

ST. CLAIR TOWNSHIP BOARD OF TRUSTEES  
2449 Jackson Rd. Hamilton, Oh. 45011

~~AGENDA~~ *meeting*  
March 3, 2025

LL CALL

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

ABSENT: none

OTHERS IN ATTENDANCE: Squad Chief Michelle Bubemyre, AC Jamie Pearson, Capt. R. Johann, A. Ryerson; Fire Chief L. Anglin, AC M. Price, Capt. S. Jones, Lt. C. Anglin, B. Schick,

PLEDGE

PUBLIC PARTICIPATION:

- **BUTLER COUNTY SHERIFF'S LT. JEFF SCHUSTER** reported to Trustees about the activities observed at the David Faulkner – St. Rt. 127 Property, people possibly living in the buses or other types of campers (?) the amount of inoperable unlicensed vehicles, large junk items on entire property & encroaching onto the road right of way. BCSO has made many calls to that property for various reasons.  
Lt. discussed the homeless camp sites on North Third Street by the River, North "B" Street, behind the Hamilton Treatment Plant. BCSO clears them from one area they then move to another area. Sharon Park – 1340 Biscayne – he has received complaints about homeless individuals trespassing onto their property and the debris that gets blown over onto their property.
- **1450 West Elkton Road- Miami Bluffs –**  
Matt – discussed the progress of the project and the proposed TIF (Tax Increment Financing). Fire Chief Anglin & Assistant Chief Price asked questions about the infrastructure responsibilities Number of homes, distance between houses.  
Trustee Gadd asked questions about the TIF, Matt explained  
Daniel Marcum asked about the TIF – how would it affect the New Miami School District.  
Mark Schnicke said it should not affect by way of overcrowding school and the taxes should not affect the school, the school would still get the 1% School tax but not the property tax. TIF is designed to help communities to grow and develop.  
The development project plans were explained, it is going to take
- **NEW MIAMI FOOD PANTRY** – Prosecuting Attorney Stephen Wagner stated that while this is a good project with good intentions to help people of the area that are in need, but due to many complaints coming to the County and Township that his recommendation is to talk with Pam Benson to come up with a reasonable solution. If cannot be reached it will then be headed for court for a Judge to determine.
- **DAVID FAULKNER PROPERTY**

WORK SESSION – DEPARTMENT REPORTS:

- ROAD DEPARTMENT ROAD SUPERVISOR GIL MINOR  
BCEO Salt Contract – Formal Resolution in new business
- LIFE SQUAD CHIEF BUBEMYRE:  
Reported for the month of February
- FIRE DEPARTMENT FIRE CHIEF L. ANGLIN  
Approval for Fire Truck to be used for BCSO ERS call outs & training  
MOTION 2025  
It was moved by and a second by
- ZONING ADMINISTRATOR BARB SCHICK
- St. Rt. 127 – Faulkner Property
- N "B" Street dumping by homeless on private property – approach to a cleanup???
- David Evans – Woodrow – wall has collapsed onto Grandview
- James Perdue 1338 Grandview – dumping debris in the back of property on hillside
- Dale Marcum's property on N "B" – existing old house was demolished.

➤ 2286 Hamilton Eaton Road – Charles Robinson – Total Dump/Nuisance

#### MINUTES

It was moved by Trustee John Johnson and a second by Trustee Judy Valerio to approve the February.

2025 Trustees Meeting Minutes.

J. Johnson, J. Valerio, D. Gadd

Nays: none Motion Carried

#### PAYROLL & BILLS

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

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

Nays: None Motion Carried

#### OLD BUSINESS

HR Discussion (OTARMA – discussion and will seek more information

#### FISCAL OFFICER

RHONDA DAVIS

#### NEW BUSINESS

- Discuss Wayne Fire & Life Contract at February 2, 2025 Meeting. Trustee Dustin Gadd will contact Bill about the new contract.
- RESOLUTION SALT CONTRACT
- RESOLUTION 2025-02-09 – SALT CONTRACT  
IT WAS MOVED BY TRUSTEE JOHN TO APPROVE THE BUTLER COUNTY ENGINEER'S OFFICE 2025 SALT CONTRACT FOR ST. CLAIR TOWNSHIP QUANTITY OF 600 TONS PER DUMP (SALT), TO BE DELIVERED AT 2449 JACKSON ROAD, HAMILTON, 45011,  
AND A SECOND BY TRUSTEE JUDY VALERIO.  
YEAS: JOHN JOHNSON, JUDY VALERIO, DUSTIN GADD NAYS: NONE MOTION CARRIED.
- TRENTON SIDE WALK PROJECT: Trustee Dustin Gadd will get more information
- MEETING WITH DANIEL MARCUM: to be announced
- HEATING & AIR – CONTRACT NEEDED FOR TWP. EQUIPMENT: Trustee Judy Valerio will contact Hanover Heating & Air for an estimate for maintenance
- LGS SERVICES for 2025: no action

#### EXECUTIVE SESSION for Personnel Issues

It was moved by Dustin Gadd and a second by John Johnson to adjourn out of regular session and go into an Executive Session for personnel issues.

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

It was moved by Dustin Gadd and a second by John Johnson to come out of Executive Session and go back into the Regular Trustees Meeting.

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

No decision was made in the Executive Session.

The Board of Trustees had a discussion of Fire Department Pay – an increase monthly for the Fire Chief L. Anglin and a monthly compensation for the Assistant Fire Chief Mike Price.

#### RESOLUTION 2025-03-10 Fire Department

It was moved by Trustee Judy Valerio and a second by Trustee John Johnson to approve to give an increase to the monthly compensation to Fire Chief Larry Anglin an increase, his monthly Chief's pay will be \$650.00 per month and a monthly compensation to Assistant Fire Chief Mike Price of \$500.00 per month.

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

#### ADJOURN

It was moved by John Johnson and a second by Judy Valerio to adjourn meeting.

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Rhonda Davis - Fiscal Officer

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Trustee Dustin Gadd  
St. Clair Township Board of Trustees President