

WASHINGTON TOWNSHIP BOARD OF TRUSTEES

MARCH 13, 2024

As per Resolution 24-03, the Board of Washington Township Trustees met in regular session at the Washington Township Hall on Wednesday, March 13, 2024 at 6:30 PM with all members present.

Also, present were: Carla Benjamin, David Jones, Jacob Hinnners, Steven Ossenbeck, Chief James Haas, Deputy Mitch Boggs, and Robin Brewer, Assistant Administrator.

Mr. Cooper, Chairman, called the meeting to order; opened with prayer and led everyone in the Pledge of Allegiance.

Approval of the Minutes

Mr. Cooper asked if there were any additions or corrections to the minutes of: February 14, 2024 or February 28, 2024. There being none, the minutes were approved as presented.

Fiscal Officer's Report

Mrs. Dufau reported on the following:

- Soft billing generated \$9,117.62 for the month of February. Total YTD \$17,948.03.

The following amounts were received from the indicated resources:

HC Claimant	18-2024	Soft Billing	2281-299-0000	\$1,114.25
HC Claimant	19-2024	Soft Billing	2281-299-0000	\$1,097.01
Dept. of Public Safety	20-2024	EMS Grant	2111-892-0000	\$3,479.91
Paul Brewer	21-2024	CPR Class	2281-892-0000	\$10.00
Richard Saylor	22-2024	Fishing Permit	1000-802-1015	\$30.00
Chris Padgett	23-2024	Shelter Rental	1000-802-1011	\$40.00
American Tower	24-2024	Franchise Fees	1000-302-0000	\$296.77
OTARMA	25-2024	Premium Rebate	1000-892-0000	\$162.79
			2031-892-0000	\$210.67
			2111-892-0000	\$421.33
			2081-892-0000	\$162.79
HC Claimant	26-2024	Soft Billing	2281-299-0000	\$447.90
Trea. State of Ohio	27-2024	Liquor Fees	1000-533-0000	\$28.00
HC Claimant	28-2024	Soft Billing	2281-299-0000	\$557.07
Clermont Co. Auditor	29-2024	Loc. Gov. Dist.	1000-532-0000	\$3,959.90
HC Claimant	30-2024	Soft Billing	2281-299-0000	\$143.72
HC Claimant	31-2024	Soft Billing	2281-299-0000	\$405.60
HC Claimant	32-2024	Soft Billing	2281-299-0000	\$1,196.09
Medicount	33-2024	Soft Billing	2281-299-0000	\$3,673.989
Cincinnati Bell	34-2024	Franchise Fees	1000-302-0000	\$558.04
AmeriHealth	35-2024	Soft Billing	2281-299-0000	\$162.00
AmeriHealth	36-2024	Soft Billing	2281-299-0000	\$166.00
AmeriHealth	37-2024	Soft Billing	2281-299-0000	\$154.00
American Tower	38-2024	Franchise Fees	1000-302-0000	\$296.77
Ohio Dept. of Commerce	39-2023	MARCS Grant	2111-892-0000	\$10,000.00
Primary Interest	40-2024	Interest	1000-701-0000	\$12.54
(New Richmond Bank)			2011-701-0000	\$0.23
			2021-701-0000	\$5.26
			1000-701-0000	\$2.44
			1000-701-0000	\$0.08
			1000-701-0000	\$0.32
			1000-701-0000	\$0.06
			1000-701-0000	\$11.33
			2231-701-0000	\$1.33
			1000-701-0000	\$0.00
			2273-701-0000	\$0.14
			1000-701-0000	\$0.04

			1000-701-0000	\$2.51
Star Ohio	41-2024	Interest	1000-701-0000	\$11,251.06
(Provident Bank)			2011-701-0000	\$90.09
			2021-701-0000	\$2,019.35
			2231-701-0000	\$512.13
			2273-701-0000	\$53.83

The following bills were received, approved for payment, and warrants issued:

