

**UNION TOWNSHIP  
BOARD OF TRUSTEES  
MEETING AGENDA**

**October 10, 2023**

**6:00 PM**

**Union Township Civic Center  
4350 Aicholtz Road**

**Union Township, Ohio 45245**

[www.union-township.oh.us](http://www.union-township.oh.us)

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**CALL TO ORDER: Joe Dills, Chair**

**PLEDGE OF ALLEGIANCE: Joe Dills, Chair**

**ROLL CALL: Joe Dills, Chair  
John Becker, Vice-Chair  
Michael Logue, Trustee**

**CORRESPONDENCE**

Ronald B. Campbell, Fiscal Officer

**SPECIAL PRESENTATIONS**

*Special presentation by Kerry Byrne regarding Total Quality Logistics*

**PUBLIC COMMENTS**

**PERSONNEL ACTIONS**

Approve appointment of Mason Blankenship to the Position of Maintenance Worker I, in accordance with the collective bargaining agreement, effective October 25, 2023 at the year one Maintenance Worker Rate of Pay.

Approve appointment of Lisa Ahr to the Position of Community Engagement Manager in the Administration Department at a rate of \$38.46/hr. effective October 19, 2023.

**DEPARTMENT REPORTS**

Department Heads will present their monthly reports in the following order:

Fire & Emergency Medical Service – Mark Fyffe, Acting Chief

Police Department – Tony Rees, Chief

Service Department – Matthew Taylor, Director

Planning & Zoning – Mark McCormack, Development Director

Administration – Susan Ayers, Township Administrator

**PUBLIC HEARINGS**

**Union Township Zoning Case 5-23-Z**

Request for a Zone Map Amendment from Residential R-2, Business B-1 to Planned Development (PD) by Applicant First Baptist Church of Glen Este at location around 1030 Old State Route 74, Parcels 413220005, 413220006, 413220007, 413220008, 413220010, totaling 3.327 Acres.

**Union Township Zoning Case 12-93-Z**

Request for a Planned Development (PD) Major Amendment for CER Services Inc, by Owner Mountain Agency Eastgate LLC for Site at 1117 State Route 32, Parcel 4131031349, totaling 11.365 Acres.

**Union Township Zoning Case 9-23-O**

Request for an Overlay District Plan Approval for Charles Francus for site at 1136 Old State Route 74, Parcel 414802A092, totaling 0.99 Acres for property within the Summerside/Willowville mixed Use Focus Area Overlay- Commercial Corridor.

**OLD BUSINESS**

**NEW BUSINESS**

**A. CONSENT AGENDA**

- a. Approval of Minutes
  - i. September 12, 2023 Regular Meeting Minutes
  - ii. September 12, 2023 Zoning Minutes
- b. Approval of Payments as prepared by Ronald B. Campbell, Fiscal Officer.
- c. Approval of Monthly Financial Report as prepared by Ronald B. Campbell, Fiscal Officer.

**B. MOTION AGENDA**

- a. **Approval of Purchase Orders**  
Approval of Purchase Orders exceeding \$10,000.00 as recommended by Susan Ayers, Township Administrator.
- b. **Authorize Application to the Ohio Public Works Commission for Grant funds**  
Authorize Township Administrator to sign a cooperative agreement with Clermont County Commissioners to apply for, accept if granted and execute a grant agreement with Ohio Public Works Commission for repair of road way deterioration on Baldwin Road.
- c. **Authorize Application to State Capital Grant**  
Authorize Township Administrator to sign a cooperative agreement with Clermont County Park District to work together regarding development of a Kayak/Canoe Launch in Union Township, accept funds if granted and execute a grant agreement with State of Ohio to implement construction on a new kayak/boat launch in Union Township.
- d. **Collective Bargaining Agreement Ratification**  
Motion to approve and execute the Collective Bargaining Agreement negotiated between the Local 2461, Ohio Council 8 (AFSCME) and Board of Trustees of Union Township, effective through August 31, 2026.

**C. LEGISLATION AGENDA**

- a. **Resolution 2023- 46**                      **Resolution Adopting Text Amendments to the Union Township Zoning Resolution**  
Adopt Resolution 2023-46, a Resolution adopting text amendments to the Union Township Zoning Resolution
- b. **Resolution 2023-47**                      **Resolution Approving Overlay District Plan for area of 983 State Route 125**  
Adopt Resolution 2023-47, a Resolution approving an overlay district plan for approximately 1.65 acres of real property located at area of 4543 Yates Lane from Zoning Case 8-23-O

c. **Resolution 2023-48**                      **Resolution declaring certain public infrastructure improvements to be public purpose and establishing Tax Increment Equivalent Fund**

Adopt Resolution 2023-48, a Resolution declaring certain public infrastructure improvements to be a public purpose, declaring the improvements to certain parcels within the unincorporated area of Union Township that directly benefit from the public infrastructure improvements to be exempt from real property taxation, requiring the owner of the improvements to make service payments in lieu of taxes and associated agreements.

d. **Resolution 2023-49**                      **Resolution Authorizing an amendment to Resolution 06-33 to extend the term of the tax increment financing program for the Ivy Pointe TIF**

Adopt Resolution 2023-49, a Resolution authorizing an amendment to Resolution 06-33 to extend the term of the tax increment financing program for the Ivy Pointe TIF for an additional Thirty Years

**COMMENTS FROM BOARD MEMBERS**

**EXECUTIVE SESSION**

The Board will go into executive session pursuant to Ohio Revised Code 121.22(G)(8) to consider the confidential information related to the specific business strategy or personal financial statements of an applicant for economic development assistance, provided that both of the following apply

- (a) The information is directly related to a request for economic development assistance provided by appropriate chapter of the Ohio Revised Code
- (b) A unanimous quorum of the public body determines, by a roll call vote, that the executive session is necessary to protect the interests of the applicant or the possible investment or expenditure of public funds to be made in connection with the economic development project.

**UPCOMING EVENTS**

- *Fall Junk Days will take place on October 19-21, 2023 at the Service Department, Thursday and Friday from 7am-5pm and Saturday from 8am-3pm, 4312 Glen Este-Withamsville Road.*
- *Halloween Beggars Night in the Township for October 31, 2023 from 6-8pm*
- *The Board of Trustees next working session meeting will be October 24, 2023 at 6pm*
- *The Board of Trustees next business meeting will be November 14, 2023, 2023 at 6pm*