

The Williamsburg Township Board of Trustees

February 28, 2005

The Williamsburg Township Board of Trustees met on Monday February 28, 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, Bari Henning and Jim Taylor answered the roll call. Also present were Clerk, Gregory W. Carson, David Burgess, Susan Burgess, Richard Malott, Yvonne Malott, Clyde Arnold and Earl Whiteman.

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: \$14,912.53

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

Total Bills: \$59,769.96

Mr. Burgess said that he wanted to give the township a preview of what he is working on and will probably be coming to a future meeting, including zoning meetings. He said that he is educating himself on Tax Increment Financing (TIF). He presented a slide show showing commercial development along State Route 32 and Half Acre Road. He said that the commercial developer will probably only build on this property if TIF's are available. He said that there is approximately 167 acres in two parcels involved in this future proposal. He said that there would probably be a future access road from Half Acre to Bauer Road. He said that the property is currently zoned commercial. He said that they are working on a 34 page contract. He said that they have different phases planned for this property. The developer is Continental Properties Incorporated. His slide show gave a fact sheet for this company showing that they are a rather large company that develops in several states. He said that this company is fairly well committed and they even met with one of the county commissioners today. Phase I would consist of retail buildings with 87,000 square feet with 19.06 acres used. Phase II would consist of 122,000 square feet of retail with 31.31 acres used. Phase III has no site plan yet. He said that Phase I would produce approx. 500 employees and 700 employees in Phase II and unknown # in Phase III. Phase I would be \$40 million, Phase II would be \$60 million and Phase III is unknown now. He said that a positive response is needed now, plus TIF for the future. He thinks the TIF would be used for an access road, road improvements, including turn lanes and traffic lines. He said that he has been researching TIF's and feels this development and the township could both benefit from use of a TIF. He said that he thinks that we only have until 2007 to set up tax incentive districts for TIF's according to the ORC, unless they will be revised later. The trustees asked several questions regarding the details and Mr. Burgess went over what he described in his slide show again to answer their questions. Mr. Danbury said that he thinks that once the property is changed from agricultural to commercial, then the property owner has to back pay for 3 years worth of taxes on the value of the property as if it had been a commercial property the whole time. Mr. Burgess agreed and he said that these taxes would not go into the TIF, because those 3 years occurred before the TIF was created.

Cemetery & Maintenance Report

Mr. Whiteman said that he has been trying to get the light fixed at Old State Route 32 and Elston Hockstock Road and he is very frustrated, because it has been out for a long time and he keeps getting the run around at Cinergy and several residents have complained about it being burned out. He said that a resident in the Commons of Eastfork Subdivision concerned that one of the catch basins isn't covered properly and they are concerned that someone could fall in and drown. Mr. Whiteman said that he has called the County Engineer's office to find out what they suggest that should be done, because this basin isn't in our right of way. He said that we should be looking at road pipes if we are thinking about paving any roads this year. Mr. Henning said that Ireton Road would probably be a road that we would look at. Mr. Whiteman said that there are a couple of pipes that need to be evaluated on that road. Mr. Danbury said that the trustees should look at the roads to see what needs to be blacktopped. Mrs. Malott asked when township junk days are going to be done. Mr. Henning asked if we were going to have 2 junk days this year. Mr. Danbury asked Mr. Whiteman to check on dates for June and October. Mr. Danbury asked if Mathis Road was done by county specifications when it was done and Mr. Whiteman said that he thinks that it was. Mr. Danbury said that we received a letter from the County Engineer stating the residents along Cain Run Road and Hennings Mill Road have asked for a speed limit reduction and the county engineer gave us a resolution to pass asking ODOT to change the speed limit. Mr. Henning motioned to adopt a resolution to contact ODOT to reduce the speed limits on Cain Run Road and Hennings Mill Road. Mr. Taylor second. All yeas. Mr. Malott said that there is a state sign as you come off of State Route 32 to stop at State Route 133 that blocks the view of traffic and there have been several accidents there. Mr. Whiteman said that a resident complained that the sign at the end of North Ellis Road provided by the township says North Ellis Road, but the state sign says Ellis Road and this is very confusing, because Ellis Road actually is on State Route 276 and not State Route 133. Mr. Henning said that the resident that lives across the street from Hennings Mill Road would like to see a guard rail in their yard to prevent cars from driving through the intersection and entering their yard, because a while back a car drove through the

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intersection and drove into the side of their house. Mr. Danbury said that he notified the schools that the Commons of Eastfork Subdivision has township roads now.

Zoning Report

Mrs. Malott presented a zoning report. Mr. Henning said that the letter that she wrote to the county department of health about the Milton property looks good. He said that Mr. Cadwallader called him to let him know that the Board of Health would be visiting this property for inspection. Mr. Danbury asked if the nuisance law would apply to the house that is falling down along State Route 32 in Afton. She said that she was checking with the county about this and she is learning what she has to do. He said that Rosemary Malott called him about this property and also asked him about the trash that is being thrown out in her yard. She also asked about the property next to her house that used to be a motorcycle shop. Mr. Danbury doesn't think that there is anything that we can do about this property according to our prosecutor. Mr. Danbury asked her to take pictures of the house that is falling down and write a letter to the board of health, because he is scared some kids are going to get hurt. She said that she had a call from someone about using a PUD on the North Side of State Route 276 and she said that Ed Boll might want to do a commercial PUD on his property at Half Acre Road and State Route 276. Mr. Danbury said that he received an email from the county saying that Norfolk and Southern has no plans on abandoning the railroad lines that run through the township to the east.

Fire & Emergency Services Report

Mr. Malott said that the copier has a new problem which will cost around \$300 to fix. He said that he has prices on a new copier. He said that the village recently purchased a used copier from Cincinnati Milacron for really cheap and they told him that Milacron has another one. He said that he has tried to contact them about donating it to the fire department. He said that he got an estimate of \$1,189.00 for a new copier from Ikon. Mr. Danbury said that he shouldn't spend any more money on the old one and to use the one at the township hall temporarily. Mr. Taylor motioned to allow Mr. Malott to spend up to \$3,000 on a new copier. Mr. Danbury second. All yeas. Mr. Malott asked when we should have a dedication ceremony for the building addition. Trustees asked him to come up with a date and we'd have a plaque made. He said that construction is complete and the windows are finally in place. He said that the drugs are stored in office across from his. He said that he wants to build a storage room in the life squad bay to secure the drugs. He said that the door and the 2X4's were donated and the labor to construct the room will be done by volunteers. Trustees agree that it makes sense to have the drugs in a secure room in the life squad bay. Mr. Malott said that he received a letter saying that the boat that he wanted to look at in Columbus was going to be sold at an auction on April 2, but he just found out that it was sold at an auction on January 9.

Mr. Danbury said that he received a certified letter from Adelphia Cable saying that they are raising all of the resident's cable rates effective April 1. Mr. Danbury said that the Village set September 29th at 5:30 p.m. as the next joint council/township meeting. Mr. Danbury said that he received a letter from Ohio Insurance Services Agency about Cobra Insurance and a copy of a proposed contract for them to handle our Cobra policy. Mr. Danbury said that he will call them to find out more details.

Mr. Taylor motioned to adjourn at approximately 10:15 p.m. Mr. Danbury second. All yeas.

Clerk

President