

Williamsburg Township Board of Trustees Minutes

July 27, 2026

The Williamsburg Township Board of Trustees met on Monday, July 27, 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 Emergency Services Chief Jason McCarthy, Maintenance Supervisor/Zoning Administrator Brian Tatman, Cpl. Chad Popham, Jessica Baker, Debbie Davidson, and Ed Boll Jr. Fiscal Officer Lefferson was on vacation.

Mr. Bainum motioned to approve the minutes of the July 15, 2026 special meeting. Mr. Maklem second. Mr. Bainum - yea, Mr. Maklem - yea, Mr. Jordan - yea. Mr. Maklem motioned to approve the minutes of the July 17, 2026 special meeting. Mr. Bainum second. Mr. Bainum - yea, Mr. Maklem - yea, Mr. Jordan - yea.

Mr. Lefferson had previously provided 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. Maklem motioned to approve the attached bills. Mr. Bainum second. Mr. Bainum-yea, Mr. Maklem-yea, Mr. Jordan-yea.

Cpl. Popham of the Clermont County Sheriff's Office indicated Sgt. Bailey would provide a report next month. Cpl. Popham offered to answer any questions and there were none.

Public Participation

Mr. Jordan opened the meeting for public participation. Debbie Davidson indicated she was running for the State Representative position for the 63rd House District. Stated that she is running on the platform that people are unaware of the effects of state cut school budget by 30%. Stated local levies won't pass unless school budgets get fixed at the state level. Wants to see the state budget be reinvested into local business and municipalities. Mr Jordan wished her good luck Jessica Baker indicated she was informed that the Township had extended the moratorium on the data centers. Ms. Baker agreed that the zoning meeting on data centers was a great meeting. She also had the wrong agenda so was curious about the previous resolutions from the previous regular scheduled meeting. She was informed that they were tabled from the agenda and that resolution 2026-19 would be revisited tonight.

Zoning Report

Mr. Tatman provided a report. Mr. Jordan read the report as Mr. Tatman was out of town until Monday, August 3rd. The report stated during last meeting he received an email from our attorney saying that she was reviewing the data center language that he sent her. The property next to the Township Hall should have been mowed on Monday July 27 (it was). The ZBA will meet on August 4th at 6:00 p.m. for a variance for Purina's monument sign along State Route 32. Letters were sent for tall grass to a property on Hageman's Crossing and one on Old SR 32 and for junk vehicles on Musgrove Road. Mr. Jordan stated that Mr. Tatman is doing his best with the items on his report and that the grass is growing fast.

Cemetery and Maintenance Report

Mr. Tatman provided a report. Mr. Jordan read the report. All cemeteries on done being trimmed. Along the roads is getting mowed and brush cut back over the next couple of weeks before school starts. Road salt bids came in for the next two snow seasons. Only one company bid; Morton Salt. The 2026-2027 salt price will be \$127.30 a ton and the 2027-2028 snow season salt will be \$133.67 a ton. Mr. Jordan motioned to accept the Morton Salt contract for 2026-2027 at \$127.30 a ton. Mr. Bainum second. Mr. Bainum-yea, Mr. Maklem-yea, Mr. Jordan-yea. Mr. Maklem motioned to accept the Morton Salt contract for 2027-2028 at \$133.67 a ton. Mr. Bainum second. Mr. Bainum-yea, Mr. Maklem-yea, Mr. Jordan-yea. Mr. Tatman's report stated they have started moving boxes out of the storage room at the Township Hall and placed them on the shelf in the new maintenance building.

Mr. Jordan stated that the waste management bid with Rumpke was a 5-year term with a 3-year extension that is coming to an end. He is working with Hannah Lubbers on the process for new bids.

Tentative start date for the draft bids will be August 17th
August 24th Request to advertise for bids.
August 24th Release of Collection Services Invitation to Bid
August 27th Advertisement for Bids.
September 9th Pre bid meeting.
September 16th Deadline to submit questions

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September 16th Deadline for written addendum release if necessary
September 28th Bid Opening
October 26th Award and Execute Contract
April 1st Service Starts

Emergency Services Report

Chief McCarthy provided a report. CPR class taught for the youth football and cheer coaches.

