

PUBLIC HEARING

The March 10th Public Hearing of St. Albans Township was called to order by Chairman, Mike Washington.

All trustees and fiscal officer were present.

The purpose of this public hearing is for proposed text amendment to Article 15, section 1502 of the Zoning Resolution to exclude data centers and related other information services.

Mike Washington read recitals.

3/10/26A Mike Washington made a resolution adopting a text amendment to section 1502 (conditionally permitted uses) of the St. Albans Township Zoning Resolution. (Entire resolution on file).

2nd by Tad Vanness. Roll call: Mike Washington -yes, Randal Almendinger -yes, Tad Vanness-yes. Resolution passed.

Mike Washington thanked the Zoning Commission for their work on this.

Tad Vanness thanked Mike and the Zoning board for their work, stating that this is good for our township. We are the 1st in Licking County and possibly the 1st in the state to make this change.

Mike Washington made a motion to adjourn the public hearing.

2nd by Tad Vanness. Roll call: Mike Washington -yes, Tad Vanness -yes, Randal Almendinger -yes.

Hearing adjourned 6:08 P.M.

The March 10, 2026 meeting of St. Albans Township was called to order by Chairman, Mike Washington.

All trustees and fiscal officer were present.

The minutes of the February meeting were approved.

The minutes of the February 26th special meeting were approved.

The fiscal officer read fund balances to date.

Mike Theisen gave the February Fire and EMS reports.

Mike said they are still in need of gear, but not moving on anything right now.

There is no projected delivery date of the engine yet.

Todd Poole said the website needs to be made ADA compliant by April 24, 2026.

The WebChick will be working on it, and it will be an additional cost of \$850.00.

Also with this, all documents prior to 2025 will be removed from the website.

Todd Poole said the OPWC guard rail project is still in limbo, he has made several attempts to contact the Co. Engineer and is getting no where. Todd would like a trustee to reach out to the Co. Engineer.

Todd presented a mailbox damage policy. Placement of mailbox was discussed, and it was advised to get advice from the postmaster for placement details. So the issue will be tabled for now.

Woody Fox gave the February Zoning report.

Woody said he is getting a lot of calls on lot splits and that application needs to be put on the website.

He is looking into a couple violations.

Dave Sapp said they have had multiple trees down.

He has received 4 culvert permits. Dave said Shackelford Drive must be on the repair list this year, it is falling apart.

Tad Vanness said he is looking to some experts to fix that road so it's a permanent fix and if they don't get it done soon they are going to lose the road.

Mike Washington said trustees would like to have some discussion time before public comments.

Tad Vanness said he should have expanded on things at the last meeting regarding the St. Albans Township/Licking Regional Water District Intergovernmental agreement. Growth is coming to our area and we must manage that growth. He does not want to be the next Etna or Jersey Township. He does not want data centers, power plants, massive warehouses or sprawling housing developments. The ORC gives townships, counties, cities or governments no zoning oversight regarding placement of public utilities. We can not protect St. Albans Township by sitting back and saying we don't want this. St. Albans Township must control their own destiny and that is what he plans to do. He and Mike Washington prior to taking office had many meetings with JAG and Licking Regional Water District to ask a lot of questions and do some evaluating. 2 times they asked JAG what they

could do for St. Albans Township and both times they got no answer. He took that as them having nothing of any substance to offer. The next question was could they get services to the St. Rt. 310 corridor in the next 4 years and the answer was no. Tad explained that this was their only target area of growth. When they met with Licking Regional they asked what they could do to help, what are the township needs and what don't you want? This agreement was done in a closely controlled environment and it was done that way to preserve the integrity of the agreement, not to hide it from our citizens, but to keep it from others that don't have our citizens best interest in mind. Doing it this way was vital to get the very best deal that we could get for our citizens.

