

**ST. CLAIR TOWNSHIP BOARD OF TRUSTEES**

2449 Jackson Rd. Hamilton, Oh. 45011

**APRIL 14, 2025 MEETING**

**ROLL CALL**

**PRESENT:** Judy Valerio, Dustin Gadd, John Johnson, Fiscal Officer Rhonda Davis

**ABSENT:** NONE

**OTHERS IN ATTENDANCE:** Fire Chief L. Anglin, Squad Chief Bubemyre;  
Fore Assist. Chief Price; Squad Assist. Chief J. Pearson; Capt. Johann; Lt. C. Anglin,  
Capt. A. Ryerson; Capt. Steve Jones; Barb Schick  
Butler County Prosecutor's Kevin Gerrity & Stephen Wagner

**PLEDGE**

**EXECUTIVE SESSION**

It was moved by Trustee Dustin Gadd to come out the Regular meeting to go into the Executive Session for the purpose of Conference with attorneys for eminent court action (ORC xxx\_

Conference with attorneys in regards to pending court action.

Roll Call: Dustin Gadd, Judy Valerio, John Johnson

It was moved by Dustin Gadd to come out of Executive Session and enter into the regular business meeting.

Roll Call: Dustin Gadd, Judy Valerio, John Johnson

**\*NO DECISION WAS MADE IN EXECUTIVE SESSION**

**WORK SESSION – DEPARTMENT REPORTS:**

**ROAD DEPARTMENT**

Road Supervisor Gil Minor

Paving has started on Gephart Road

See copies of bid for Hogue Road -\$68,500.00– Trustee Dustin Gadd stated discuss in May with Gil

9 Funerals for the month of March

Cleanup after Tornado Touch down and severe storm

Repair of equipment & preparation for mowing season

**LIFE SQUAD**

Chief Michelle Bubemyre reported: (see written report)

- Review SOP's - Trustee Dustin Gadd will ask OTARMA if they have a template for Life Squad Policy.
- Discussion of Microsoft 360 – Chief Michelle will get more information. Will be on May Agenda

**RESOLUTION 2025-04-12 – MEDICOUNT MANAGEMENT CONTRACT**

It was moved by Trustee John Johnson and a second by Trustee Dustin Gadd to approve the Medicount Management Renewal Contract, (an approximate 25% increase or \$600.00 per year) details as presented by Life Squad Chief Michelle Bubemyre.

Yeas J. Johnson, D. Gadd, J. Valerio Nays: none Motion Carried

• **RESOLUTION 2025-04-13 – LIFE SQUAD SCHEDULING POLICY**

It was moved by Trustee Dustin Gadd and a second by Trustee John Johnson to approve the new Scheduling Policy, details as presented by Life Squad Chief Michelle Bubemyre. (re; work on Saturdays requirement)

Yeas D. Gadd, J. Johnson, J. Valerio Nays: none Motion Carried

Discussed computer upgrade to Server – considered Microsoft 360

## FIRE DEPARTMENT

Fire Chief Larry Anglin Thanked the Fire Fighters who came out during the severe storm & tornado touch down in St. Clair Township. There were about 18 Fire Fighters who helped.

Chief Larry also, stated that the Township should present a Proclamation to Green Hills Baptist Church for the great hospitality they showed. On Sunday & Monday they proved a safe place for people to go, had refreshments & feed them . Also, the EMA & Red Cross met at their building.

Trustee John Johnson will take care of this.

\*\*\*\*DUKE ENERGY GRANT - \$2500.00 for Air Bottle Quick Fill Connectors

Requested additional \$2460.00 to order Air Bottle Quick Fill Connectors

- RESOLUTION 2025-04-14 DUKE ENERGY GRANT- Air Bottles

It was moved by Trustee John Johnson and a second by Trustee Dustin Gadd to approve the additional money, approximately additional \$2460.00, to purchase the Air Bottle Quick Fill Connectors.

Yeas: J. Johnson, D. Gadd, J. Valerio Nays: none Motion Carried.

CSX GRANT for \$5000.00 for 1000 ft. of 4 inch fire hose for Engine 201.

- RESOLUTION 2025-04-15 Fire Department Hoses

It was moved by Trustee Dustin Gadd and a second by Trustee John Johnson to approve the additional money to add \$2787.00 to the grant for the order of 4 inch Fire Hose for Engine 201.

Yeas: D. Gadd , J. Johnson, J. Valerio Nays: none Motion Carried.

Chief requested an approval for 3 year contract of generator service by Buckeye Power - \$2125.00 a year for the 3 years.

- RESOLUTION 2025-04-16 FIRE DEPT. BUCKEYE POWER

It was moved by Trustee Dustin Gadd and a second by Trustee Judy Valerio to approve the Generator Service Contract with Buckeye Power for \$2125.00 each year for 3 years.

Yeas: D. Gadd , J. Johnson, J. Valerio Nays: none Motion Carried.

- Fire Dept. would like to switch to FirstNet; get new tablets – go on the First-net network. Cost \$250.00 to \$175.00 per month plus 6 new I-pads.

- RESOLUTION 2025-04-17 FIRE DEPT. FIRST-NET

It was moved by Trustee John Johnson and a second by Trustee Judy Valerio to approve the change to FirstNet; get new tablets – (go on the First-net network). Cost about \$200.00 per month plus 6 new iPads.

Yeas: D. Gadd , J. Johnson, J. Valerio Nays: none Motion Carried.

