

RECORD OF PROCEEDINGS

April 7, 2026– REGULAR MEETING

Minutes of

Meeting

RECORD OF PROCEEDINGS

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

Held Minutes of BOARD OF TRUSTEES – BATAVIA TOWNSHIP 20

The Board of Trustees of Batavia Township met for their Regular Board Meeting at 5:00 p.m. Tuesday, April 7, 2026, 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. Parsons, Mr. Perry, and Ms. Wessel. Also, present were Karen Swartz, Township Administrator, Taylor Corbett, Planning & Zoning Director, Cody Smith, Service Director, and Sheriff Deputy Kellerman.

APPROVAL OF AGENDA, MINUTES, AND FINANCIALS

Mr. Perry motioned the Batavia Township Board of Trustees approve the April 7, 2026 agenda as presented. Ms. Wessel seconded the motion. On the roll being called:

Ms. Wessel	yes	
Mr. Parsons	yes	
Mr. Perry	yes	Motion carried

Ms. Wessel motioned the Batavia Township Board of Trustees approve the March 3, 2026 Regular Meeting Minutes as presented. Mr. Perry seconded the motion. On the roll being called:

Mr. Parsons	yes	
Mr. Perry	yes	
Ms. Wessel	yes	Motion carried

Mr. Perry motioned the Batavia Township Board of Trustees approve the March 2026 Financials as presented. Ms. Wessel seconded the motion. On the roll being called:

Mr. Perry	yes	
Ms. Wessel	yes	
Mr. Parsons	yes	Motion carried

Central Joint Fire and EMS District

Chief Roy Short gave his report for February 2026. The total call volume was 389. Our average fire response time for February was 12 minutes & 33 seconds. The average EMS response time was 11 minutes & 52 seconds.

The Board inquired about the operating status of the hotel in Afton. Chief Short said it is not in operation as far as he knows. It is awaiting the application for a permit by the owner for a sprinkler system.

Chief Short shared a demonstration of the fire gear that is required and the cost involved in purchasing the equipment.

Chief Short shared the 2025 annual report and the Mission Statement. Our emergency calls increased from 2024 by 318 calls; the total 2025 dispatches were 5,222. There were 4,583 EMS calls, 1,989 fire calls, 178 aid was given and 80 were received. The levy on the May ballot would add stations and increase staff to meet the needs of our residents in the Township.

SHERIFF’S DEPARTMENT REPORT

Deputy Kellerman gave the Batavia Township crime stats for March, 2026.

For the Township the Sheriff’s office took 161 offense reports in March. We had 30 violent crime reports, 32 property crimes, 37 personal reports, 11 drug/alcohol related reports, and 48 information reports. The highest type report was information reports.

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The Batavia Township Deputies took 67% of the incident reports, and 67% of the offense reports. Property recovered totaled \$305.00 (personal property). We patrolled 448 neighborhoods. We performed one vacation check 13 times. There was one overdose on March 3rd. There were zero burglaries. There was zero breaking and entering. The Batavia Township Deputies responded 43 times into Batavia Village, involving 81 different units responding.

Clermont County Senior Services – Bill DeHass, CEO

Bill DeHass spoke about the levy on the May Ballot. It is a renewal, not an increase. The levy dollars help keep our vehicles up to date, equipment, etc. More than 90¢ of every dollar goes back into the community. These funds support services that keep adults in their homes. They provided 40,000 rides last year to medical appointments for Seniors.

In 2025, Senior Services assisted 400 adults with Meals on Wheels, adult day care (including in-home respite care), light housekeeping, home repairs, etc. They provided over 34,000 hours of in-home care last year. Senior Services is always interested in having adult volunteers to help with this program, which helps leverage every dollar we receive.

Audio Visual Upgrades – Parallel Technologies – Joe Carroll and Julie Carnes

Karen introduced Joe Carroll and Julie Carnes who explained the proposal for the equipment needed for the township meeting room. They reviewed the quote for the necessary upgrades to stream the meetings and the additional equipment to be purchased. The Board requested more information, which Parallel Technologies will follow up on.

Moment of Silence

Mr. Parsons spoke about Ms. Leone, her leadership, and how she, as a talented designer, designed the stained glass on the courthouse on Main Street; she was also a public servant. There was a moment of silence for the passing of a Batavia Village Resident, Kathy McCoy Leone.

