



The Board of Trustees of Bath Township met in an electronic format via GoToMeeting on **Tuesday, August 18, 2020**. A notice of the electronic meeting was posted on the township website as well as posted on the township office door entrance.

Members Present: Brad Baxter
 Robert Sielschott
 William Degen

Chairman Brad Baxter called the meeting to order at 7:00 p.m.

The minutes of the meeting of August 4, 2020 are approved as presented. Motion made, seconded, and passed by unanimous roll call vote.

FISCAL OFFICER'S BUSINESS

Reports given to Trustees: Payment Listing for 8/19/2020, Fund Status, Revenue Status, Copy of Real Estate Tax Receipt for informational purposes.

DISCUSSION:

Regarding tax receipt comparison of 2018 and 2019 total receipts:

The Fiscal Officer completed a revenue receipts comparison for 2018, 2019 and 2020 of real estate taxes, tangible personal property taxes received from the Allen County Auditor and real estate tax rollback received from the State of Ohio. Of real estate taxes received the breakdown of receipts occurs by the general fund receiving 10%, Road and Bridge 16%, Sheriffs fund 13% and the Fire/EMS 61%. The real estate tax revenue has increased incrementally over the three-year period by 6%. The tangible personal property tax (TPPT) has been reduced significantly over the three-year period with a reduction of 22% over three years. The Fiscal Officer estimated the 2nd half of the 2020 period as those receipts have not been received. Total loss of revenue from TPPT over the three-year period is 22% (\$67,340). The real property tax rollback revenue from 2018-2020 has also been decreased by 2% over the three-year period.

Fiscal Officer Cogley has completed an excel spreadsheet detailing all the associated revenues and will provide the information to the trustees as soon as the 2nd half receipts are received. This should be completed by the end of September. The Fiscal Officer thought it was imperative to bring it to everyone's attention with the increasing expenses of the township. The Fiscal Officer will also provide a PDF format to be placed on the website so residents can view the numbers themselves and see the trending data.

Mr. Degen moved, and Mr. Sielschott seconded the motion to purchase a laptop for Ken Meyer. Motion passed by unanimous roll call vote.

RESOLUTION 8-18-20-1 Authorizing the hire of Cody M. Blair as an intermittent Firefighter I/EMT Basic, at the rate of \$10.85 per hour effective 8/18/20. Discussion: Platoon Chief Jenkins reported Cody comes from Ada, Ohio and he is signed up for paramedic school. The fire department is very excited to have him on board. Mr. Baxter remarked on his excellent resume, Cody is a former Navy serviceman. Motion made by Mr. Degen, seconded by Mr. Baxter, and passed by unanimous roll call vote

FINANCIAL REPORT

The fiscal officer reported as of August 15, 2020, the checking account balance; First National Bank \$2,469,730.99; Star Ohio balance \$99,260.91 and Fifth Third balance \$17,173.77 for a total amount of all funds at \$2,586,165.67.

BILLS FOR PAYMENT

Breakdown of bills as follows:

Payroll Total:	\$ 31,383.04
Expenditures/Bills	\$ 84,778.50
Total	<u>\$116,161.54</u>

Mr. Baxter moved, and Mr. Sielschott seconded the motion to pay the **August 19, 2020** bills. Motion passed by unanimous roll call vote.

Fiscal Officer inquired to see if the trustees wish to pursue Covid 19 funding. The trustees felt it necessary to pursue the funding since we have incurred extra expenses related to the COVID situation. Lisa will prepare a resolution for the next meeting and prepare all documents that need to be submitted to the Allen County Auditor.

Trustee Degen brought up the issue of the Zoning Inspectors computer issues related to the electronic meeting. This issue was discussed at a previous meeting, and after further discussion, the trustees agreed that a purchase needs to be made. Tammy Jay was instructed to place the order with IT Tech Managed Solutions that previously provided a quote.

