Minutes of

August 4, 2022 – REGULAR MEETING

Meeting

RECORD OF PROCEEDINGS

Held Minutes of BOARD OF TRUSTEES - BATAVIA TOWNSHIPD

The Board of Trustees of Batavia Township met for the May regular meeting at 6:00 p.m. Thursday, August 4, 2022, at the Batavia Township Community Center.

CALL TO ORDER

Following the Pledge of Allegiance, Jeff Uckotter, Township Administrator, gave the roll call for the Board of Trustees. Present were: Mr. Perry, Mr. Sauls, and Mr. Parsons. Jennifer Haley, Fiscal Officer was not able to attend. Also present were Jeff Uckotter, Township Administrator, Denise Kelley, Zoning Administrator, and Sheriff Deputy Benkelmann.

APPOINTMENT OF TEMPORARY FISCAL OFFICER

Mr. Sauls motioned the Batavia Township Board of Trustees to appoint Jeff Uckotter, Township Administrator, as temporary Fiscal Officer for the meeting of August 4, 2022. Mr. Parsons seconded the motion. On the roll being called:

Mr. Parsons

yes

Mr. Perry

yes

Mr. Sauls

yes

Motion carried

APPROVAL OF AGENDA

Mr. Parsons motioned the Batavia Township Board of Trustees to approve the August 4, 2022 agenda as presented. Mr. Sauls seconded the motion. On the roll being called:

Mr. Perry

yes

Mr. Sauls

yes

Mr. Parsons

yes

Motion carried

APPROVAL OF MINUTES

Mr. Sauls motioned the Batavia Township Board of Trustees to approve the July 12, 2022 Regular Meeting Minutes as presented. Mr. Parsons seconded the motion. On the roll being called:

Mr. Perry

yes

Mr. Sauls

yes

Mr. Parsons

yes

Motion carried

Mr. Parsons motioned the Batavia Township Board of Trustees to approve the July 20, 2022 Special Meeting Minutes as presented. Mr. Sauls seconded the motion. On the roll being called:

Mr. Parsons

yes

Mr. Perry

yes

Mr. Sauls

yes

Motion carried

Mr. Sauls motioned the Batavia Township Board of Trustees to approve the July 28, 2022 Special Meeting Minutes as presented. Mr. Parsons seconded the motion. On the roll being called:

Mr. Sauls

yes

Mr. Perry Mr. Parsons yes

ves

Motion carried

APPROVAL OF FINANCIALS

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Mr. Parsons motioned the Batavia Township Board of Trustees to approve the July, 2022 Financials as presented. Mr. Sauls seconded the motion. On the roll being called:

Mr. Perry

yes

Mr. Parsons

yes

Mr. Sauls

yes

Motion carried

PUBLIC PARTICIPATION

Mr. Perry introduced the newest employee to Batavia Township, Cody Smith. The Trustees welcomed Cody and are looking forward to working with him.

SHERIFF'S DEPARTMENT REPORT

Deputy Erik Benkelmann gave the Batavia Township crime report for the month of July, 2022. They took 162 offense reports which is an increase of 12.5% from last month. The highest crime type was theft (28 offenses) which included a decrease in violent crimes and an increase in property crimes. For the Township Deputy activity, they took 90% of the incident reports (211 total taken) and 78% of the offense reports. There was an increase in traffic arrests. There was an increase in adult arrests and business checks. They recovered approximately \$21,150.00 which included a stolen trailer. There were some checks stolen from mailboxes, washed, and attempted to be cashed. Some charges have been made. There have been 248 neighborhood patrols made this month. There was one overdose. There were 4 burglaries. The Township is very appreciative for the many patrols made at all hours, at the Township Park.

Mr. Parsons and Mr. Sauls noted the success of the National Night Out event August 3rd at the Township Park. The Township residents enjoyed talking with and seeing the Law Enforcement and Fire Departments from their community.

PUBLIC HEARING B-04-22ZPD - SUMMERWOOD VILLAS

Jonathan Wocher, Zoning Consultant and Planner, presented the case and offered a summary. The existing zoning was a Preliminary Development Plan with 53 lots. This is for a new PD plan which includes 36 single-family detached homes with a minimum width of 60 feet, and 20 attached townhomes located on Clough Pike, totaling approximately 18.26 acres. All lots would be taken care of by the Homeowners Association (HOA). The two access points are Clough Pike and Amelia-Olive Branch Road. The net residential density is 2.76 dwellings per acre. There are two separate HOA's, one for the townhomes and one for the single-family homes. The detached single-family lots will be owner maintained. The townhomes HOA will do the maintenance of the yards.

