

RECORD OF PROCEEDINGS

April 26th, 2022

Held Regular Trustee Meeting

Meeting called to order by Tim Foley, Board President Beginning 6:00 PM with the Pledge of Allegiance

Board Members Roll Call

Trustee Jim Scoby	Not Present
Trustee Tim Foley	Present
Trustee John Roeder	Present
Fiscal Officer Mark Smith	Present

Employee / Visitors in Attendance: Billy Saunders, Vicki Gundolf, Jamie Allen, Judy Sheridan, Jennifer Tuttle , Mark Lane, Dave Nangle, Mary Ann Schmidt, Wayne Morris Sprigle, Casey Lee

APPROVAL OF PREVIOUS MINUTES for the April 12, 2022 ReZoning Hearing

Motion to approve by John Roeder

Second by Tim Foley

Discussion

Roll Call

Mr. Foley Yes Mr. Roeder Yes Mr. Scoby Not Present

APPROVAL OF PREVIOUS MINUTES for the April 12, 2022 Regular Trustee Meeting

Motion to approve by John Roeder

Second by Tim Foley

Discussion

Roll Call

Mr. Foley Yes Mr. Roeder Yes Mr. Scoby Not Present

Departmental Reports

Road Department

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BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

Billy Saunders Brush pick up is going well. Purchasing trash cans for playground area. The old concrete saw is not worth saving, parts are not available. Can this be discarded?

Tim Foley Since parts are not available, and has no value let's discard.

MOTION TO DISCARD THE OLD CONCRETE SAW

Motion to approve by John Roeder

Second by Tim Foley

Discussion

Roll Call

Mr. Foley Yes Mr. Roeder Yes Mr. Scoby Not Present

Billy Saunders We will list our advertisement in the Springfield News and Sun for our Bid Process for Chip and Seal Program 2022.

Fire/EMS

David Nangle

We have been looking at new security cameras and needing estimate on how many cameras. The MARCS System is being redone, and our radios will be obsolete. So we will be needing to upgrade. We have hired a couple local residents for the Fire Department.

Deputy

Mark Lane Easter weekend we had some vehicles damaged in Sunnyland. There has been some spray painting on the new wall in Limecrest. We are getting some junk cars moved out of Limecrest. Sheriff's speed sign will be out soon, and we will be able to utilize that. There will be an area clean up scheduled for the Limecrest area.

Zoning

Jennifer Tuttle The Community Dumpster Cleanup will be June 9th, and we will try to get flyers out, if that date works. The junk vehicle program is now going to legal counsel for approval. There is a Resolution tonight to set the public hearing for the next comprehensive rezoning, which is 285 parcels that are zoned A that should be zoned Residential. The hearing will be scheduled for May 24, 2022 @ 5:30.

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~~Mark Smith~~ I did have a chance to ask the Auditor about the Limecrest Fund and he stated as long as we use that \$14,000 in that neighborhood it can be utilized.

Fiscal Officer

Mark Smith We do qualify for a lower rate for OBWC due to the fact of low claims. OBWC is now paying \$100 for each drug screen done, so we will take advantage of this program. We have an obligation to report to the Federal Government, the ARPA Program which is called SLFRF, we are now registered and these documents will be filed.

Old Business

John Roeder We will be able to use the ARPA Funds for the playground equipment. We have a quote from an Engineer for the Holiday Drive plat, to replace all the drainage curb with ARPA Funds.

MOTION TO APPROVE HIRING AN ENGINEERING FIRM TO ENGINEER THE HOLIDAY DRIVE, CAPRIS CIRCLE PLAT FOR DRAINAGE, CURBS AND GUTTER WORK

Motion to approve by John Roeder

Second by Tim Foley

Discussion

Roll Call

Mr. Foley Yes Mr. Roeder Yes Mr. Scoby Not Present

Tim Foley

The CEDA (Community Economic Development Agreement) was put in place in 1999 and expires in 2050. This agreement was signed by the township trustees, city commission and county commission.

Township trustees are not consulted about city annexation nor do they vote on city annexation.

If land is contiguous to the city (touching) and the land owner wishes to annex...the annexation request is heard and approved by the city.