Ace Hardware of Bethel	66536		2031-330-420-0000	\$48.00
Cincinnati Alarm Systems	66537		1000-120-360-0000	\$52.50
			2031-330-360-0000	\$52.50
Clermont County Treasurer	66538		2081-210-360-0000	\$96.24
Community Fuels & Lubricants	66539		1000-210-420-0000	\$591.85
			2031-330-490-0000	\$1,698.24
Duke Energy	66540		1000-120-351-0000	\$28.23
ESO Solutions, Inc.	66541		2111-220-360-3020	\$3,791.37
Mastercard	66542		1000-120-341-0000	\$12.27
			2031-330-341-0000	\$12.26
Phoenix Safety Outfitters	66543		2111-220-430-0000	\$3,420.00
Quill Corp.	66544		1000-110-410-0000	\$68.97
			2111-220-410-0000	\$14.98
Smyth Automotive	66545		2031-330-323-1018	\$12.33
Suburban Propane	66546		1000-120-353-1008	\$341.62
			2111-220-353-0000	\$2,890.81
Suburban Propane	66547		2031-330-353-0000	\$719.72
Verizon Wireless	66548		2281-230-341-3014	\$10.05
WEX Bank	66549		2111-220-490-0000	\$828.97
Wright Brothers, Inc.	66550		2281-230-360-3010	\$98.25
Mark Baird	EFT 115-2024		2111-220-190-0000	\$97.92
			2281-230-190-0000	\$97.73
Kyle Baylor	66551		2031-330-190-0000	\$1,096.93
Craig Belcher	EFT 116-2024		2111-220-190-0000	\$192.38
			2281-230-190-0000	\$192.39
Paul Brewer	EFT 117-2024		2111-220-190-0000	\$816.07
			2281-230-190-0000	\$803.45
Robin Brewer	EFT 118-2024		1000-120-190-0000	\$367.17
			2031-330-190-0000	\$367.17
			2111-220-190-0000	\$267.17
			2281-230-190-0000	\$367.18
Dennis Cooper	EFT 119-2024		1000-110-111-0000	\$214.47
			2021-110-111-0000	\$214.47
			2031-330-111-0000	\$214.47
			2111-220-111-0000	\$214.47
			2281-230-111-0000	\$214.47
Alan Dodson	66552		2031-330-190-0000	\$1,313.47
Sheila Dufau	EFT 120-2024		1000-110-131-0000	\$442.74
			2031-330-131-0000	\$442.75
			2111-220-131-0000	\$442.75
			2281-230-131-0000	\$442.75
Kaiden Gibson-Hartness	EFT 121-2024		2111-220-190-0000	\$175.86
			2281-230-190-0000	\$175.88
James Haas	EFT 122-2024		2111-220-190-0000	\$811.35
			2281-230-190-0000	\$811.31
Curtis Henderson	EFT 123-2024		2111-220-190-0000	\$717.70
			2281-230-190-0000	\$717.69
Travis Hull	EFT 124-2024		2111-220-190-0000	\$512.93
			2281-230-190-0000	\$512.95
Gregory Lang	EFT 125-2024		2111-220-190-0000	\$595.31
			2281-230-190-0000	\$591.19
Richard A. Maus	EFT 126-2024		1000-110-111-0000	\$215.06
			2021-110-111-0000	\$215.06
			2031-330-111-0000	\$215.06
			2111-220-111-0000	\$215.06
			2281-230-111-0000	\$215.06

Robert Mercer II	EFT 127-2024	2111-220-190-0000	\$756.58
		2281-230-190-0000	\$756.59
Justin Pendergrass	EFT 128-2024	2111-220-190-0000	\$523.87
		2281-230-190-0000	\$423.89
David Peters	66553	1000-110-111-0000	\$196.80
		2021-110-111-0000	\$196.78
		2031-330-111-0000	\$196.78
		2111-220-111-0000	\$196.78
Emily Rodriguez	EFT 129-2024	2111-220-190-0000	\$302.82
		2281-230-190-0000	\$302.84
Craig Schoch	EFT 130-2024	2111-220-190-0000	\$168.43
		2281-230-190-0000	\$168.44
Michael Tolin	66554	2111-220-190-0000	\$304.75
		2281-230-190-0000	\$301.60
Steven Troutman	EFT 131-2024	2111-220-190-0000	\$231.32
		2281-230-190-0000	\$231.33
Dustin White	EFT 132-2024	2111-220-190-0000	\$810.27
		2281-230-190-0000	\$810.29
James Wilson	EFT 133-2024	2111-220-190-0000	\$488.30
		2231-220-190-0000	\$488.29
Theresa Wright	EFT 134-2024	2111-220-190-0000	\$755.38
		2281-230-190-0000	\$755.40
Aaron Young	EFT 135-2024	2111-220-190-0000	\$399.59
		2281-230-190-0000	\$399.60
RiverHills Bank	EFT 138-2024	1000-110-111-0000	\$12.30
		1000-110-121-0000	\$27.97
		1000-110-132-0000	\$66.95
		1000-110-213-0000	\$22.95
		2021-330-111-0000	\$12.30
		2021-330-213-0000	\$7.30
		2031-330-111-0000	\$12.30
		2031-330-121-0000	\$27.97
		2031-330-190-0000	\$66.95
		2031-330-213-0000	\$22.95
		2111-220-111-0000	\$12.30
		2111-220-121-0000	\$27.97
		2111-220-132-0000	\$66.95
		2111-220-190-0000	\$1,446.28
		2111-220-212-0000	\$463.19
		2111-220-213-0000	\$196.85
		2281-230-111-0000	\$12.30
		2281-220-190-0000	\$27.99
		2281-230-132-0000	\$66.98
		2281-230-190-0000	\$1,445.37
		2281-230-212-0000	\$462.84
		2281-230-213-0000	\$162.67
Treasurer, State of Ohio	EFT 139-2024	1000-110-111-0000	\$11.84
		1000-110-121-0000	\$9.98
		1000-110-132-0000	\$33.22
		2021-330-111-0000	\$11.88
		2031-330-111-0000	\$11.88
		2031-330-121-0000	\$9.98
		2031-330-190-0000	\$215.55
		2111-220-111-0000	\$11.88
		2111-220-121-0000	\$9.98
		2111-220-132-0000	\$33.22
		2111-220-190-0000	\$521.94
		2281-230-111-0000	\$11.88
		2281-230-121-0000	\$9.98
		2281-230-132-0000	\$33.22
		2281-230-190-0000	\$521.90
Ohio Police & Fire Pension	EFT 140-2024	2111-220-190-0000	\$820.20
		2111-230-211-0000	\$1,606.89
		2111-230-215-0000	\$820.17
		2281-230-190-0000	\$1,606.89