UPCOMING EVENTS/CORRESPONDENCE

Allen County Auditor Email-Fiscal Officer received an email from Sheryl Wiedeman from the Auditors office stating a packet had been mailed out containing the following:

- report showing the projected 2021 local government fund payments- Township portion of LGF for 2021 is \$82,322.20. (2019's total amount was \$ 83,771.72 a reduction totaling \$1449.52.)
- the signed Official Certificate of Estimated Resources
- Resolution Accepting Amounts and Rates

A Resolution is required to be passed at a future meeting and returned to the Auditors office by October 1, 2020. When the packet is received, the Fiscal Officer will prepare the documentation.

TRUSTEES BUSINESS

Mr. Degen discussed the email received from the Allen County Board of Elections on the ballot language. YES, vote it becomes an overlay and NO vote it does not pass. All trustees were in agreement that it is correct. Mr. Baxter will sign the form and Tammy will deliver it to the Board of Elections. Mr. Degen discussed the P&G abatement and out of the \$97,000 in tax abatements set to expire in 2022, the township portion to be received is about 8%.

Mr. Degen had Tammy call the Commissioner's Office to inquire if anyone had purchased the Old Folks Home on SR81. There were no bids, if placed up for bid again they may add more land.

Mr. Baxter discussed the "Stop Sticks" that the ACSO has requested and feels it is a great tool but at this time he feels we should wait. He recommended we table it and pursue getting the new camera in a cruiser. The Trustees agreed and Mr. Baxter will get a revised quote for the camera.

Mr. Baxter discussed the two public hearings that were held regarding the license plate registration fee. Revenue streams are getting smaller and expenses are increasing. Mr. Baxter feels this is a great way to increase revenue without trying to implement a tax levy. He spoke to residents who were for or against it. He is in favor of moving forward with his option. Mr. Sielschott and Mr. Degen both are in favor of moving forward.

Mr. Baxter made a motion to move forward with the tax with the motion being seconded by Mr. Degen. The Fiscal Officer will bring forth a resolution to the next meeting. Motion passed by a unanimous roll call vote.

Mr. Baxter reported on a potential business from Findlay bringing their business to the township. Chief Kitchen has provided the company with information on local sites.

Mr. Sielschott read the following statement into the record:

We have some exciting news for Bath Township this month. When designing the overlay system for the Township for future zoning governance, and specifically for Lost Creek, we had many occasions to publicly articulate our preferences as far as plans for Lost Creek and the golf course. Our goal was to hope to shape a future where Lost Creek would be protected by having a well-defined and controlled business development on the Harding Hwy edge of Lost Creek, blending into the original residential area with firming values and investments by owner occupied home owners, blending into a re-opened golf course with new single family housing. We are very excited that this future may now be possible.

Late last week I received word that a prospective investor and Mr. Holtsberry had signed a contract for the purchase of the golf course. His name is Tony Collins. He is a Bath grad and has expressed an emotional attachment to Bath, to Lost Creek, and to the golf course. The current plans of the new owner are as follows:

- An immediate feasibility study for the re-opening of the golf course, conducted by Mr. Holtsberry as a consultant
- 12 to 15 new single-family home lots along Lost Creek Blvd as a new housing addition to Lost Creek (the first new housing expansion for Lost creek in decades)
- Rehab or removal and replacement of the old country club with a new "small plate" style early close winery or restaurant, with possible event capabilities
- Re-hab and re-open of the pro shop and golf course, contingent on the economic feasibility study results
- Possible additional single-family condo project extending out Canyon Drive as a new housing addition to Country Club Hills
- This is a cash deal not dependent on the receipt of any government subsidies, programs, grants, or Lima utility subsidies.