There are two streets proposed. All streets have 50 feet of right-of-way. There will be green space between each building that is not part of the lots. A minimum of 20% of the development is preserved as open space. Open space is proposed in 3 lots. The large open space area includes an existing farm pond with an existing tree cover. There will be a play area in the open space north of Road B, west of the townhomes. Street B is a public street. There will be no parking in the cul-de-sac or on Street B.

There is a proposed white split rail fence along the townhome lot frontages along Clough Pike. As a condition of approval, a pedestrian crossing is planned to be included with the crossing being located across from the entrance to the park and Gatetree Subdivision. -

The minimum lot sizes for the single-family detached lots is 7,500 SF and the attached townhome lots have a minimum lot size of 4,100 SF.

The single-family homes will be a combination of ranch and two-story homes.

The townhomes will have detached garages with a one-car garage and two off-street parking spaces. The garages will be built in pairs (two, one car garages). The townhomes will be two-

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story floor plans. The exterior of the homes will be a combination of vinyl siding, vinyl siding with brick, or vinyl siding with brick and hardi-plank accents.

The proposed streets will be 28 feet wide with sidewalks on both sides of the streets through the public street system. The sidewalks will extend from the PD to the north to the proposed crosswalk.

This project does not meet the requirement for a traffic impact study. There is adequate water and sewer service.

The Zoning Commission recommended approval with conditions. Most of the conditions of the Staff Report have been addressed. Condition items #29, #31, #42 are items the Trustees can address in tonight's meeting.

Public Comments

Paul Schirmer, 1009 Delta Ave., Cincinnati, OH 45208, Commercial Development Services Group, spoke on behalf of the townhomes and single-family homes. He likes to diversify our product in developments. Incorporating these diverse projects around the Township Park property is an attractive appeal to new homeowners. This plan leverages density to the front right across Clough Pike, and includes the pond and meandering sidewalks and paths. Mr. Schirmer stated the price point is, in the \$300,000 range. Mr. Schirmer provided a rationale that perhaps a higher density could be entertained for this site due to the presence of the park which will be density-free.

Raelynn Kohlhepp, 3940 Olympic Blvd, Erlanger, KY, of Fischer Homes discussed Fischer Homes including slides of the Maple Street Homes community. She reviewed the company's history and the Maple Street Home Collection was selected for this development. Ms. Kohlehepp reviewed the floor plans showing several options for front elevations. Base pricing would be in the \$310K to \$350K range.

Mr. Parsons asked if any lots will have basements. Raelynn answered yes there will be potential basements depending on how the property grades out.

Stan Messerly, 2776 Wasson Road, Cincinnati, OH 45208, MessCo Engineering, spoke about the sanitary design and gravity flow with and without basements. Basement availability will depend on the final sanitary plans.

Mr. Parsons had questions about the patio homes. The patio homes can be built on slabs and their price point would possibly be \$50K higher than the homes being built in this community.

Larry Mitchell, 2411 Gatetree asked about the buffering on the northern elevation. Jonathan spoke about tree preservation and new trees being planted. Management of the preservation of the property is the responsibility of the HOA, not the township.

Discussion was had on providing a higher level of housing product, perhaps a patio home product, and more defined work on the house selection, possibly more maintenance-free options, HOA installed fencing between patios, etc. A discussion was had on surrounding developments and the success of those developments. Mr. Uckotter proposed having the sidewalks and crossing on Clough be installed prior to the zoning permit being issued as this would be an amenity when homes are being sold. See additional items Mr. Wocher added to the PD request. There needs to be overflow parking for the townhomes.

Mr. Parsons motioned the Batavia Township Board of Trustees table this case until the September 6th meeting with the continuance of the hearing scheduled for 6:15 p.m. Mr. Sauls seconded the motion. On the roll being called:

Mr. Perry

yes

Mr. Parsons

yes

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RECORD OF PROCEEDINGS

SOVERNMENT FORMS & SUPPLIES 844-224-3388 FORM NO. 10148

Held Minutes of BOARD OF TRUSTEES – BATAVIA TOWNSHIP

Mr. Sauls yes Motion carried

ZONING ADMINISTRATOR/INSPECTOR REPORT

Mrs. Kelley gave the July 2022 activity report including Brad Harris, Zoning Inspector's report.