Vehicle Updates:

- 2016 Ambulance is at Auto and Truck for front end issues. Repair cost \$5,000.
- 2013 Pick Up had a screw in the tire. Repaired at Auto and Truck
- 2006 Sutphen Engine is getting pump and motor repairs at 911 Fleet
- 2007 Sutphen Tower should have all the pump repairs completed at Heritage by Wednesday and then we can take it to get the suspension repairs made.

Purina grant was submitted. It was reported that an outdoor warning siren didn't operate during the severe weather last week. Contact has been made to the electrician to check on this siren. Just a reminder that these outdoor systems are intended to alert people who are caught outside during severe weather. While some residences are in closer proximity to these devices than others, the sirens shouldn't be considered a singular means to receive imminent severe weather threat warnings. Weather radios, news broadcasts, and weather alert apps on cell phones are a few other avenues to be informed of imminent severe weather. The siren was repaired. The battery charger, batteries, and gel-cell replaced. Also had the batteries replaced at the Hennings Mill siren. Total cost \$2,540. Mr. Bainum asked if there were alternate systems that could replace the current outdoor warning siren system. Chief replied he is not aware of anything but would look into it. Mr. Bainum asked if there was any chance of receiving a credit on the new ambulance due to the delivery date being moved multiple times. Chief said he would check in to this.

New Business

Resolution 2026-19: Resolution to request Clermont County to enter into a Community Reinvestment Area Abatement Agreement. Mr. Maklem informed the room of Lonza and explained the intentions. The County has asked the Township to pass a resolution for a CRA agreement. He stated that because the Township is not a home ruled township the County could implement this agreement without the approval of the Township, however they prefer to work with the Township as a team. Mr. Maklem in discussion related to concerns of funding brought up by Ms. Davidson stated to her that a CRA agreement will far surpass the CAUV amount the school is currently getting on this property and went into the details on how the school is also being funded by the South Afton Agreement.

Questions: Ms. Baker Asked how many acres were included in the CRA agreement and what kind of CRA it was.

Mr. Maklem replied that it was a standard CRA and a rough estimate on the acreage of 160 acres.

Ms. Baker asked how long the abatement was and at what percent. Mr. Maklem replied 15 years and at a 75%/25%. Mr. Maklem also stated that the term could be extended if the project turned into a mega project. Ms. Baker asked what the PILOT payment would be. Mr. Maklem advised there was still negotiations ongoing for a potential PILOT but the current resolution is for a 25% tax payment agreement. Mr. Maklem stated that the Township is in favor of a 100% abatement with a 25% PILOT in which the County would forgo their amount of the PILOT. This agreement would be more fiscally beneficial to the Township and the schools. Mr. Maklem stated that numbers released by the Governor on Lonza are higher compared to what have been talked about in negotiations. However, the numbers could reach or exceed the Governor's numbers. Mr. Jordan informed the room that the total acres in the CRA agreement are 161. Mr. Boll asked if Lonza was similar to the Wuhan Lab. The answer was no. Mr. Maklem motioned to adopt Resolution No. 2026-19 Requesting Community Reinvestment Area (CRA) Exemption Pursuant to the Provisions of Ohio Revised Code Chapter 3735 by the Board of Commissioners of Clermont County. Mr. Jordan second. Mr. Bainum-yea, Mr. Maklem-yea, Mr. Jordan-yea.

Mr. Maklem motioned to go into Executive Session pursuant to ORC 121.22 (G)(8) to consider negotiations with other political subdivisions respecting requests for economic development and the information is directly related to ORC 5709.73 and involves public infrastructure improvements or the extension of utility services that are directly related to an economic development project; and the Board has determined that the executive session is necessary to protect the interests in regard to the possible investment or expenditure of public funds to be made in connection with the economic development project, at approximately 7:43 p.m. Mr. Bainum second. All yeas. Chief McCarthy was invited into Executive Session. The Trustees

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came out of Executive Session at approximately 8:14 p.m. having discussed negotiations with other political subdivisions respecting requests for economic development and information directly related to ORC 5709.73 and public infrastructure improvements or the extension of utility services that are directly related to an economic development project with no action taken and no decisions made.

There being no further business, Mr. Bainum motioned to adjourn at approximately 8:15 p.m. Mr. Maklem second. Mr. Bainum - yea, Mr. Maklem – yea, Mr. Jordan - yea.

Fiscal Officer

Chairperson