Annexation does not automatically change school district boundaries

Once annexed, the land is subject to city zoning. City zoning allows for higher density than township zoning

With Annexed Commercial and industrial development within the CEDA territory, the township shares in the city income tax paid by employees. The employees pay 2.4% city income tax and 12.5% of that goes to the township.

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~~The combination of the Prime Ohio Agreement and the CEDA agreement paid the township approx. \$475,000 last year...a significant boost to the Township's General Fund. With the growth of Gabes and Silfex, this amount should continue to increase annually.~~

Held

CEDA puts road and road right of way maintenance on the township. Including the resurfacing of the top 2 inches of pavement.

CEDA puts fire, ems and police services on the city.

CEDA does not address annexed residential development. As a result, there is no city income tax sharing with residential development...only industrial and commercial development.

Annexed residential development within the CEDA territory creates dual residents...dual residents vote for both city and township issues. Dual residents vote and pay for township fire, ems and deputy services.

TIF (tax increment financing) redirects real estate tax dollars away from the township while the township picks up additional road and road right of way responsibility and costs from servicing the additional miles of annexed residential development roads. The proposed TIF being imposed on the township for the Bridgewater development is 30 years at 100%. 30 years at 100% TIF can be imposed without trustee approval. I anticipate other annexed residential developments within the CEDA territory to have similar TIF's...thus, redirecting real estate tax dollars away from the twp. for 30 years at 100%.

TIF is not a tax abatement. TIF redirects property tax dollars, whereas, tax abatement is the reduction or elimination of property tax.

The Sycamore Ridge Development at Leffel and Burnett roads will probably also have TIF. Then, on top of the TIF, that development will probably have NCA (New community authority) imposed on it. Like TIF, NCA can be imposed without trustee approval. NCA will have the residents in that development pay an extra 4 mills of property tax annually for the length of the TIF. In the first 10 years, the additional 4 mills of property tax is split between the township and the school district. After 10 years, the 4 mills additional property tax is split between the twp. and city.

Neither TIF nor NCA are part of the CEDA Agreement...they are imposed. TIF redirects property tax dollars away from the twp., whereas, NCA partially reimburses the township for the lost property tax revenue during the TIF period.

CEDA creates dual residents that are paying their share of real estate tax...with NCA...the Sycamore Ridge residents will even pay more.

In conclusion, annexation, CEDA, TIF and NCA...are confusing concepts by themselves. Then, when they are all combined, it really gets messy.

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~~Dave Nangle We are concerned about our Levies that may be affected by dual residents being able to vote for our Levies. They have the opportunity to vote our levies out due to them not receiving our services.~~

Held
Tim Foley This is a concern, and one we will be addressing.

Vale Cemetery

Vicki Gundolf I do have a Resolution tonight to purchase a new mower for the cemetery. I would like to have 6 cameras for security at the cemetery.

New Business

None

Resolutions

Resolution: 2022-036

BE IT FURTHER RESOLVED by the Township Trustees to approve the attached 2022 Pavement Marking Agreement.

Motion to approve by John Roeder

Second by Tim Foley

Discussion

Roll Call

Mr. Foley Yes Mr. Roeder Yes Mr. Scoby Not Present

Resolution: 2022-037

BE IT FURTHER RESOLVED by the Township Trustees to approve funding from ARP Funding for the purchase of the Playground Equipment located at the Administration Office. (Prior approval was for General Fund-Resolution 2021-077)

Motion to approve by John Roeder

Second by Tim Foley

Discussion

Roll Call

Mr. Foley Yes Mr. Roeder Yes Mr. Scoby Not Present

Resolution: 2022-038

BE IT FURTHER RESOLVED by the Township Trustees to approve the purchase of a Toro 23hp Zero Turn Mower for Vale Cemetery in the amount of \$3,599.00

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Form 6101

Held

Motion to approve by John Roeder

Second by Tim Foley

Discussion

Roll Call

Mr. Foley Yes Mr. Roeder Yes Mr. Scoby Not Present

Resolution: 2022-039

BE IT FURTHER RESOLVED by the Township Trustees to approve the purchase of a Power-PRO XT Medic Cot from Stryker Medical for the new Medic Transport Unit in the amount of \$23,283.04

