day in the newsletter. Mr. Maklem said thank you, it looks a little different this time so we welcome any comments. He said if you didn't get a newsletter or would like another copy, we have them. Mr. Maklem said even with Facebook, social media, still a lot of residents who value the newsletter.

Zoning Report

Mr. Tatman provided a report. He indicated June 17th is the Zoning Commission Hearing for the zone change and PUD, one at 6 pm and one at 7 pm. Mr. Tatman said the property at 4017 Alexander Lane can be mowed any time after tomorrow. He said it did appear as if the notice on the front door had been removed so the owner received it. The notice was also sent both regular mail and certified mail. Mr. Jordan said a Sheriff's detail will be on site the day of the mowing. Mr. Jordan said all

Williamsburg Township Board of Trustees Minutes

May 26, 2026

the costs associated with this process will eventually not be paid by the Township but assessed to the property owner. Mr. Tatman indicated he received two emails for the Zoning Commission position and a text message with questions. Mr. Maklem indicated there would be a cutoff date at the end of May. Mr. Jordan indicated he reached out to Zoning Commission alternate Jodi Wiedemann and she is willing to fill the open position on the Zoning Commission. Mr. Jordan motioned to approve Jodi Wiedemann to complete the remainder of the term for the open position on the Zoning Commission. Mr. Bainum second. Mr. Bainum - yea, Mr. Maklem – yea, Mr. Jordan -yea. Mr. Tatman said he would provide dates on the data center timeline with the Zoning Commission this week. Mr. Maklem said once we get the dates they will be on the website.

Cemetery and Maintenance Report

Mr. Tatman provided a report. He said the Township put out most of the flags for Memorial Day at the Cemetery this year. A representative of American Legion stopped by on Wednesday and said their regular person was not going to be able put out flags. Mr. Tatman advised them that the Township would help them out and ended up putting flags out over 75 percent of the cemetery. The American Legion appreciated all that the Township did to help them. Mr. Tatman said everything was mowed by Thursday for Memorial Day. He indicated they would be starting to mow along the roads this week. Mr. Tatman reminded everyone of Junk Days June 11th and 12th from 8 am to 8 pm and the 13th from 8 am to 4 pm. He indicated they do not take tires, batteries, or hazardous materials. They can take dried out paint. Mr. Jordan complimented Mr. Tatman on doing a great job with Junk Days. It is a major cost to the Township and we need to continue to monitor users. Mr. Tatman said they have loaned the 50-gallon portable tanks to the Village.

Emergency Services Report

Chief McCarthy provided a report. There were 56 Fire and 118 EMS calls for the month of April. There is a new report format. Chief said the Ladder Truck is scheduled to go to Heritage on June 2nd for the approved repairs replacing the cylinders and then will have the annual ladder testing completed. Chief indicated he spoke with Tom Osbourne regarding the Cub Scout car wash which is approved for July 18th from 3 to 6 pm at the Firehouse. Chief McCarthy will place the information on the sign and the organization will complete the proper paperwork. Mr. Maklem indicated he would promote as well. Mr. Jordan asked if run times are on the new report. Chief McCarthy said not yet but they will be. Mr. Jordan said he had a personal incident in the family recently and Emergency Services members Captain Bill Heitker, Joe Martin, Joe Morgan, and Luke Palmer did a phenomenal job. Mr. Bainum discussed filling the open position on the Fire Dependency Board and how it was an important group for taking care of fallen firefighter heroes. Chief McCarthy has recommended Aaron Adams for the position. Mr. Maklem thanked Chief McCarthy for the large number of staff and equipment participating in the Memorial Day Parade.

Old Business

Mr. Maklem asked Mr. Tatman to keep the pedal to the metal on any issues with Permit Central regarding the maintenance building. Mr. Maklem indicated the new Township Facebook page had 198 followers and encouraged people to follow. He said we're also making changes to the website so if you see anything wrong or where more information is needed, let him know.

New Business

None

There being no further business, Mr. Bainum motioned to adjourn at approximately 8:44 p.m. Mr. Jordan second. Mr. Bainum - yea, Mr. Maklem – yea, Mr. Jordan - yea.

Fiscal Officer

Chairperson