

RECORD OF PROCEEDINGS

March 4, 2025 – REGULAR MEETING

Minutes of

Meeting

RECORD OF PROCEEDINGS

GOVERNMENT FORMS & SUPPLIES 844-224-3358 FORM NO. 10148

Held Minutes of BOARD OF TRUSTEES – BATAVIA TOWNSHIP 20

The Board of Trustees of Batavia Township met for their Regular Meeting at 5:00 p.m. Tuesday, March 4, 2025, at the Batavia Township Community Center.

CALL TO ORDER

Following the Pledge of Allegiance, Jennifer Haley, Fiscal Officer, gave the roll call for the Board of Trustees. Present were: Mr. Perry, Mr. Sauls, and Mr. Parsons. Also present were Karen Swartz, Township Administrator, Taylor Corbett, Planning and Zoning Director, Cody Smith, Service Director, and Sheriff Deputy Benkelmann and Deputy Eyre.

APPROVAL OF AGENDA, MINUTES, AND FINANCIALS

Mr. Sauls motioned the Batavia Township Board of Trustees approve the March 4, 2025 agenda 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 approve the February 4, 2025 Regular Meeting Minutes, and the February 5, 2025 Special Meeting Minutes as presented. Mr. Perry seconded the motion. On the roll being called:

Mr. Perry	yes	
Mr. Parsons	yes	
Mr. Sauls	abstained	Motion carried

Mr. Parsons motioned the Batavia Township Board of Trustees approve the February 24, 2025 Special Meeting Minutes as presented. Mr. Sauls seconded the motion. On the roll being called:

Mr. Parsons	yes	
Mr. Sauls	yes	
Mr. Perry	yes	Motion carried

Ms. Haley reviewed the financials.

Mr. Sauls motioned the Batavia Township Board of Trustees approve the February 2025 Financials as presented. Mr. Parsons seconded the motion. On the roll being called:

Mr. Sauls	yes	
Mr. Perry	yes	
Mr. Parsons	yes	Motion carried

SHERIFF'S DEPARTMENT REPORT

Deputy Eyre gave the Batavia Township crime stats for February, 2025. Deputy Eyre has been with the Sheriff's Office for ten years and with the Township for three years.

We took 141 offense reports in February which is an 8 ½% increase from January. Our highest crime type was theft. We had an increase in violent crimes, more domestics, assaults, and domestic offenses. The Township Deputies took 82% of the Batavia township incident reports and 88% of the offense reports compared to the road patrol deputies. We had 68 adult arrests. Deputy Dillon Bailey had 29 of those arrests. We recovered \$7,076 in property (vehicles and stolen groceries). We had no overdoses in February. We had one burglary. We had two breaking and entering, one on Curliss causing \$50-\$100,000 in damage. One was on Old SR32, storage units, across from Greenbriar Estates.

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The Trustees introduced Sheriff Chris Stratton who recognized Deputy Benkelmann with a plaque for his service to the Township. He will be replaced by Deputy Jason Kellerman. Deputy Halcomb is on temporary assignment.

PURINA PLANT UPDATE

Mike Ferritto, Factory Manager gave an update on the new plant. Purina is the largest pet care company in the United States and employer over 11,000 employees. Batavia is the 24th operating factory in the U.S. This facility will only manufacture dry dog and cat food. We have about 314 hired full-time employees so far and should go up to about 500 employees. This factory is the largest investment Purina has made. This is the first facility built from the ground up since 1975. There are 11 individual buildings on 192 acres. There are more than 40 companies engaged right now and over 1,000 trade contractors involved. Production and operation should happen in the 4th quarter of this year.

Mr. Ferritto took questions from those present at the meeting. He was asked about the aroma from the facility. Mr. Ferritto is confident they will minimize any aroma the neighbors will experience.

OTARMA INSURANCE RENEWAL

Mike Kinner gave an update on our liability insurance renewal for 2025 and answered any questions from the Board. Batavia Township is in the best program in the state.

COMMITTEE REPORTS

Ms. Haley gave the update for Central Joint Fire & EMS District. In 2024 there were 4,402 EMS calls and 1,960 fire calls. That was a 25% increase from 2019 in EMS calls and 40.8% increase in fire calls. January EMS calls were 376 and 196 fire. In February there were 337 EMS calls and 151 fire calls. The Union contract expires the 31st of March. A new Fire Chief, Roy Short will start April 2nd. Chief Riley retires on the first of April.