Mike Washington said he recognizes that his presentation of the information at the last meeting could have been more detailed and in depth. The Inter-governmental agreement with Licking Regional Water District gives our township the tools to manage growth economically and to protect our future. Regional development pressures and state level economic incentives often lead to expansion of utility services regardless of local resistance. Entering this agreement turns a potential problem into a managed process, local control and zoning authority. As an Economic Development Agreement it ensures the utility provider remains in its stated capacity, while the township retains absolute authority over zoning. That's why its so important that we manage our zoning resolution and we stick to our guns about what we want where we want. This allows the township to control development density and type by using the zoning resolution which remains our primary tool for control. The agreement does not give Licking Regional Water the ability to manage development in our community. In door to door campaign efforts he established that the community recognizes the importance of control and sustainable growth. Utility oversight: all utility providers are exempt from zoning restrictions in the township. We don't have the ability to tell them what to do or where to go. We can have a good relationship with them and discuss how we would like to see some things happen and work with them. We now have a seat at the table when it comes to these discussions. This managed process allows us to control development while securing a financial benefit from the new infra-structure that fits our zoning plan. Financial advantages: EDI's, TIF's, NCA's, JEDD's, etc will pay for all infra-structure costs and none of it gets passed on to our citizens. These new tools will reduce existing tax burdens. 25% of the JEDD money and 30 % of the NCA money will go back to the township at the beginning of any development and going forward every year on those pieces. After their infra-structure is paid for in full we get a higher percentage, 75&80% respectively of the JEDD's and NCA's. These are higher percentages than any other partner in the LRW district. We are going to need the financial resources to push back on unwanted development in our township. We need St. Albans Township to be in a

strong financial position in the future and this agreement gives us that. We have to be pro-active and that's what this is.

Sean Barnes, N Liberty Street, he would like to clear the air that Tad stated he asked JAG what they could do for them and it wasn't so much what we could do for you as it was more telling us what you wanted us to do. In the meetings he was in attendance there was no real comments about can you provide within 4 years sewer and water up to 161/37 because they plainly told him they had no desire up to that area for 10-15 years. He finds it disingenuous to tell the people what you said when that's not the fact of the case. JAG offered the township whatever they could do to help them get there, so to tell people that there weren't good conversations and that there was anything other than you guys telling us what we were going to do in order to be able to work with you is disingenuous.

He was told in order to work with them they needed to leave JAG, sign a non-annexation agreement and multiple other things. He wants to let people know what was truly said and what went on in the meetings.

Tad Vanness responded he did not ask about 161/37, they talked specifically about 310 and were told JAG could not get there in 4 years. They have no desire for development at the 161/37 interchange, that is not their target area.

Allison Riggs, Johnstown Alexandria Rd., asked for clarity about residents not having to pay for the utilities. She doesn't feel residents should have to pay. Trustees responded residents will not have to pay for utilities, if it runs past your property and you don't want it, you don't have to take it. Developers/development will pay for it.

Jim Lenner, New Concord, thinks its really important to let people know that this ball started down the hill with the commissioners authorizing the expansion and then service provider of then Southwest Licking without the township knowing and thinks its important to know that this started because of an agreement that the township was not aware of.

Jacob Brooks, Jersey Mill rd., said the word "project" is in the agreement document repeatedly with no definition of the word, where most agreements would have it defined and he didn't specifically see it in the document where we will continue to have our full zoning rights. He also feels it would be a good idea when an outside entity is coming to the meeting to speak that it show it on the agenda.

Mike Washington said under old business is a tabled resolution for a right of way permitting policy, fees, fines and policies. He would like to take that off the table.

Mark VanBuren, Hebron, introduced himself, gave his history and all of the boards he is on. He is running for Licking County Commissioner.

Ian Nickey, Energy Co-op. They are looking to increase the stability of Energy Co-op's natural gas system, increase price stability with no additional cost to members of the co -op with this project that will go from Licking Township to the New

Albany Industrial Park. They are still in the preliminary phases but want to be transparent. It will be a 12-14 month project with 2 phases a 24 mile pipeline. Trustees asked questions as well as David Lees, Kevin Reeves, Woody Fox and Dave Dicks.

#3/10/26B Mike Washington made a resolution to accept the purchase offer from the Village of Alexandria for the property located at 19 N. Liberty St. Alexandria, Ohio.

This resolution dies for lack of a 2nd.

Mike Washington said the township rec'd a violation letter for 19 N. Liberty Street from the Village of Alexandria and he has forwarded it on to the Prosecutor's office for a response.

#3/10/26C Mike Washington made a resolution declaring real property at 19 N. Liberty Street no longer needed for township purposes and authorizing the initiation of its sale pursuant to ORC 505.10 A6, bids due to Mike Washington by April 4th and at the April meeting offers will be reviewed and possibly decided upon (entire resolution is on file).

2nd by Tad Vanness. Roll call: Mike Washington -yes, Randal Almendinger -yes, Tad Vanness -yes. Resolution passed.

#3/10/26D Mike Washington made a resolution authorizing actions related to the transition and administration of Maple Grove Cemetery (entire resolution is on file).