COMMITTEE REPORTS

Chief Roy Short gave the March update for Central Joint Fire & EMS District listed above.

Mr. Parsons reported for the Batavia-Union Cemetery Board. The monthly meeting is tomorrow night. The joint meeting with the Village will be Monday, May 11th, at 6:30 p.m at the Village Offices.

SERVICE DIRECTOR REPORT

Cody Smith, Service Director, gave the March report.

We had quite a bit of storm clean-up, trees down, cemeteries, the park, etc.

We finished the berming project on Summit Road on both sides of the road.

There was a landslide on Apple Road, that was going to cause damage to the bridge during a rain event, so repairs were completed.

Staff are inspecting and replacing culvert pipes to start off our paving project this year. They also inspected all the curb and gutter, and catch basins as part of our pavement prep process.

We unwinterized the concession stand, bathrooms, and waterpark. Irrigation is scheduled for May.

We had two full burials, one cremation, and zero sales. We completed the spring clean-up in all six township cemeteries.

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PLANNING AND ZONING DIRECTOR/INSPECTOR REPORT

Taylor Corbett presented the March 2026 report, including permit statistics.

There is one lot remaining in Forest Grove. There were zero lot sales in Kinsdale and Willow Grove, and one lot sale in Heritage Farms, which is now complete. One individual lot was sold outside of a subdivision. Additionally, there were two multifamily sales in Olivewood (Phase 1).

The average home sale price for March 2026 was \$345,000, with a year-to-date average of \$382,886.

Current housing inventory includes 92 homes available in Kinsdale, 182 in Olivewood, 1 remaining in Forest Grove, and 54 remaining in Willow Grove.

Staff processed a total of 59 permits in March.

There are no agenda items scheduled for the Zoning Commission. The Board of Zoning Appeals has four cases scheduled for April 27.

The United Dairy Farmers (UDF) on Winemiller Lane will be demolished and redeveloped with a new prototype similar to the location at SR 125 and Amelia Olive Branch.

Mr. Parsons inquired about the former Frisch's building. Mr. Corbett indicated he does not have any additional information at this time.

TOWNSHIP ADMINISTRATOR REPORT

Karen Swartz, Township Administrator gave her March report.

Karen spoke about the CDBG grant application for Amelia-Olive Branch sidewalk Phase 5. This would connect the two neighborhoods to the park that are currently not connected.

Last year we approved a township match to realign Elmwood Road, taking out a curb. This project will take place this year.

The April Junk Days will take place April 23rd thru April 25th 8:00 a.m. to 2:00 p.m. This is only for Batavia Township and Batavia Village Residents. IDs will be checked. Refrigerators must be freon free. Paint cans must be dry (they can be filled with kitty litter). No tires will be accepted.

We have our Fire Levy Open House on Thursday, April 9th from 6-8 p.m.

Karen is working on getting updated software for the sign out front.

The turf around the splashpad will get repairs this week.

Karen met with Batavia Schools about growth in the area, issues in the community, including projected numbers and increasing residential growth. The Superintendent advised that Batavia numbers are up, but enrollment is down from projections due to several factors, such as school choice, private schools, smaller families, and people waiting to have children. The School District is currently able to handle additional growth due to these factors and previous planning by the School District. All of these issues have reduced enrollment from previously projected numbers. School Districts south of Batavia are experiencing lower enrollment numbers due to factors such as more homeschooling, private schools, etc.

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PUBLIC PARTICIPATION

Melissa Sparke, 4309 Marbe Lane, spoke about convenience store issues with the customers using their road, etc.

Belinda Ward, 4303 Marbe Lane, has issues with the store as well.

Bill Albright, 4316 Marbe Lane, also spoke about issues with the store.

Julie Tolliver, 702 Stonelick Woods Dr., shared her issues about the store as well. She also spoke about the Fire Levy and wants a “divorce” from the Village of Batavia.

PUBLIC HEARINGS

7:00 p.m. Case SPO-26-01 Special Planning Overlay – Site Plan Review

Taylor Corbett provided a summary of the case, noting that the request is strictly for compliance and administrative purposes.

The applicant, Tim Dwyer, 4820 Glenway Avenue, spoke regarding the case.

Monica Taylor, Ross Road, asked whether the property could be used for a data center or solar farm.

Mr. Corbett responded that there have been no interest in data centers or alternative energy facilities in Batavia Township at this time, and that such uses are not anticipated with this request, as the area is designated as a job growth corridor.