Discussed Amazon Account – change to Amazon – will not need charge cards for purchases

### ➤ ZONING - see report

St. Rt. 127 – Faulkner Property – Pictures sent to Kevin Gerrity & Stephen Wagner for the Faulkner Nuisance Court Case as exhibits.

Discussion of the condition of 85 Red Bud, it has been over 7 years that this property has been in horrible condition. The owner does very little to improve property when a notice is sent.

- RESOLUTION 2025-04-18 ZN. NUISANCE 85 Red Bud

It was moved by Trustee John Johnson and a second by Trustee Dustin Gadd to Declare 85 Red Bud Lane in Sharon Park, Hamilton Ohio 45013 a Nuisance according to Ohio Revised Code 505.87 .

Yeas: J. Johnson, D. Gadd, J. Valerio Nay: none Motion Carried

RESOLUTION 2025-04-19 ZN. NUISANCE 4766 HAWKINS

It was moved by John Johnson and a second by Trustee Judy Valerio to declare 4766 Hawkins Road property a public nuisance according to ORC 505.87.

Yeas: J. Johnson, D. Gadd, J. Valerio Nay: none Motion Carried

## MINUTES

It was moved by Trustee Dustin Gadd and a second by Trustee Judy Valerio to approve the March 3, 2025 Trustees Meeting Minutes.

Yeas D. Gadd , J. Johnson, J. Valerio

Nays: None Motion Carried

It was moved by Trustee Dustin Gadd and a second by Trustee John Johnson to approve the 03-18-'25 Special Trustees Meeting Minutes.

Yeas D. Gadd , J. Johnson, J. Valerio

Nays: none Motion Carried

It was moved by Trustee Dustin Gadd and a second by Trustee Judy Valerio to approve the 03- 28-25 Special Trustees Meeting Minutes.

Yeas D. Gadd , J. Johnson, J. Valerio

Nays: Motion Carried

It was moved by Trustee John Johnson and a second by Trustee Dustin Gadd to approve the 04-7-25 Trustees Special Meeting at New Miami School with New Miami School Board - Minutes.

Yeas D. Gadd , J. Johnson, J. Valerio

Nays: none Motion Carried

## PAYROLL & BILLS

It was moved by Trustee John Johnson and a second by Trustee Judy Valerio to approve the Payroll & Bills as presented by Rhonda Davis, Fiscal Officer.

Yeas: D. Gadd , J. Johnson, J. Valerio

Nays: Motion Carried

## FISCAL OFFICER

- OTARMA
- MEDICAL MUTUAL

## OLD BUSINESS -

- 1450 West Elkton Road – Miami Bluffs - Zoning Change - B-PUD to R-PUD for the front portion of property.

- RESOLUTION 2025-04-20 REZONING OF 1450 WEST ELKTON RD.

IT WAS MOVED BY TRUSTEE JOHN JOHNSON AND RESOLUTION DIED DUE TO NO SECOND TO THE MOTION FOR REZONE FOR 19 ACRES OF B-PUD PROPERTY TO A R-PUD LEAVING 3 ACRES AS B-PUD RESOLUTION.

1450 WEST ELKTON ROAD PROJECT - TIF – NO DISCUSSION

## NEW BUSINESS

- Furnace & AC Maintenance Bid- Jeff Sandlin

RESOLUTION 2025-04-21

It was moved by Trustee Judy Valerio and a second by Trustee Dustin Gadd to approve the Contract from Jeff Sandlin – Hanover Heating & Air for \$300.00 per building- Administration Building, Life Squad Building, Fire Department Building, Community Center – for maintenance check.

Yeas: J. Valerio, D. Gadd, J. Johnson Nays: none Motion Carried.

- Discuss Wayne Fire & Life Contract at February 2, 2025 Meeting. Dustin Gadd will contact Bill from Wayne Township for more information.

## ADJOURN

IT WAS MOVED BY TRUSTEE DUSTIN GADD AND A SECOND BY TRUSTEE JUDY VALERIO TO ADJOURN MEETING.

Special Meeting on April 21 at 5:00PM at the St. Clair Township Administration Building for the purpose of pending litigation and to discuss a Township Server.

## ZONING REPORT

### Received complaints:

1. 4766 Hawkins Road – did drive by inspection – sent letter – Brandie’s husband came to office to say he was cleaning up property.  
Trustee J. Valerio stated that another letter be sent to give xx days to abate nuisance (ORC 505.87)
2. 5292 Riverside Drive – received complaint about mess – drove by - sent letter
3. 5236 Riverside Drive – seen many vehicles parked in yard – (viewed while at above)
4. 5245 Augspurgen – complaint – sent letter – many vehicles parked in front & back yard
5. 5100 Brandy – complaint of junk car in back yard – junk in front of garage
6. 1338 Grandview – no effort on cleanup
7. 1390 Biscayne – accumulation of junk
8. 51 Shawnee – complaint of mess- could not see for privacy fence talked to John about it
9. 8 Shawnee complaint of lots of toys & junk in yard – talked to John about it
10. Tye Detherage property on Trenton Road – said would cleanup but need more time
11. David Faulkner property Took pictures for Stephen Wagner for court

### Issued 3 Zoning Certificates:

Solar Panel on house – West Elkton Road

Room addition – Wehr Road

Deck addition Grandview Ave.

Information on regulations to build new house on Morganthaler