Mr. Collins indicates that the project **will not** include:

- Leaving Bath Township
- Annexation to Lima
- The need for a re-direction of school or township real estate taxes to developers, and away from our school and township, using TIF's or other such programs
- A road connecting Lost Creek and Country Club Hills Subdivisions
- Any "apartment complex" style multi-family housing developments of any kind

Mr. Sielschott met with the Bath Superintendent to inform him we are not approving abatements for this PUD area. He also reported Beer Barrel has completely removed the old TSC building. The Beer Barrel business would bring 60-70 full time jobs that include health insurance and retirement. Mr. Sielschott confirmed that smaller overlays in our township will be able to be used.

DEPARTMENT REPORTS

Road Foreman Denny Wilkins had nothing further to report.

Fire Chief Joe Kitchen reported year to date calls for service are 953. Chief is currently working on the damages to the ambulance. He has estimates for the repairs and will forward them to the Trustees.

Zoning/Fire Inspector Ken Meyer reported:

1. Demo properties:
 - a. 3387 Shearin Drive. The Allen Co. Health department gave the owner an additional 60 days to complete all the repairs they required to make it a habitable structure.
 - b. 1601 Reservoir Road. The Allen Co. Health department gave the owner an additional 60 days to complete all the repairs they required to make it a habitable structure.
 - c. 1899 E. Bluelick Road. The Allen Co. Health department gave the owner 15 days to fix the foundation and repair all openings to the home. They then will allow the owner an additional 15 days to repair the roof. If this is done, an additional 30 days will be granted to make the house habitable.

2. Rezoning of 185 N. Mumaugh Road:
 - a. The RPC held a meeting of the DCC to review the rezoning application. The owner withdrew the application and tabled the request until she can provide more information.
 - b. The Zoning Commission will still have their hearing on August 20th. They will then have to go into recess until they can get a recommendation from the DCC. The owner has been contacted and the procedures were explained to her.
3. Lot split case:
 - a. The Kiracofe family is ready to proceed with the virtual hearing by the BZA on a proposed lot split with reduced frontage for their farm ground.
4. Event Center:
 - a. A resident has picked up a package to request a variance to build an event center at the corner of Mowery Road and Cool Road.
5. New Business:
 - a. Have been in touch with a developer that wants to put a metal fabrication shop on the property located at 1415 Findlay Road. This property is zoned as B-2.

Fire Inspector Report:

Have not been doing fire inspections due to the increase in COVID-19 cases in Allen Co. Will resume when numbers start to decline. There will be a COVID-19 drive up testing done at the OSU/Rhodes Campus on August 20th.

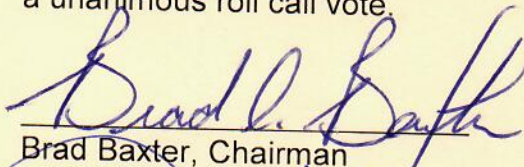
Secretary/Social Hall Manager Tammy had nothing further to report.

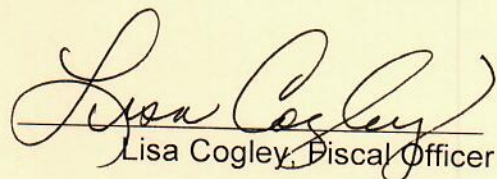
HEARING OF THE PUBLIC

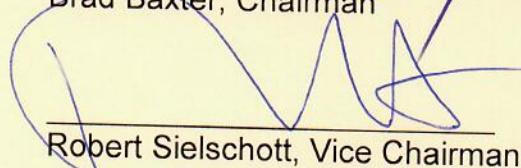
There were (1) one from the public in attendance via the electronic process. No issues were presented by the public

The next regularly scheduled meeting of the Board of Trustees of Bath Township will be held on **September 1, 2020 at 7:00 p.m.** in electronic format via GoToMeeting.

Being of no further business, Mr. Baxter moved, and Mr. Sielschott seconded the motion to adjourn the meeting at 8:14 p.m. Motion passed by a unanimous roll call vote.


Brad Baxter, Chairman


Lisa Cogley, Fiscal Officer


Robert Sielschott, Vice Chairman


William Degen, Trustee