Motion

Mr. Perry motioned the Batavia Township Board of Trustees approve **Case SPO-26-01** as presented. Ms. Wessel seconded the motion. On the roll being called:

Ms. Wessel	yes	
Mr. Perry	yes	
Mr. Parsons	yes	Motion carried

7:00 p.m. Case B-02-26-Z – Zoning Text Amendments – Art. 50 Coordinated Development District

Taylor Corbett provided a summary of the case, including an overview of how development functions under the proposed framework, how site features are addressed, and the role of performance-based zoning in meeting Township expectations. He also discussed the concept of master-planned communities and the balance between public oversight and development flexibility.

Fred Kaiser, 4714 Olive Branch-Stonelick Road, provided questions and comments regarding the CDD process. Mr. Parsons and Mr. Corbett responded.

Matt Kunz, 2010 Plumb Lane, spoke about differences between the current draft and other development models, and how those differences may influence developers.

Julie Tolliver, 702 Stonelick Woods Drive, asked whether the CDD could be updated. Mr. Corbett responded that the Township is moving forward with the Township Growth Policy Plan Update. Ms. Tolliver also expressed interest in moving forward with an update to the Growth Policy Plan (GPP).

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Monica Taylor, Ross Road, commented on the importance of listening to residents within development areas.

Frank Koch, 4769 Silverwood Drive, provided comments regarding lot sizes and setbacks.

Connie O’Connor, 4230 Barton Drive, expressed concerns regarding public trust, the volume of public input, the clarity of the CDD language, and broader development patterns.

Kevin Cornell, 3604 Woodview, commented on minimum lot sizes and related concerns.

A five-minute recess was taken.

John McManus, Director of Clermont Soil and Water Conservation District, spoke in support of updates, particularly noting the increased open space requirements and stream setback provisions.

John Gray, 945 Locust Street, Cincinnati, Ohio 45245, commented on the CDD draft and expressed concerns that it does not align with expectations.

Todd Winemiller, 6475 Taylor Pike, provided background on his family’s long-standing presence in Batavia Township and spoke about farmland, development, and property rights.

Bill Albright, Marbe Lane, commented on concerns related to overdevelopment.

Motion

Ms. Wessel motioned the Batavia Township Board of Trustees close the public hearing. Mr. Perry seconded the motion. Time: 9:31 p.m. On the roll being called:

Mr. Parsons	yes	
Mr. Perry	yes	
Ms. Wessel	yes	Motion carried

Motion

Mr. Perry motioned the Batavia Township Board of Trustees continue the case on Wednesday, May 6th at 7:00 p.m. Ms. Wessel seconded the motion. On the roll being called:

Ms. Wessel	yes	
Mr. Parsons	yes	
Mr. Perry	yes	Motion carried

Let the Record Show: The Board opened conversations with members of the audience regarding Article 50 after the public hearing was ended. Residents questioned the Zoning Commissions recommendations not being addressed. Discussions on minimum lot sizes and the need for more community input, lot sizes and current R-1 Zoning and the annexations threats in the township.

NEW BUSINESS

Resolution 04-01-2026

Mr. Perry motioned the Batavia Township Board of Trustees adopt **Resolution 04-01-2026**, authorizing Karen Swartz, Township Administrator, to apply for a Grant Application for the 2026 CDBG Program for the Amelia Olive Branch Phase 5, with a local match not to exceed \$80,000.00. Ms. Wessel seconded the motion. There was discussion. On the roll being called:

Mr. Parsons	yes	
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Ms. Wessel motioned the Batavia Township Board of Trustees approve a quote for seal coating the parking lot and walking path at 1535 Clough Pike, with Neyra Paving in the amount of \$59,337.91, and to issue Purchase Order 37-2026 from the Permissive Fund. Mr. Perry seconded the motion. There was discussion. On the roll being called:

Mr. Parsons	yes	
Mr. Perry	yes	
Ms. Wessel	yes	Motion carried

Motion

Ms. Wessel motioned the Batavia Township Board of Trustees purchase a Kubota RTV with a blade and spreader, in the amount of \$39,918.00, from Baxla Tractor, for use at the Township Park for park and trail maintenance, and to issue a Purchase Order 34-2026 from the Gasoline Tax. Mr. Perry seconded the motion. On the roll being called:

