

BALLVILLE TOWNSHIP TRUSTEES      REGULAR MEETING

June 17, 2014

The meeting was called to order by Chairman David Stotz with the Pledge of Allegiance. Also present were Trustees W. Robert Kusmer and Richard Geyer.

Moved by Mr. Geyer and seconded by Mr. Kusmer that the minutes of June 4, 2014, be approved with corrections by Richard Geyer of statements he made about the J.E.D.D. Mr. Geyer, yes, Mr. Kusmer, yes, Mr. Stotz, yes. Motion carried.

The Financial Information was read as follows and is attached to the minutes:

Total Bills - \$47,960.78

Total Receipts - \$7,568.26

Cash Total - \$1,110,122.92

Moved by Mr. Kusmer and seconded by Mr. Geyer that the Financial Report be approved and the bills be paid. Mr. Kusmer, yes, Mr. Geyer, yes, Mr. Stotz, yes. Motion carried.

Kay E. Reiter, Executive Director of the Sandusky County Economic Development Corporation was present with Max Valentine of Standard Technologies. Mr. Valentine would like to build a new facility for his business on Hayes Avenue in Ballville Township across the street from his current location. The new facility would be 75,000 square feet with an investment of 4.3 million. He currently has 65 employees and will be adding an additional 75 employees in the next five years. Mrs. Reiter stated that Standard Technologies is asking for a 75% tax abatement for a 10-year period.

Moved by Mr. Kusmer and seconded by Mr. Stotz that a 75% tax abatement for a 10-year period be granted to Standard Technologies. A roll call vote was taken: Mr. Kusmer, yes, Mr. Stotz, yes, Mr. Geyer, Abstain. Motion carried.

Mr. Kusmer stated that Mr. Geyer could not abstain without a conflict of interest. Mr. Geyer asked if he could speak privately with someone in the audience. Mr. Geyer asked to speak to Phil Klausz who declined. Mr. Geyer asked to speak with Bill Bowlus. They stepped outside to talk privately.

Dale Hill of Hayes Avenue asked about the effect of this tax abatement on the J.E.D.D. Mrs. Reiter explained that the tax abatement has nothing to do with the J.E.D.D. Mr. Kusmer explained that the discussions on the J.E.D.D. are only preliminary and residents in the affected area will be notified prior to a decision being made. Mrs. Reiter also stated that the motion that the Board of Trustees presented at the last meeting was too early as the J.E.D.D. is only in the discussion stage at this point and no decision has been made.

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Mr. Geyer returned to the meeting and asked how long the tax abatement would be for. Mrs. Reiter stated it was for 10 years. Mr. Geyer stated that he would like to table the motion for another meeting to discuss it further. Fiscal Officer Mary Kay Gabel stated that the motion has already passed.

Chris Williams voiced concern about the area of the J.E.D.D. being annexed to the City of Fremont. Mrs. Reiter stated that residential property and existing businesses cannot be part of a J.E.D.D. The agreement states that annexation is not allowed. She stated that the rules of the J.E.D.D. are written to protect residents.

Mr. Hill asked what Sandusky Township was going to do about a J.E.D.D. Mr. Kusmer stated that they are moving forward to begin research and discussions on the J.E.D.D.

Mr. Hill asked why farmland has to be used and not vacant buildings in the City of Fremont. Mrs. Reiter stated that potential clients are not interested in the buildings that are available in the City of Fremont.

Tom Kern was present and stated that he does industrial development and stated that there are not enough sites in the City of Fremont and the vacant buildings are not developable. Mr. Kern discussed several vacant buildings in the area, including the old Ekrich building which is being used.

Mr. Valentine stated that he looked at the buildings in the area and the cost to tear down and rebuild is cost-prohibitive. He stated that he would like to be in by February, 2015.

Mr. Geyer left the meeting with Roy Sadler for a private discussion.

Mr. Geyer stated that he is not receiving notices of the J.E.D.D. discussion meetings. Mr. Kusmer stated that he has called and left a message about the meetings. Mr. Geyer stated that the meetings need to be advertised in the newspaper, not just the web site.

Ferol Debransky asked what protection the residents have from a factory being built in their back yard. Mrs. Reiter explained that a J.E.D.D. offers more protection than they currently have, as it would probably establish the area for commercial and light industry.

Mrs. Reiter explained that a J.E.D.D. is run by committee of Township Trustees from both townships, a representative from the City of Fremont and a 4<sup>th</sup> person to chair the board, who could be a business owner or resident.

Mrs. Dabronsky asked who benefits from a J.E.D.D. Mrs. Reiter stated that the township receive 1/3 of the income tax, dispersed quarterly. No income tax abatement is allowed, only property tax abatement.

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Steve Karlovetz asked what money has been invested in the J.E.D.D. and what the gross receipts would be. Mrs. Reiter stated that this information would be available at the public hearing and no money has been invested so far.

Bill Rusch stated that Tom Kern made a false statement about the Ekrich plant. Mr. Rusch stated that there are no employees in the Ekrich building, only on a building on the property; the main building is empty.

Mr. Hill asked why Hayes Avenue. Mr. Kusmer stated that this is the designated as developable area in the Comprehensive Plan. Mr. Kusmer also stated that the J.E.D.D. will take at least 18 months to complete, there will be discussions on buffers and public hearings before a decision is made.

John Anspach thanked Richard Geyer for coming out and meeting with residents on Hayes Avenue.

Mrs. Debransky asked if residents could vote on the J.E.D.D. Residents cannot vote but can express their opinions at public hearing.

Steve Karlovetz asked Mr. Geyer why he voted No on the J.E.D.D. Mr. Geyer read a list of comments relating to a J.E.D.D. in Youngstown including:

- A J.E.D.D. is like a Homeowners Association and can harm development.
- Property values are not protected.
- It is a money grab.
- He is not in favor of government grabbing income tax from any residents.
- Water is in and they will be required to tap into the water.