Mr. Parsons gave the January report for Batavia Union Cemetery. There is a meeting tomorrow night. Kathy Turner, the Village representative for the Board has resigned. It will only be Rex and Skip Parrot who is the Member at Large who lives in the Village. The Mayor is supposed to attend the next meeting and appoint another person to the Board. Monday, May 12th, there will be a joint meeting with the Village of Batavia. This will be at the Village office.

SERVICE DIRECTOR REPORT

Cody Smith, Service Director, gave the February report.

Cody reported on all the snow and ice events. There were 5 events in January and used about 300 ton of salt. Cody restocked the salt bin and ordered more to refill for next year. The total events for the 2024-2025 season includes 13 snow and ice events so far, 731 tons of salt has been used and about 178 man-hours worked in the snow.

In February we had one full burial in Olive Branch, one full burial in Lucy Run, and one grave sold in Lucy Run.

There was a small landslide on Snider Road.

Concerning the Madison Park drainage issue, Cody filled in the hole and there will be a plastic storm line installed by an excavator.

Cody reviewed all the tree trimming completed on each snow route.

The Department started cleaning out the curb and gutter on the streets to improve drainage and prevent backups.

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Numerous potholes have developed this winter. We have filled nearly 100 potholes on Township roads so far this year.

Thoroughly cleaning each salt truck after each event takes about 2-3 hours, which is very important to maintaining the equipment's life.

The new equipment trailer is in and is a very nice piece of equipment. This will also haul the new excavator.

Cody reached out to several vendors to get bids on a new salt truck for the Township. The oldest truck is a 2004.

Public Hearing: 6:00 Case B-01-25-ZPD – Shawnee Station, Old SR74

Jonathon Woche sworn in all those who wanted to speak at the Hearing. Jonathon gave a summary of the case. This is a request for approval to rezone 19.7 acres from the I-Industrial District to the PD-Planned Development District. This is also concurrently being reviewed by the Union Township Trustees.

There was a question about the golf course lighting. Jonathon understands that if the applicant wants to pursue lighting for evening hours, they will need to come back and get that resolved through Union Township.

Matt Fellerhoff, attorney, representative of the applicant, introduced Robert Gerwin, the applicant. Matt will answer any further questions at the end of the public participation.

Robert Gerwin, PO Box 43121, Cincinnati, spoke about his background, his experience in golfing, and the history of the proposed development on this property. He has focused on development communities for larger builders. Mr. Sauls asked about the square footage of the homes. Mr. Perry and Mr. Parsons asked about the restaurant, lighting, and vegetation.

John McManus, Clermont Soil & Water, shared his concerns regarding Shaylor Creek, creek erosion, and the needed deep-rooted vegetation.

Chris Straley, 3137 Round Bottom Rd. He is a lighting distributor in Cincinnati and spoke about the lighting distribution and the proposed lighting.

John Drake, 1746 Clough Pike, commented on lighting issues impacting homes.

Bill Albright, 4316 Marbe Lane, spoke against the development. He appreciates jobs coming to the community. He is concerned about golf balls hitting cars.

Connie O'Connor, 4230 Barton Drive, spoke against the development. She works at the Cincinnati Nature Center and is concerned about the stream, erosion, and cutting vegetation.

Bill Teater, 1419 Old SR 74, a new resident, commented about lighting, netting concerns, traffic at the new SR 32, etc.

Mike Kinner, 340 Riverside Dr., asked about golf issues, i.e. driving range distance, etc.

Bill Albright, 4316 Marbe Lane had more questions about the golf issues (netting, golf balls hitting cars, etc.).

Brian Humphries, 1397 Old SR 74. He is on the east side of the driving range. He spoke about creek flooding 2 times per year and lighting elevation.

Mr. Woche addressed the Board about the conditions discussed.

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Motion

Mr. Sauls motioned the Batavia Township Board of Trustees approve **Case B-01-25-ZPD** with all recommendations and conditions 1 thru 27 as listed. Mr. Parsons seconded the motion. On the roll being called:

Mr. Sauls	yes	
Mr. Parsons	yes	
Mr. Perry	yes	Motion carried

There was a ten-minute break at 7:44 p.m.

