



The Board of Trustees of Bath Township met in an electronic format via GoToMeeting on **Tuesday, September 15, 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.

Guests: John Heaphy and Dave Stratton were in attendance. John was thankful of the invitation to join the meeting. John bought the (TSC) property four years ago. Original intention was to start this project in 21/22. He grew up on Lost Creek Blvd and is proud and excited to bring it to Bath Township. He does a lot of community service including VA, Food Bank, and numerous projects with the school systems. John attended the Bath School Board meeting last week and explained the project will be over \$3.5 million dollars. Even with a 50% abatement it still gives the township more in real estate revenue. He would appreciate the trustees support on this endeavor. Mr. Sielschott thanked him for coming home to Bath and for providing 65 jobs in our area. Mr. Sielschott is the treasurer for their charities. He was one of the first partners in giving to the school ticket revenue sharing. John feels this will be a great new community gathering place. Dave Stratton thanked the Trustees for considering this business venture. Dave reported he has had multiple conversations with the Trustees regarding businesses, housing, etc. in Bath Township. AEDG is working on the following:

- 1.) Attraction of Businesses.
- 2.) Grow Businesses
- 3.) Job growth within a community.

John reported that to the West of his property is 3.5 acres for sale and he thinks with his new build it will attract a new business to that property as well. Mr. Degen inquired about the job figures and some of the language in the Enterprise Agreement. John clarified that he is the owner operator. The restaurant will have the occupancy of the Market Street location and will more than likely have more than 25 full time employees, full time equivalent head count would be much higher.

The minutes of the meeting of September 1, 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 9/16/2020, Fund Status, Revenue Status, August Reconciliation Report.

**RESOLUTION 9-15-20-1** Be it Resolved by the Board of Trustees of Bath Township that By Resolution, the Board of Trustees of Bath Township, Allen County, Ohio authorizes entering into an enterprise zone agreement with Beer Barrel, Inc. and declaring this act an emergency. Motion made by Mr. Baxter, seconded by Mr. Sielschott, and passed by unanimous roll call vote.

### **FINANCIAL REPORT**

The fiscal officer reported as of September 12, 2020, the checking account balance; First National Bank \$2,602,738.98; Star Ohio balance \$99,285.50 and Fifth Third balance \$89,244.97 for a total amount of all funds at \$2,791,269.45.

### **BILLS FOR PAYMENT**

Breakdown of bills as follows:

Payroll Total:	\$ 32,966.24
Expenditures/Bills	\$ 79,277.47
Total	<u>\$112,243.71</u>

Mr. Baxter moved, and Mr. Degen seconded the motion to pay the **September 16, 2020** bills. Motion passed by unanimous roll call vote.

### **UPCOMING EVENTS/CORRESPONDENCE**

**Coronavirus Relief Funds**-As per our discussion at the last Trustees meeting, I did instruct the Allen County Auditor to include Bath Township when distributing funds. Since that time, I was notified that a second round of funding has been approved. In looking at the bank statements as of Saturday, September 12<sup>th</sup>, both of those deposits have been received. Keep in mind that whatever we do not use and submit documentation for, we must return to the County Auditor by EOY. I have also been made aware via email from the Auditor of States office, that we will now have to file an amended certificate of resources and allocation of funds. Expect that resolution to be presented at the next Trustee meeting. I will also have to implement budgetary changes in the software for budget and allocation general ledger accounts. Once that is complete, I can begin to move the funds around to reimburse our departments for any expenses incurred.

## **TRUSTEES BUSINESS**

**Mr. Degen** reported the State of Ohio is putting an intersection at Thayer Road and 309, they are considering an "R" cut. Mr. Degen feels it would fit that intersection well and will let them know the township supports that. Mr. Degen also would like to make sure all the information on the election referendum is on the website.

**Mr. Baxter** recommended taking action on the agreement between the township and Beer Barrel. There has been much discussion among the trustees, and they agree this is a great project for our township. Mr. Baxter is for the tax abatement agreement.

Mr. Sielschott moved, and Mr. Degen seconded the motion. Motion passed by a unanimous roll call vote.

Mr. Baxter spoke regarding efficiencies of running the social hall. Tammy takes care of renting, cleaning, and maintenance of the hall. There are two rentals a day which require six trips to the hall per day. Mr. Baxter suggested going to an all-day rental from 8:30 a.m. to 9:00 p.m. and not change the fee so we would not lose any money. Tammy explained that the first group has the hall from 8:30 a.m. to 4:30 p.m. (8 hours), the second group is from 5:30 pm. To 11:00 pm. (5.5 hours) they always state in the evening rental getting in at 5:30 is late and by the time they decorate they cannot start their parties until 7:00 pm. Mr. Baxter would like to use Covid funding to create access controls to the township. We could use this to our network and have an added level of security. He requested input from the trustees on two issues:

- 1.) Changing schedule from ½ day to all day rental.
- 2.) Keyless entry.

