

The Williamsburg Township Board of Trustees

February 14, 2005

The Williamsburg Township Board of Trustees met on Monday February 14, 2005 to transact business. Chairman Danbury called the meeting to order at 7:30 PM, and all joined in the Pledge of Allegiance to the Flag. James Danbury and Jim Taylor answered the roll call. Also present were Clerk, Gregory W. Carson, Earl Whiteman, Yvonne Malott, Ron Finkledey, Richard Malott, Deputy John Schaeffer, Clyde Arnold and Shawn Shelton.

Mr. Taylor motioned to approve the minutes of the last meeting. Mr. Danbury second. All yeas. Mr. Carson presented a financial report, including a comprehensive account of expenditures and receipts and the trustees accepted it.

Receipts of the meeting:

Total Receipts: \$11,882.04

Mr. Taylor motioned to pay the following bills. Mr. Danbury second. All yeas.

Total Bills: \$44,243.97

Cemetery & Maintenance Report

Mr. Whiteman said that all equipment is running OK. Mr. Danbury said that he received a letter from the county saying that the detention basins in the Commons of Eastfork Subdivision are the responsibility of Holiday Homes until the homeowners adopt a homeowner's association. She also said that the county would not approve any more phases for the subdivision until they create a homeowner's association. Mr. Whiteman said that they put up the signs in the Commons of Eastfork Subdivision that say End of Twp. Maintenance. Mr. Danbury said that we received a letter saying that we need to have e-checks on some of our vehicles this year, but we want to wait to see if the State is going to do away with the e-check before we have them checked.

Zoning Report

Mrs. Malott presented a zoning report. Mr. Taylor motioned to appoint Carl E. Wehrum to another 5 year term to the zoning commission that will expire 4/21/2010. Mr. Danbury second. All yeas. Mrs. Malott said that Nolan Malott wants to build a garage on the property across the street from his house and she sent him to the county and they told him that he didn't need to do anything because he was building an agricultural barn. She said that his property is only 7/10 of an acre and she knows the rules are that an agricultural barn they need 5 acres. She told Nolan Malott that as far as the township was concerned, he met our requirements, but she is worried that he has nothing in writing from the county saying that he can build, even though they told him verbally. She said that she was informing us to prove that the county tends to give conflicting information when it comes to permits, etc. and she isn't surprised that people are confused. Mr. Danbury suggested that she should call the county to try to get them to give Mr. Malott something in writing. Mr. Danbury said that Mr. Cadwallader suggested that the township write a letter to the board of health about the Milton property at the edge of town and he asked Mrs. Malott to do some research and draft a letter for the trustees and he would sign it. He said that he gave her some information on nuisance properties that he brought back from the township association winter conference and she said that she has looked into it a little. Ron Finkledey said that he would like to discuss the procedures involving the trustees creating a TIF. He said that he had planned to have his attorney come to the meeting, but he wanted to make sure of some more details before he brought his attorney to our meeting. He said that he met with Jim Sauls about costs for the infrastructure and they originally estimated \$11,000 per lot, but he thinks it's more realistic to say it will cost around \$16,000 per lot. He said that he is in constant negotiations with some builders including Inverness Builders. He said that Inverness Builders say the lots should cost around \$25,000 each. He said that he made an offer with Inverness Builders to sell the lots for \$37,500, and Inverness told him that they weren't interested for that price. He said that he has had to take a look at some of his costs, because he is estimating that he will have almost \$20,000 per lot in expenses to cover. He said that the revised plans include more lots. Mr. Danbury said that he watched a video that Peck, Schaeffer and Williams, attorneys, did for the Clermont County Commissioners. He said that it was very informative and suggested that Mr. Finkledey contact the county to purchase a copy to watch. Mr. Danbury said that he feels the down side of a TIF is that the economy could affect our tax base. He said that we put ourselves at risk by putting up the money and if the subdivision doesn't sell, then we are still responsible. He said that if we could lose money from taxes if levies pass. He said that the schools have to approve of a TIF. Mr. Finkledey said that his attorney feels we are looking at 2 views of a TIF and the counties view is very negative. Mr. Danbury said that according to the tape, it is very difficult for first time users of a TIF and only an experienced attorney should handle them. Mr. Taylor said that if something happens beyond our expectations and the subdivision fails, then the tax payers are still liable for to pay back the bond and that is his biggest problem with it. He said that if Mr. Finkledey puts up the collateral, then the taxpayers aren't liable. Mr. Taylor said that a lot of "red flags" are being raised in talking about doing a TIF and he is very unsettled about this. He said that he would love to see the subdivision be completed, because it would benefit the township, but he doesn't know if the township should assume any liability in it. He said that he wants to see a clear way of paying back the bond, without obligating the taxpayers. Mr. Finkledey said that he went to the church that wants to build on this property, because they invited him and they had a copy of his proposed subdivision and they asked him about it and he asked for their input on what they want to see out