		2281-230-215-0000	\$3,383.97
OPERS	EFT 141-2024	1000-110-111-0000	\$75.57
		1000-110-121-0000	\$54.09
		1000-110-132-0000	\$108.64
		1000-110-211-0000	\$333.55
		2021-330-111-0000	\$75.51
		2021-330-211-0000	\$105.72
		2031-330-111-0000	\$75.51
		2031-330-121-0000	\$54.09
		2031-330-190-0000	\$762.58
		2031-330-211-0000	\$1,249.07
		2111-220-111-0000	\$75.51
		2111-220-121-0000	\$54.09
		2111-220-132-0000	\$108.64
		2111-220-211-0000	\$333.55
		2281-230-111-0000	\$75.51
		2281-230-121-0000	\$54.09
		2281-230-132-0000	\$108.66
		2281-230-211-0000	\$333.58
Ohio Deferred Comp.	66555	1000-110-132-0000	\$12.50
		2031-330-190-0000	\$12.50
		2111-220-132-0000	\$12.50
		2111-220-190-0000	\$257.50
		2281-230-132-0000	\$12.50
		2281-230-190-0000	\$257.50
Charter Communications	66556	1000-120-341-1008	\$112.50
		2031-330-341-0000	\$112.50
		2111-220-341-0000	\$225.00
Bramble Mower Sales	66557	2021-760-740-0000	\$13,279.00
		2031-330-430-0000	\$80.00
Duke Energy	66558	1000-120-351-1008	\$283.63
		2031-330-351-0000	\$283.63
Duke Energy	66559	1000-120-351-0000	\$13.04
		2031-330-351-0000	\$13.04
Duke Energy	66560	1000-120-351-1011	\$20.05
Wichard Oil, LLC	66561	2031-330-323-1018	\$165.95
Henry Schein, Inc.	66562	2281-230-420-0000	\$157.62

Administrative Report

Mrs. Brewer presented a written report which included the following:

- Updated the Township website with several new items and attached January minutes.
- Contacted ODNR in regards to the Boat Ramp. They indicated that typically they consider the date of the final project disbursement to be the completion date. There is a document on file dated July 7, 2005 as the completion date. This would mean the contract is over on July 7, 2030.
- Presidential Primary Election to be held on Tuesday, March 19th. Election equipment to be delivered March 14th and picked-up of the same will be on March 21st. Mr. Dodson has agreed to be on hand to assist with this activity.
- Robin Brewer, Asst. Administrator has Jury Duty the weeks of March 18th. She will still be able to open and close the polls.
- Working on obtaining quotes for the Park Grant.
- Clermont County Dive Team held their black water rescue training at the Township Park today.

Road Report

Mrs. Brewer presented a written report which included the following:

- Crew completed mud and debris removal at the Neville Boat Ramp several times over the past month.