Motion to approve by John Roeder

Second by Tim Foley

Discussion

Roll Call

Mr. Foley Yes Mr. Roeder Yes Mr. Scoby Not Present

Resolution: 2022-040

BE IT FURTHER RESOLVED by the Township Trustees to approve the purchase of 2- Motorola Portable Radios at a cost of \$5,811.55 each for the Fire/EMS Department

Motion to approve by John Roeder

Second by Tim Foley

Discussion

Roll Call

Mr. Foley Yes Mr. Roeder Yes Mr. Scoby Not Present

Resolution: 2022-041

BE IT FURTHER RESOLVED by the Township Trustees

SET ZONING PUBLIC HEARING DATE

WHEREAS, a rezoning application for a Comprehensive Rezoning Map Amendment to rezone +/- 285 parcels from A to the proper "R" District for continued use single-family residential has been filed by the Springfield Township Trustees; and

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Minutes of **WHEREAS**, the CEDA Regional Planning Commission heard this
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rezoning case on March 3, 2022, and has recommended to the Township Zoning Commission that the rezoning request be approved as presented; and

WHEREAS, the Township Zoning Commission on April 20, 2022, following said hearing, passed a motion recommending to the Township Trustees that the rezoning request be approved as presented; and

NOW, THEREFORE, BE IT RESOLVED the Board of Trustees a public hearing before the Trustees for May 24, 2022 at 5:30 p.m. at the Township Administrative Office, 2722 Springfield-Xenia Rd, Springfield OH 45506.

Motion to approve by John Roeder

Second by Tim Foley

Discussion

Roll Call

Mr. Foley Yes Mr. Roeder Yes Mr. Scoby Not Present

Open to the Public

Mary Ann Schmidt 121 N Bird Rd

Concerned about the Marathon Station on N Bird and E National Rd. Trash is everywhere, there is a couch that has been there for years. Tires are stacked, and pipes. This needs to be cleaned up.

John Roeder I will talk with the owner/manager.

Casey Lee 363 Titus Rd

I am concerned about the Township when it comes to the CEDA Agreement, and the Annexation. We don't want to be in the City. I question the Trustees that put this CEDA Agreement together back in 1999. If you look at the CEDA Agreement it says nothing about residential housing. It is all about commercial buildings, commercial uses. The dual citizenship is a concern. I feel the agreement needs to be looked at. I feel the Trustees need to seek legal counsel. I feel this should be voted on by the township residents.

Dale Henry 1774 S Center Blvd.

I believe the CEDA needs to be re-visited. I won't be on the May 3rd ballot I am running as an independent for County Commissioner.

Closing remarks by Trustees

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BARRETT BROTHERS - DAYTON, OHIO

Form 8101

Held _____

John Roeder Searching through old records, I have realized we need to secure our old minutes. There is a lot of history that could be lost. We need to look into a fire proof safe.

Next Regular Trustee Meeting will be May 10th, 2022 @ 6PM

MOTION TO ADJOURN

Motion to approve by John Roeder

Second by Tim Foley

Discussion

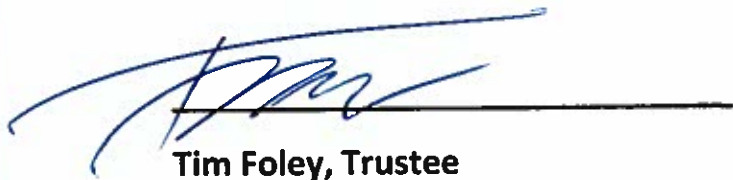
Roll Call

Mr. Foley Yes Mr. Roeder Yes Mr. Scoby Not Present

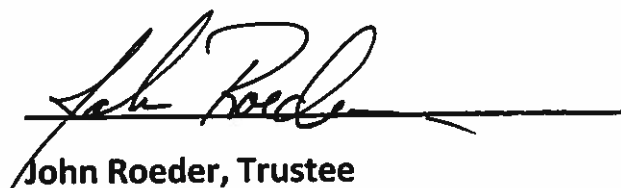
Board Certified



Jim Scoby, Trustee



Tim Foley, Trustee



John Roeder, Trustee



Mark Smith, Fiscal Officer