Mr. Parsons	yes	
Mr. Perry	yes	
Ms. Wessel	yes	Motion carried

Motion

Ms. Wessel motioned the Batavia Township Board of Trustees purchase two Honda 28" 2-stage snow blowers from Ferguson Enterprises LLC, for use at township properties during snow events, for the total amount of \$6,180.38, and to issue a Purchase Order from the Motor Vehicle License Tax. Mr. Perry seconded the motion. On the roll being called:

Ms. Wessel	yes	
Mr. Perry	yes	
Mr. Parsons	yes	Motion carried

Motion

Mr. Parsons motioned the Batavia Township Board of Trustees purchase a 2027 Kenworth T480 Salt Truck in the amount of \$128,022.00, from Palmer Trucks of Cincinnati for road maintenance and to issue a Purchase Order from the pending Road and Bridge Fund. Mr. Perry seconded the motion. On the roll being called:

Ms. Wessel	yes	
Mr. Perry	yes	
Mr. Parsons	yes	Motion carried

Motion

Mr. Perry motioned the Batavia Township Board of Trustees purchase a Single Axel Snow and Ice Package in the amount of \$119,324.00 from WA Jones for the 2027 Kenworth T480 Salt Truck and to issue a Purchase Order 36-2026 from the Road and Bridge Fund. Ms. Wessel seconded the motion. On the roll being called:

Mr. Perry	yes	
Mr. Parsons	yes	
Ms. Wessel	yes	Motion carried

Motion

Mr. Perry motioned the Batavia Township Board of Trustees approve the following personnel actions:

<u>Employee</u>	<u>Action</u>	<u>Effective Date</u>
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Steven Tyminski - Foreman	Resignation	4/10/2026
Frank Verdin – Service Worker I	End of Probation	4/07/2026

Ms. Wessel seconded the motion. On the roll being called:

Mr. Parsons	yes	
Ms. Wessel	yes	
Mr. Perry	yes	Motion carried

Motion

Mr. Perry motioned the Batavia Township Board of Trustees approve the following payments:

<u>Vendor</u>	<u>Amount</u>	<u>Fund/PO</u>	<u>Purpose</u>
Morton Salt	\$5,919.61	PO 33-2026	Road Salt
	\$8,101.57	MV Lic Tax	
2025 Paving-Final True Up	\$10,994.90	PO 38-2026 Gasoline Tax	2025 Final Payment
Sedgwick	\$990.00	Req. 94-26 General	Workers Comp 3 rd Party Administrator Fee
TOTAL	\$26,006.08		

Ms. Wessel seconded the motion. On the roll being called:

Mr. Perry	yes	
Ms. Wessel	yes	
Mr. Parsons	yes	Motion carried

TRUSTEES DISCUSSION

Mr. Parsons noted information from the Health Department Meeting on March 19, 2026. They have a new website, ClermontHealthOhio.gov. The vacancy on the Board was filled by Dr. Brian Treon.

Ms. Wessel would like to talk about volunteerism in Batavia Township during the next Board Meeting.

EXECUTIVE SESSION

Mr. Perry motioned the Batavia Township Board of Trustees move into Executive Session pursuant to ORC Section 121.22(G)(1) to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee. Ms. Wessel seconded the motion. Time: 10:22 p.m. On the roll being called:

Mr. Perry	yes	
Mr. Parsons	yes	
Ms. Wessel	yes	Motion carried

Returned to Regular Session: 11:07 p.m.

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Additional items as a result of Executive Session:


Motion

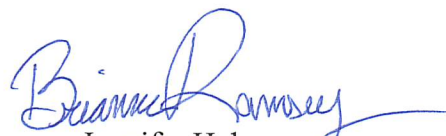
Ms. Wessel motioned the Batavia Township Board of Trustees, to revise the Table of Organization for the Service Department with revised job descriptions for the Service Worker and the Foreman Position, post an opening for a Service Worker, post an opening internally for two Foreman Positions, and a salary increase per the matrix to Austin Mercer, effective 04/05/2026. Mr. Perry seconded the motion. On the roll being called:

Mr. Perry	yes	
Mr. Parsons	yes	
Ms. Wessel	yes	Motion carried

ADJOURNMENT

With no further business to come before the Board, Ms. Wessel motioned to adjourn the meeting. Mr. Parsons seconded the motion. Meeting adjourned at 11:09 p.m.


Rex A. Parsons,
Chairman


~~Jennifer Haley,~~
Fiscal Officer
Brianna Ramsey