PUBLIC PARTICIPATION

Jeff Barber, 1512 Madison Park, wanted to let the Board know he has a neighbor who has a loudspeaker in the attic and plays it loud at night, sometimes all night. The noise comes through Mr. Barber’s walls. Neighbors on Quincy and the other side of Madison Park hear it. He is concerned about the noise ordinance that is set until 11:00 p.m. This will be investigated. Mr. Barber also asked about the renewal of the Republic contract.

PLANNING AND ZONING DIRECTOR/INSPECTOR REPORT

Taylor Corbett, Planning and Zoning Director gave the February report, which included the permit stats.

We had six home permits in Forest Grove, five in Rosewood, one in Heritage Farms, and one single-family home permit. There were no multi-family home permits issued. Our average for February is \$384,471.00. The average year-to-date is \$374,348.00. February single-family home units totaled 13, with 21 single-family home permits this year. Derby Place is completed. There are 50 lots available in Rosewood, 26 lots in Forest Grove, 27 lots in Heritage Farms, 10 in Billingsley in the single-family section, and 9 in Billingsley condos.

We had 42 permits so far in 2025, mostly single-family.

Taylor reviewed the zoning complaints. Two vehicle complaints were resolved, and three were unresolved. Taylor will work with Jim Decamp, the Zoning Inspector, and will work on resolving those by next month. Taylor also reviewed the enforcement of the Township parking regulations.

TOWNSHIP ADMINISTRATOR REPORT

Karen Swartz, Township Administrator, gave her February report.

Karen received an email from the County Engineer concerning realigning Elmwood Rd. They need to replace the bridge. The Board stated that they wanted to pursue the local match to straighten out the road.

Karen received two quotes for the turfed areas and the complete project. She also ordered some playground equipment, affordable options, for this area. There was discussion.

The CDBG Grant is due. Karen went over the uses for the grant.

The parking lot will be paved soon. The curbs need some repair as well due to the snow events.

The Easter Egg hunt is scheduled and the Easter Bunny will be there. There will be a sensory area as well.

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Junk Days Event is scheduled for April 24th thru the 26th.

NEW BUSINESS

Motion

Mr. Sauls motioned the Batavia Township Board of Trustees approve renewing Batavia Township’s insurance policy with OTARMA and to authorize the payment of the premium for 2025 in the amount of \$44,024.00. Mr. Parsons seconded the motion. On the roll being called:

Mr. Parsons	yes	
Mr. Perry	yes	
Mr. Sauls	yes	Motion carried

Motion

Mr. Parsons motioned the Batavia Township Board of Trustees approve the rate increases for Cemetery Lawn Services from Sullivan Services for 2025 and to authorize Karen Swartz, Administrator, to execute the revised quote as noted below. Mr. Sauls seconded the motion.

Odd Fellows Cemetery from \$215.00 to \$245.00
 Greenbriar Cemetery from \$80.00 to \$85.00
 Lucy Run Cemetery from \$227.00 to \$230.00
 Olive Branch Cemetery from \$330.00 to \$355.00
 Church Street Cemetery from \$94.00 to \$97.00

On the roll being called:

Mr. Sauls	yes	
Mr. Perry	yes	
Mr. Parsons	yes	Motion carried

Resolution 3-01-2025

Mr. Sauls motioned the Batavia Township Board of Trustees adopt **Resolution 3-01-2025** relating to the 2025 Permanent Appropriations, totaling \$5,293,491.46. Mr. Parsons seconded the motion. There was discussion. On the roll being called:

Mr. Perry	yes	
Mr. Parsons	yes	
Mr. Sauls	yes	Motion carried

Resolution 3-02-2025

Mr. Parsons motioned the Batavia Township Board of Trustees adopt **Resolution 3-02-2025** appointing members James Sauls, Jr., Trustee, and Karen Swartz, Administrator of the Tax Incentive Review Council for 2025 and each year, a term of three years until their successors are appointed. Mr. Perry seconded the motion. On the roll being called:

Mr. Parsons	yes	
Mr. Perry	yes	
Mr. Sauls	yes	Motion carried

Resolution 3-03-2025

Mr. Sauls motioned the Batavia Township Board of Trustees adopt **Resolution 3-03-2025** authorizing the abatement, control, or removal of vegetation, garbage, refuse, or debris for:

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PROPERTY ADDRESS

PROPERTY OWNER

AUDITOR

PARCEL ID #

2164 State Route 125
Amelia, Ohio 45102

Robert L. Bradford

034509D025.