There were only two single-family homes that were started on Rosewood PD and one 3-unit attached building in Billingsley. There is one more 3-unit building starting for August. There is one home in Billingsley priced in the high \$600K range.

We are at 284 total permits for the year so far.

The Zoning Commission approved Summerwood Villa with some conditions. There is no meeting for August but may be one in September.

The BZA met in July and issued a rear yard setback variance for a house in Derby Place. There is nothing scheduled for August.

There were some changes in the Rosewood PD. If there are two lots next to each other that are both 70 feet, they will be allowed to have 3-car garages.

SERVICE DIRECTOR REPORT

Steven Tyminski, Service Director, gave the July 2022 report. Steven noted that the incoming Service Director, was in attendance. The Board welcomed Cody.

There were three burials last week, one cremation, and two full burials.

The Department has been working on the roads, cleaning up hanging branches to prepare for the school buses.

Mr. Perry suggested cross-training the entire department so they can cover all duties.

The department set up and cleaned up for the National Night Out event.

It may be advantageous to have a staff member present during the upcoming car show. This would be to oversee the property, keep supplies stocked, parking, etc. The new bathrooms will be opened for the car show event. A discussion was had on stocking with temporary supplies and having garbage cans inside and out for paper towels. Driveways and other areas will be blocked off to discourage parking on the grass due to the amount of rainfall recently.

The cemetery workday is scheduled for September 7th.

There is a sinkhole in Whispering Trees that started last fall and is still an issue with the pavement. We will reach out to Clermont County Sewer and Water to get some input.

The zero-turn needed some repairs. Discussion was had on the future truck purchases and salt capacity and if a purchase could be made this year.

Mr. Uckotter noted that T-Mobile was requiring the Township to move their accounts from Sprint to T-Mobile. A number of the accounts had been in active for some time. As it relates to the Service Dept, an initial discussion was had related to work cell phones and work email policies. There was no policy result of the discussion.

This is Steven's last meeting as Service Director. Steven mentioned that he was grateful for the opportunity and mentioned that he was excited to start the role of Foreman. Everyone thanked him.

TOWNSHIP ADMINISTRATOR REPORT

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RNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held Minutes of BOARD OF TRUSTEES - BATAVIA TOWNSHIP

Jeff Uckotter gave his July report. He is still awaiting reports on the roof and HVAC improvements.

He is working on the Corporation sign project. The sandblasted redwood is proposed. Mr. Uckotter is seeking three quotes and proposals.

ODOT responded about the Stonelick-Olive Branch and SR32. They noted they did a study in June, 2022 and they noted traffic signals are not warranted yet due to the lower volumes. ODOT will consider doing some re-striping to alleviate the concerns. Mr. Parsons noted there were 3 accidents there last week and had spoken with the Clermont County Engineer about it. This is a very dangerous intersection. The Trustees recommended Mr. Uckotter draft a letter to ODOT about the conditions and the re-directing of traffic.

Mr. Uckotter spoke about Energy Alliances. When the Trustees give the approval, Mr. Uckotter will sign the contract. Citizens can opt out of the aggregation.

Jeff is working on bid documents for projects such as Burnham Woods property and the splash pad. The survey was completed at Burnham Woods and will evaluate the detention.

The Amelia auction brought in about \$20K and Batavia Township received about \$5,500.

There was an incident a few weeks ago at the park. We were unable to pull footage due to hard drive issues. The cameras in the park need to possibly be rebuilt in 2023.

Mr. Uckotter will get more information about Cintas.

Incoming Service Department Director Cody Smith will be starting his employment at the Township August 24th and Chris Kennedy will be starting August 9th or 10th.

COMMITTEE REPORTS

Mr. Perry gave an update for Central Joint Fire & EMS District. For the last two months the runs were about 335 and 340. The fire runs were about 129-130. A discussion was had on a new fire house built and to begin studies.

Mr. Parsons gave the update for Batavia Union Cemetery. We sold 24 graves in one month. Year to date we have had 35 burials, on track to have about 70. We will spend about \$15K and make some full-depth repairs. We got two bids. We will have the gates sandblasted and painted.

NEW BUSINESS

Mr. Parsons received a card from Clermont County Solar Company concerning solar farms. Discussion was had on solar development in the area.