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of this subdivision and what type of housing they want to see. He thinks they want to see some houses in the \$160,000-\$180,000 range or more. He says that in his conversations outside of the township, Williamsburg is viewed as a lower income society and the perception is that the houses are all lower end housing and he wants to see this development occur to show that Williamsburg Township can build a quality development and break the outside perception of what others say about Williamsburg. He said that he originally thought of the TIF to pay for the pump station, because he feels that isn't totally for his subdivision. He said that the more he has worked the numbers, the more he realizes that he needs some support to do some of the infrastructure to keep the costs down for him and his other financial backers to keep them from losing sleep over whether or not they can sell the lots at a profit, because they have a lot of money invested in this. Mr. Danbury said that he doesn't think that any of the trustees will not support the idea of his project and want to see it happen, but he has a lot of concerns and questions about TIF's. Mr. Finkledey commended the trustees for researching TIF's since the last meeting. Mr. Danbury said that if a church builds on land where a TIF has already been created, then they are not exempt from property taxes, like normal.

Sheriff Report

Deputy Schaeffer gave a copy of the number of runs for January. He said that if we decide to renew the contract that will expire this year, he would like to see if he can get a new car, because his current car has around 130,000 miles on it and we've had it for at least 4 years. Mr. Danbury said that he reviews the reports of what the deputy is doing and he wants to make it clear to the Sheriff that we expect his time to be spent in our township and not in other townships. Deputy Schaeffer said that he has had several investigations involving drugs and meth labs. He said that he is working with surrounding counties to try to make some arrests and to cut down on the drug activity in and around the township. He said that he would check into the complaints about people parking on Alexander Lane.

Fire & Emergency Services Report

Mr. Malott said that we had talked last year about buying surplus government property from the state and he wants to go up there and look at lockers. He said that the state told him that we have to have an ID card to buy anything. He said that he has an application to fill out. He gave the trustees a copy of a year end report with the number of runs for 2004 and it showed that we had over 800 runs for the year. It showed that we gave mutual aid 64 times and only received mutual aid 7 times. Mr. Malott said that our copier broke down again and it cost \$452 to fix. He said that the copier is over 7 years old and he had cancelled the service contract on it, because he felt it was too expensive. Mr. Taylor suggested that he get prices on a new copier that collates and prints on both sides, etc. Mr. Danbury said that he had a call from some of the fireman asking us to suggest that Chief Malott purchase a new desk rather than piece meal his office together. Mr. Malott said that he wants to get high speed internet for the emergency services building. Mr. Danbury motioned to allow him to add high speed internet to his Cincinnati Bell Telephone service. Mr. Taylor second. All yeas. Mr. Taylor asked Mr. Malott if he had looked for a FEMA grant and he said that he will be looking at it soon. Mr. Malott said that the windows would be replaced with the "real" windows sometime soon, but they didn't come today, because of the rain.

Mr. Taylor motioned to adopt a resolution withholding consent for the remission of taxes, penalties and interest on an application for real property tax exemption filed under Section 3 of Sub H.B. 362 of the 125th general assembly as suggested by the County Auditor to be filed by 2/15/2005. Mr. Danbury second. All yeas.

Mr. Taylor said that Mary Werner sent a community assessment survey for CDBG and he said that he will fill it out and send it back.

Mr. Taylor motioned to adjourn at approximately 9:20 p.m. Mr. Danbury second. All yeas.

Clerk

President