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

Mr. Perry yes
Mr. Parsons yes
Mr. Sauls yes

Motion carried

Motion

Mr. Parsons motioned the Batavia Township Board of Trustees to approve an extension for the Preserves at Olive Branch B-04-20ZPD (which was approved in August 2020, per article 36.15, Phasing and Delay of Construction, Section F.1) with no changes, and to give applicant until February 28, 2027, to submit Final Development Plans to Batavia Township. Mr. Sauls seconded the motion. On the roll being called:

Mr. Perry yes
Mr. Sauls yes
Mr. Parsons yes

Motion carried

Motion

Mr. Parsons motioned the Batavia Township Board of Trustees join the Southwest Ohio Purchasers for Government (SWOP4G) for the membership fiscal year of 04/01/2025 thru 03/30/2026 in the amount of \$35.00. Mr. Sauls seconded the motion. On the roll being called:

Mr. Parsons yes
Mr. Perry yes
Mr. Sauls yes

Motion carried

Motion

Mr. Parsons motioned the Batavia Township Board of Trustees accept the resignation of Bob Santel, Alternate, and to appoint Denise Kelley to serve as an Alternate on the Batavia Township Zoning Commission effective March 4, 2025, with no term limit for alternates. Mr. Sauls seconded the motion. On the roll being called:

Mr. Sauls yes
Mr. Parsons yes
Mr. Perry yes

Motion carried

Motion

Mr. Parsons motioned the Batavia Township Board of Trustee approve a quote from Motz Turf Farms, LTD for improvements at the Back Playground, to install 3,735 square feet of synthetic turf for a total amount of \$70,447.50, and to issue a purchase order for that amount from the General Fund, and to issue a payment of 25% for a deposit for said services in the amount of \$17,611.87. Mr. Sauls seconded the motion. On the roll being called:

Mr. Sauls yes
Mr. Parsons yes
Mr. Perry yes

Motion carried

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Resolution 3-04-2025

Mr. Sauls motioned the Batavia Township Board of Trustees adopt **Resolution 3-04-2025** authorizing the grant agreement with the Ohio Department of Natural Resources, relative to the park improvements as attached in Exhibit A of the agreement, and to authorize Karen Swartz, Administrator, to execute documents as the Authorized Representative relative to the agreement. Mr. Parsons seconded the motion. On the roll being called:

Mr. Perry	yes	
Mr. Parsons	yes	
Mr. Sauls	yes	Motion carried

Motion

Mr. Parsons motioned the Batavia Township Board of Trustees authorize the following payments:

Vendor	Amount	Fund/PO	Purpose
Jerry Tadlock/Tadlock Trailer Sales	\$16,650.00	69-2024 ARPA Funds	Trailer
Treasurer, Batavia Union Cemetery	\$7,000.00	3-2025	Cemetery Maintenance Fees
Compass Minerals	\$8,242.22	11-2025	Salt for Road Treatment
Clermont County Treasurer	\$515,619.98	Req. 45-25	Sheriff Contract
TOTAL:	\$547,512.20		

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

Mr. Parsons	yes	
Mr. Perry	yes	
Mr. Sauls	yes	Motion carried

CEMETERY DEED

A deed was sold to Margaret Goshorn for \$700.00 for Section A, Lot 62, Grave 5 in Lucy Run Cemetery.

TRUSTEES DISCUSSION/OTHER ITEMS

Mr. Sauls will attend the 2025 District Advisory Council Meeting on 3/20/2025 at 6:30 p.m.

The Salute To Leaders is April 9th at The Oasis. Mr. Parsons and Mr. Perry will attend.

The Batavia Union Cemetery Annual Meeting will be in May.

ADJOURNMENT

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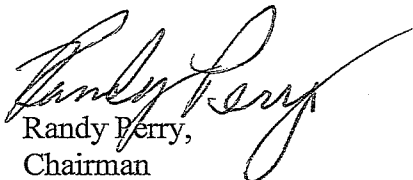
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With no further business to come before the Board, Mr. Sauls motioned to adjourn the meeting. Mr. Perry seconded the motion. Meeting adjourned at 8:49 p.m.


Randy Perry,
Chairman


Jennifer Haley,
Fiscal Officer