Resolution 8-01-2022

Mr. Sauls motioned the Batavia Township Board of Trustees adopt **Resolution 8-01-2022**, establishing assessment for abatement of nuisance and certifying same to the Clermont County Auditor for the following properties:

1	032023F102.	422 Amelia Olive Branch Road, Amelia, OF	H 45102 Mary Hobbs	\$380.00
		23 Hitchcock Lane, Amelia, OH 45102	Mary Giwer	\$330.00
		46 Huntington, Amelia, OH 45102	Carroll & Janet Ward	\$405.00
ł		4302 Gary Lane, Batavia, OH 45103	Caitlynn Noe	\$455.00
	014726.019.	1000 Minning Drive, Batavia, OH 45103	Paulette Pollard———	-\$555.00
1			th & Alexandra Lampkin	\$355.00
1				

Mr. Parsons seconded the motion. On the roll being called:

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DATE TO DAY O & CLUDDI IDO DAY OOM DOO	RECORD	OF PROCEEDINGS
		USTEES – BATAVIA TOWNSHIP
roid	OI DOIMED OF THE	
Mr. Sauls	yes	
Mr. Parsons Mr. Perry	yes	Motion carried
Wiff. I city	yes	Motion Carried
Resolution 8-02-202	22	
to approve participat	ion in Region 14 gove	p Board of Trustees to adopt Resolution 8-6 mance structure under The One Ohio Memoent). Mr. Sauls seconded the motion. On the
3.C D		
Mr. Parsons	yes	
Mr. Perry	yes	3.6.7
Mr. Sauls	yes	Motion carried
Request For a Moti	on	
Covia for \$3,609 for	60 tons of new volley	p Board of Trustees to authorize the invoice ball court sand; \$2,097 is for the new sand anded the motion. On the roll being called:
Covia for \$3,609 for	60 tons of new volley	oall court sand; \$2,097 is for the new sand a
Covia for \$3,609 for \$1,4512 is for the shi	60 tons of new volley ipping. Mr. Sauls seco	oall court sand; \$2,097 is for the new sand a
Covia for \$3,609 for \$1,±512 is for the shi Mr. Perry Mr. Sauls	60 tons of new volley ipping. Mr. Sauls second yes yes yes	oall court sand; \$2,097 is for the new sand and anded the motion. On the roll being called:
Covia for \$3,609 for \$1,±512 is for the shift. Perry Mr. Sauls Mr. Parsons Request For a Motion Mr. Sauls motioned to increase from 58.5	60 tons of new volley ipping. Mr. Sauls second yes yes yes on the Batavia Township	pall court sand; \$2,097 is for the new sand and anded the motion. On the roll being called: Motion carried Board of Trustees to authorize the fuel miles the remainder of 2022 (7/1/22 to 12/31/22)
Covia for \$3,609 for \$1,±512 is for the shift. Perry Mr. Sauls Mr. Parsons Request For a Motion Mr. Sauls motioned to increase from 58.5	60 tons of new volley ipping. Mr. Sauls second yes yes yes on the Batavia Township of cents to 62.5 cents for	pall court sand; \$2,097 is for the new sand and anded the motion. On the roll being called: Motion carried Board of Trustees to authorize the fuel miles the remainder of 2022 (7/1/22 to 12/31/22)
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Covia for \$3,609 for \$1,±512 is for the shift. Perry Mr. Sauls Mr. Parsons Request For a Motion Mr. Sauls motioned to increase from 58.5 Parsons seconded the Mr. Perry	60 tons of new volley ipping. Mr. Sauls second yes yes yes the Batavia Township of cents to 62.5 cents for emotion. On the roll by yes	pall court sand; \$2,097 is for the new sand and anded the motion. On the roll being called: Motion carried Board of Trustees to authorize the fuel miles the remainder of 2022 (7/1/22 to 12/31/22)
Covia for \$3,609 for \$1,4512 is for the shift. Perry Mr. Sauls Mr. Parsons Request For a Motion Mr. Sauls motioned to increase from 58.5 Parsons seconded the Mr. Perry Mr. Sauls	yes	pall court sand; \$2,097 is for the new sand and anded the motion. On the roll being called: Motion carried Board of Trustees to authorize the fuel milear the remainder of 2022 (7/1/22 to 12/31/22) eing called:
Covia for \$3,609 for \$1,4512 is for the shift. Perry Mr. Sauls Mr. Parsons Request For a Motion Mr. Sauls motioned to increase from 58.5 Parsons seconded the Mr. Perry Mr. Sauls Mr. Parsons Request For a Motion Mr. Perry Mr. Sauls Mr. Parsons	yes yes yes yes yes yes yes yes yes the Batavia Township cents to 62.5 cents for emotion. On the roll b yes yes yes	pall court sand; \$2,097 is for the new sand and anded the motion. On the roll being called: Motion carried Board of Trustees to authorize the fuel milear the remainder of 2022 (7/1/22 to 12/31/22) eing called:
Covia for \$3,609 for \$1,±512 is for the shift. Perry Mr. Sauls Mr. Parsons Request For a Motion Mr. Sauls motioned to increase from 58.5 Parsons seconded the Mr. Perry Mr. Sauls Mr. Parsons Request For a Motion Mr. Perry Mr. Sauls Mr. Parsons Request For a Motion Mr. Perry motioned to Application 7 for Part the motion. On the results of the motion of the motion of the same second motion is a few motion.	yes	Motion carried Board of Trustees to authorize the fuel milear the remainder of 2022 (7/1/22 to 12/31/22) eing called: Motion carried Motion carried
Covia for \$3,609 for \$1,4512 is for the shift. Perry Mr. Sauls Mr. Parsons Request For a Motion Mr. Sauls motioned to increase from 58.5 Parsons seconded the Mr. Perry Mr. Sauls Mr. Parsons Request For a Motion Mr. Perry Mr. Sauls Mr. Parsons Request For a Motion Mr. Perry motioned to Application 7 for Parsons	yes yes yes yes yes yes yes yes yes the Batavia Township cents to 62.5 cents for emotion. On the roll b yes yes yes	Motion carried Board of Trustees to authorize the fuel milear the remainder of 2022 (7/1/22 to 12/31/22) eing called: Motion carried Motion carried