Having a keyless entry will help accommodate the social hall renters who must leave for an event and return later in the day. They will be able to lock the hall where now they currently cannot lock the hall if they leave for graduation or to run home and then come back. Their concern has always been that someone may come into the hall while they are gone. Mr. Baxter said the keyless system is about \$600-\$1000 not including installation.

Trick or Treat is scheduled for Thursday October 29<sup>th</sup> the same date as the City of Lima. They are waiting on more information from the Health Dept as to what stipulation will be in place.

**Mr. Sielschott** attended the Bath School Board Meeting and gave them an update on economic development. In Lost Creek a 12 to 15 home new single-family home site project is in the pipeline for Lost Creek, as part of the business expansion there. This is the first single family home expansion project for Lost Creek in decades. Autumn Ridge expansion of new housing lots has been submitted. These plans represent over 30 new lots. The owner of old Hawthorne golf course is completing plans and approvals for the event and activity center. He hopes to have sites for residential condo community of about 40 new homes available for viewing and even possibly pre-sale by the end of October. There remains lot inventory in Pine Lakes just south of the Bath High School and activity involving new homes on "large Lot" single family residences in the outlying areas. Tony Collins informed Mr. Sielschott he is closing the deal on Lost Creek on September 16, 2020 and has plans for a 9-hole executive golf course. Mr. Sielschott reported that he has a narrative to be posted on the website and detailed what will be posted. He will email the narrative to the Trustees for their review. He inquired about doing an election push and we would have to have an election committee. Jared Walsh offered to be the treasurer for the committee, both trustees agreed it is a good idea.

### **DEPARTMENT REPORTS**

**Road Foreman Denny Wilkins** reported all the road program is complete and the department is working on the last round of mowing.

**Fire Chief Joe Kitchen** reported year to date calls for service are 1077. Chief reported they are doing their annual hose testing and not very many sections have failed. They will be starting fire hydrant checks on October 1<sup>st</sup>. Chief Kitchen explained the ladder truck repair cost reduced to a little over \$10,000 versus the original quote of \$23,000. However, another issue has developed and is being repaired, our ambulance is service is almost done. He was very appreciative of Jackson Township loaning us their ambulance.

**Zoning/Fire Inspector Ken Meyer** reported DCC met today to review the zoning petition to re-zone property on Mumaugh Road to B-1. They recommended denying the request, as they felt it was spot zoning. The Zoning Commission met on September 3, 2020, to discuss the re-zoning of the property on Mumaugh Road. They felt that since the property was zoned as B-1 on the 2040 comprehensive plan, it would make sense to allow it to be re-zoned at this time, regardless of the DCC recommendation. Mr. Sielschott commented that it is obvious that he is in favor of the owner's request. Mr. Degen recommended we need to let Scott create a public meeting, and he will create a packet for the trustees then we can make our decision.

The BZA met on September 8, 2020 to hear case 312. They approved the lot split with reduced frontage for the property, located on Sugar Creek Road.

The Allen County Health Department met on September 11, 2020 to discuss the property located at 1899 Bluelick Road. They determined this property to be in a condition dangerous to life and health and unfit for human habitation. I need approval to start the title search and proceed with having the property demolished.

Ken requested approval to proceed with the legal fees to have the abandoned and delinquent properties processed, the trustees approved.

A public Hearing is scheduled for October 6, 2020 at 6:30 p.m. (immediately prior to the regular township trustee meeting) for input on rezoning the property located at 185 Mumaugh Road.

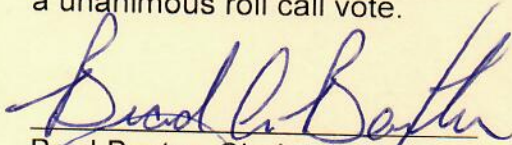
**Secretary/Social Hall Manager Tammy** had nothing further to report.

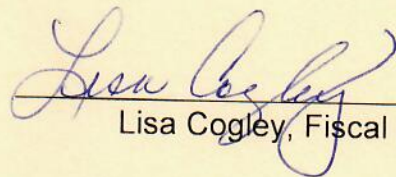
### HEARING OF THE PUBLIC

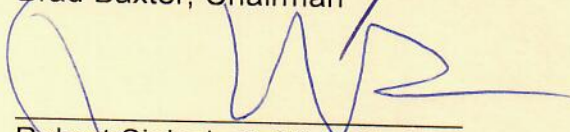
There was (4) four from the public in attendance via the electronic process. No issues were presented by the public


The next regularly scheduled meeting of the Board of Trustees of Bath Township will be held on **October 6, 2020 at 7:00 p.m.** in electronic format via GoToMeeting.

Being of no further business, Mr. Degen moved, and Mr. Sielschott seconded the motion to adjourn the meeting at 8:21 p.m. Motion passed by a unanimous roll call vote.

  
Brad Baxter, Chairman

  
Lisa Cogley, Fiscal Officer

  
Robert Sielschott, Vice Chairman

  
William Degen, Trustee