2nd by Tad Vanness. Roll call: Mike Washington -yes, Randal Almendinger -yes, Tad Vanness -yes. Resolution passed.

Tad Vanness said there will be a cemetery committee created.

Mike Washington said he would like to have a workshop with the current cemetery board.

Tad Vanness said he would like to have a clean up day on some weekends to clean up trees/branches, etc. and would like to do it sooner rather than later. He proposes March 14th 9:00-12:00 and April 11th 9:00-12:00. This will be put on the website and social media.

Mike Washington said he would like to use the alternative method for notice per ORC 7.16 which clarifies that all public notices of the township will use the website and social media which aligns with adoptions made in the zoning resolution for 519.12 notices.

#3/10/26E Mike Washington made a resolution electing to use the alternative method of publications authorized by ORC 7.16 for legal notices of St. Albans Township.

2nd by Randal Almendinger. Roll call: Mike Washington -yes, Randal Almendinger -yes, Tad Vanness -yes. Resolution passed.

The mailbox policy discussed earlier in the meeting was discussed again. It was found on the postmaster website where the mailbox should be located. Trustees and Dave Sapp are not happy with how close they will be to the road.

Mark VanBuren of Harrison township and Rob Platte of Jersey Township were both asked about their policies and they are very simple.

Tad Vanness said he would like to table this to give them time to talk to other townships.

#3/10/26 F Mike Washington made a resolution to appoint Joe Osterholt to the Board of Zoning Appeals as a regular member with a term to expire on 1/1/2031. 2nd by Tad Vanness. Roll call: Mike Washington -yes, Randal Almendinger -yes, Tad Vanness -yes. Resolution passed.

The agreement with the Licking County Recycling was discussed. Dave Sapp saying loaded trucks going in 3 times/week is what's making holes in the lot. Mike Washington said we are responsible for the site and the cost of gravel but feels that it does get used a lot and we need to continue it.

#3/10/26 G Mike Washington made a resolution authorizing the execution of a memorandum of understanding with Licking County Recycling for the operation of a public recycling site at 1961 Johnstown Alexandria Rd. for a period of 12 months.

2nd by Tad Vanness. Roll call: Mike Washington -yes, Randal Almendinger -yes, Tad Vanness -yes. Resolution passed.

Mike Washington talked about a TIF and putting them in place so that the township has the ability to use them in the corridors that we feel we need to have them. We are putting them in our projected growth corridors and around the Village of Alexandria, because of possible annexation. Mike explained how a TIF works.

#3/10/26 H Mike Washington made a resolution exempting improvement to certain real property from real property taxes; identifying certain public infrastructure improvements that are a public purpose and once made, will directly benefit the real property; requiring the owners of the real property to make service payments in lieu of taxes; establishing a township public improvement tax increment equivalent fund; and related authorizations. (Northridge TIF) (entire resolution is on file).

2nd by Tad Vanness. Roll call: Mike Washington -yes, Randal Almendinger -yes, Tad Vanness -yes. Resolution passed.

#3/10/26 I Mike Washington made a resolution exempting improvement to certain real property from real property taxes; identifying certain public infrastructure improvements that are a public purpose and once made, will directly benefit the real property; requiring the owners of the real property to make service payments in lieu of taxes; establishing a township public improvement tax increment

equivalent fund; and related authorizations. (Southwest Licking TIF) (entire resolution is on file).

2nd by Randal Almendinger. Roll call: Mike Washington -yes, Randal Almendinger -yes, Tad Vanness -yes. Resolution passed.

#3/10/26 J Mike Washington made a resolution exempting improvement to certain real property from real property taxes; identifying certain public infrastructure improvements that are a public purpose and once made, will directly benefit the real property; requiring the owners of the real property to make service payments in lieu of taxes; establishing a township public improvement tax increment equivalent fund; and related authorizations. (Licking Heights TIF) (entire resolution is on file).

2nd by Tad Vanness. Roll call: Mike Washington -yes, Randal Almendinger -yes, Tad Vanness -yes. Resolution passed.

Mike Washington said the health insurance rate for the township came back at a 13% rate increase, which is not bad.

Mike Washington made a motion to renew the current group health insurance policy for St. Albans Township for employees and officials.

2nd by Randal Almendinger. Roll call: Mike Washington -yes, Randal Almendinger -yes, Tad Vanness -yes. Motion carried.

Meeting adjourned 8:35 P.M.