Mr. Sauls motioned the Batavia Township Board of Trustees to approve Clermont County's fuel invoice for the total of \$4,218.74. Mr. Parsons seconded the motion. On the roll being called:

Mr. Sauls yes Mr. Perry yes

Mr. Parsons Motion carried yes

Request For a Motion

Mr. Sauls motioned the Batavia Township Board of Trustees to approve the renewal of liquor licenses for the following institutions: Amelia Carry-Out at 208 Amelia Olive-Branch Rd.,

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Benjy's Drive-Thru, 2640 Old SR 32, and Family Dollar at 1230 SR 125. Mr. Parsons seconded the motion. On the roll being called:

Mr. Parsons

yes

Mr. Sauls

yes

Mr. Perry

yes

Motion carried

Request For a Motion

Mr. Parsons motioned the Batavia Township Board of Trustees to approve the IWORQ Invoice for September 2022 through August of 2023 for the amount of \$3,750.00. Mr. Sauls seconded the motion. On the roll being called:

Mr. Sauls

yes

Mr. Perry

yes

Mr. Parsons

yes

Motion carried

Request For a Motion

Mr. Parsons motioned the Batavia Township Board of Trustees to affirm acceptance of the Morton Salt Inc. rock salt commodity bid price of \$88.89 per ton, and for the winter of '22-23' and to authorize the Service Director to purchase necessary salt, to achieve the Township's mission of clearing roads during the winter months. Mr. Sauls seconded the motion. On the roll being called:

Mr. Perry

yes

Mr. Parsons

yes

Mr. Sauls

yes

Motion carried

Request For a Motion

Mr. Parsons motioned the Batavia Township Board of Trustees to approve the Township Administrator to move the Township's cell phone service to T-Mobile from Sprint. The savings will result in approximately \$14 of savings, per month, per line. (Approximately \$40 to \$26 per line). This is pending the solution based on our needs. Mr. Sauls seconded the motion. On the roll being called:

Mr. Sauls

yes

Mr. Perry

yes

Mr. Parsons

yes

Motion carried

EXECUTIVE SESSION

Mr. Perry motioned the Batavia Township Board of Trustees to move into an executive session under ORC Section 121.22(G)(1) to consider the appointment, employment, or compensation of a public employee. Time: 9:13 p.m. Mr. Parsons seconded the motion. On the roll being called:

Mr. Parsons

yes

Mr. Perry

yes

Mr. Sauls

yes

Motion carried

Return to regular session at 9:56 p.m.

The record shows that Mr. Sauls had to excuse himself prior to the Board returning from of Executive Session. To adjourn the meeting only Mr. Perry and Mr. Parsons remained.

Held Minutes	of BOARD OF TRUS	STEES – BATAVIA T	OWNSHIP
ADJOURNMENT			
	ness to come before the E d the motion. Meeting ad	Board, Mr. Perry motioned ljourned at 9:56 p.m.	to adjourn the meetin
011		Man	
Randy Perry		Jennifer Haley,	
Chairman		Fiscal Officer	
			4