- Ditching of roadsides has been completed on Big Indian off 232, Collier, Maple Creek, Bear Creek, Ireton Trees (West), and Ireton Trees (East).
- Prepping of trucks and snow removal for all Township roads occurred on February 16th & 17th.
- Fixed a sinkhole and repaired berm on Mullen Road.
- Bermed sections of Collier Road.
- Cold patched a slip area on Maple Creek Road.
- Laid out plots in Calvary Cemetery in anticipation of installation of headstones.
- Inhouse repairs were made to the backhoe after its hydraulic system malfunctioned while repairing Mullen Road. May require future repairs by a certified mechanic.
- Cleaned grates on Weil Road, removed a leaning tree on Utter Road and removed a downed tree on Ireton Trees Road (West).
- Removed a clogged culvert pipe on Big Indian Road of 232 and then installed culvert extensions and re-ditched the area.
- Purchased a new tire with rim for the equipment trailer.

Fire Department Report

Chief Haas presented a written report which included the following:

- **Emergency Detail Total for February 2024** - EMS 30/5 mutual aid, Fire 31/5 mutual aid, for a total of 61 emergency details for the month.
- **Station 66-** Station propane tanks filled.
- **Grant-** Nothing submitted in February.
- **Vehicles-** New squad was taken to CAP Collision Center for wet sanding about 1 week to finish. Then it will go back to A&A to finish. The Dodge is looking like a month to a month in a half from finish.
- **Personnel/ Training-** C. Henderson is finishing up his Inspector I & II class and will be starting his AEMT class at the end of the month. This is part of the captain requirements.
- **Equipment-** The new stair chairs have been placed into service.
- **Other-** Protocol meeting and training with Dr. Khan at the station on 3/13/24.

Mr. Cooper commended Chief Haas for working with the State for a possible new fire engine grant.

Chief Haas and Mr. Maus reported they were working with other local fire/EMS departments to possibly apply as a group for the Appalachian grant to upgrade the current training tower.

New Business

Deputy Mitch Boggs presented a written statistical report for calls made in the township as well as mutual aid assistance.

Mr. Cooper commended Deputy Boggs for a recent drug arrest in the township which resulted in the seizure of ninety grams of methamphetamines.

Resolutions

24-23 Motion by Mr. Cooper; Seconded by Mr. Cooper

WHEREAS, Matthew Hirschauer has successfully completed his one (1) year probationary period as a Paid-Per-Call Volunteer.

THEREFORE, BE IT RESOLVED, that Matthew Hirschauer is removed from probationary status, effective March 13, 2024.

Vote: Mr. Cooper, Yes; Mr. Peters, Yes; Mr. Maus, Yes

24-24 Motion by Mr. Cooper; Seconded by Mr. Maus

WHEREAS, the Board of Washington Township Trustees entered into a ground lease agreement with American Tower Management on December 9, 1998, Resolution 99-171, which was later amended on September 28, 2000 (First Amendment To Option & Ground Lease Agreement), for the construction and operation of a radio tower, and

WHEREAS, American Tower Management, has presented the Board of Washington Township Trustees with a “Second Amendment” option for the extension of the ground lease agreement, and

WHEREAS, Trustee R. Aaron Maus, has communicated with American Tower Management representatives, and has negotiated the terms of the Second Amendment to the ground lease agreement which includes the following highlights:

- A one-time payment of \$5,000.00
- Extension of the ground lease agreement to March 31, 2035, with an option to extend the ground lease agreement four (4) times; with each renewal extension consisting of five (5) years.
- Monthly rental lease fee of \$1,000.00, commencing of April 1, 2024, with an annual anniversary monthly fee increase of 2%.
- The Township will also receive \$250.00 per month for any new subleases, with an annual anniversary monthly fee increase of 2%.

THEREFORE BE IT RESOLVED, that the Board of Washington Township Trustees accept the terms and conditions of the “Second Amendment to Option and Ground Lease Agreement” with American Tower Management, as presented by Trustees R. Aaron Maus.

Discussion: Mr. Maus explained the township’s current tower contract and the lack of revenue it currently generates. He also presented and explained the proposed terms of the new contract.

Vote: Mr. Cooper, Yes; Mr. Peters, Yes; Mr. Maus, Yes

New Business

Mr. Cooper reported that there had been previous discussion regarding selling the old township building to the county engineer’s office. He expressed the county had proposed a purchase price of \$100,000.00 but that he would not support selling the building for that price. A discussion ensued regarding the sale of the building, the selling price as well as the options for selling it.

Mr. Cooper reported that Sheriff Leahy would be in attendance of the April board meeting to discuss there sheriff contract renewal.

Adjournment

Mr. Cooper asked the Board if they had any additional business matters to discuss. Being none, the motion to adjourn was adopted.

Dennis R. Cooper, Chairman

Sheila G. Dufau, Fiscal Officer