Correction to minutes: Mr. Geyer said that he was talking about sewer, not water. Mrs. Reiter stated that the last statement about water is not a true statement. Lisa Clemons of Hayes Avenue stated that she was told that she would have to tie into a water line if her well goes bad. Mr. Kusmer stated that is not a true statement. Mrs. Reiter stated that you are only required to tap into sewer, not water. Ms. Clemons is concerned about the home next to her being abandoned and no one is doing anything about it to protect her property values; she is concerned about the property values if a J.E.D.D. is established. She also asked if a fire hydrant being placed on her property will force annexation. Mr. Kusmer stated that the City of Fremont passed a resolution in 2004 that there will be no annexation of residential property.

Jack Zimmerman explained that private businesses along with the townships went together to provide water on Hayes Avenue.

Whitey Stults discussed concerns about drainage problems in the front and back ditches at his property. The road ditch is a county ditch.

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Roy Sadler stated that the city can annex commercial property. Mrs. Reiter stated that the property must be contiguous to the city. She also stated that the J.E.D.D. agreement states that nothing can be annexed in the J.E.D.D. district.

Mrs. Reiter asked anyone with concerns or questions to contact her office.

Mr. and Mrs. Dave Fleming and Mr. and Mrs. Bill Bowlus were present to meet with the Board. They discussed storm sewer problems. Mr. Bowlus stated that 1" of rain equals 5" of rain on their property on Frederick Avenue. Mr. Bowlus stated that this has been an ongoing problem and going down Martin Avenue is not a viable option because of the expense. Mr. Kusmer stated that the hold-up is the neighbor to the northeast who does not want the tile to cross their property. Mr. Bowlus stated that he has discussed eminent domain with the County Prosecutor and this could take a year and a half. Mr. Fleming asked why the township can run water for a factory but can't help them. Mr. Kusmer will talk to the property owners to the northeast to try to get them to allow the tile across their property.

Greg Miller was present to meet with the Board. Mr. Miller and his father bought the property at the corner of SR 53 and SR 12. He wants to know if the bridge can be removed from the small creek that needs to the south. Mr. Lagrou said he would have to talk to the County Engineer to see who owns the property. He will do this and contact Mr. Miller.

James Oddo of 1440 W. Cole Road was present to discuss the high grass at 1428 W. Cole Road. This property is owned by Bob Abdo and renters live in the property. He said the back yard has not been mowed this year and he has seen skunks in the back yard. He was instructed to contact the Health Dept.

Cemetery Board – Jack Ferguson was present to meet with the Board. There was nothing new to report.

Zoning Report – David Schwartz, Zoning Inspector, was present to meet with the Board. Mr. Schwartz informed the Board that he sent a violation letter to Mike Kiser on Tucker Road giving him 14 days to remove the junk vehicles from his property. If he doesn't comply, then Mr. Schwartz will move forward with new resolutions just adopted by the Board.

He also discussed the Israel Book property on Morrison Road. He will discuss with Township Solicitor any action that can be taken to help with this property. He talked to the Health Dept. and they have 9 written complaints about the high grass and debris on the property.

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Mr. Schwartz stated that Michael Compliment on SR 53 is in the process of cleaning up his property. The Board decided to put the nuisance resolution on hold until the next meeting to see if he continues to work on the property.

Park Board Report – Bill Lagrou, Park Superintendent, was present to meet with the Board. A letter of resignation from Ballville Township Park Board was received from Pamela Crowell. Moved by Mr. Geyer and seconded by Mr. Stotz that the Board accept the resignation of Pamela Crowell from the Park Board, effective immediately. Mr. Geyer, yes, Mr. Stotz, yes, Mr. Kusmer, yes. Motion carried.

Mr. Lagrou asked if Sacred Heart Church would be allowed to use some of our recycled benches and picnic tables for their festival. The Board approved this request. The tables are picked up and dropped back off by Sacred Heart personnel.

Mr. Lagrou reported that the Relay for Life event in Conner Park went well; the event raised \$108,000.

The project to straighten out the poles in Conner Park is on hold as the cost would be \$4,000.00 rather than the \$2,000.00 already approved as there are more poles than Mr. Lagrou thought. The township employees will try to straighten the posts when time allows.

A letter was reviewed from the Sandusky County Sheriff's office on changes to the Community Work Program.

Park Board minutes of June 9, 2014 are entered into the minutes.

Road Report – Bill Lagrou, Road Superintendent, was present to meet with the Board. Mr. Lagrou was contacted by Rick Jenkins of Maple Lane concerning erosion on the banks of their property. Mrs. Gabel will research a time frame when this work was done in the past and it will be discussed at the next meeting.

Mr. Lagrou was contacted by Julie Horn of 1105 Oak Drive concerning speeders on Oak Drive. She would like to the speed limit lowered to 15 mph. A speed study would have to be conducted to lower the speed limit.

Mr. Lagrou asked the Board if he could purchase a new air compressor; the Board approved this request.

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Mrs. Gabel was contacted by Tom Beaschler of C.R. 43 concerning drainage issues and filling in the deep ditch. This issue will be addressed by Mr. Lagrou.

Moved by Mr. Geyer and seconded by Mr. Stotz that Ballville Township continue enrollment in the Frank Gates Workers Compensation Group for 2015. Mr. Geyer, yes, Mr. Stotz, yes. Motion carried.

There being no further business, it was moved by Mr. Geyer and seconded by Mr. Stotz that the meeting be adjourned. Mr. Geyer, yes, Mr. Stotz, yes. Motion carried.

Respectfully submitted,

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Mary Kay Gabel, Fiscal Officer

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Chairman