

The September 12, 2023 meeting of St. Albans Township was called to order by Chairman, Randal Almendinger.

All trustees and fiscal officer were present.

The fiscal officer read fund balances to date.

Ann Lodder said she believes in government openness and would like to see the fund balances put on the website. She said minutes for the July meeting are still not on there and the agenda for the meeting was never put on there. Jean Morrison responded she isn't sure why those documents haven't been put on but she will look into it. Ann asked what is protocol and who to call if she sees something wrong or a zoning violation. Trustees told her to call the zoning inspector or one of the trustees.

Ben Zanks asked for updates on the Martin Trucking buffering plan, dust and light concerns.

Woody Fox responded that their attorney is working on the buffering plan, and Woody is still working on the light/noise issues. He has to determine if it's a true nuisance. Woody stated that the Martin's, without request, have put down a base to help with dust.

Attorney, Peter Griggs spoke about a TIF (Tax increment financing). They are available to counties, cities, villages and townships and the purpose is to help generate revenue to help pay for "infrastructure" a few examples: water, sewer, pipes, roads and land acquisitions, and they apply to commercial properties. The township would need to pass legislation and define an area. Peter talked about a 1075, which does not require school board approval.

This money goes into a TIF fund and has to be used to directly benefit the TIF area. The money cannot be used for private improvements or operating expenses. These are very common in townships and most townships that have development going on have a TIF because growth is coming and it's a way to help the township pay for public infrastructure.

Mike Washington asked about looking into implementing a NCA (New Community Authority). Peter said a township cannot implement an NCA.

Kevin Reeves asked if there are any conns to current property owners?

Peter said there are NO conns to current property owners.

Bruce Lane asked Peter about the budget bill that attempted to take zoning powers away from townships. Peter stated that issue is dead and was dead upon arrival, stating that the OTA base of supporters would not let that happen and the OTA would more than likely sue the General Assembly.

Sara Chaulk asked how funds are managed. Peter responded funds are carefully managed by the fiscal officer and trustees and are audited.

Peter stated that a TIF is an economic development tool that's been around for a long time and feels that eventually every township in western Licking County will have a TIF.

Dan Bunting asked what happens when a municipality is inside a township. Peter responded a TIF covers incorporated areas only.

Pam Hills asked if a TIF goes away if the township merges with the village. Peter answered that the TIF goes away if we become a paper township only with no board of trustees.

Stephanie gave the Township Administration report. Jim is working on form based code and should have something ready for the zoning commission in October/November. Stephanie is compiling examples of noise ordinances and options for restricting industrial solar for the zoning commission's October meeting. The water and sewer working group is working on finalizing MOU's for service agreements for the municipalities involved. Jim and Stephanie have been meeting with Mike Theisen to create a budget format for the fire dept, levy documentation and help with applying for the SAFER grant.

Dave Sapp said the road maintenance with Small's is complete and Small's went above and beyond.

Resident asked Dave about the cemetery easement/driveway right of way for his new house that had been discussed a couple months ago. Trustees said they thought that was granted already. Bruce will follow up with the County Engineer on it.

Woody Fox gave the zoning report. The Geiger/Shelly Co have asked for a conditional use permit application for an asphalt plant on the M1 section of the Geiger property. Woody said they do have other violations with other government entities so that may slow things down for them. They have not turned the application in yet but Woody said he will have to have a legal reason to deny the permit. He is working with Peter Griggs on this.

Mike Theisen gave the August Fire and EMS report.

Mike said he has been working with Brad from the Auditor's office to get numbers for levies. Mike would like to have all 3 levies that we currently have combined into 1 levy.

Randal Almendinger presented the hard copy of the framework comprehensive plan.

Curt Hassick said there is a pothole on Miller Rd. West of 310 on the south side that needs some attention. Dave Sapp will look at it in the morning.

Bruce Lane said he would like Stephanie, township administrator, assistant to work on noise ordinances and restricting industrial solar to get things together to bring to the zoning commission so they can move quickly on things.

#34-2023 Randal Almendinger made a resolution accepting the amounts and rates as determined by the budget commission and authorizing the necessary tax levies and certifying them to the County Auditor. (entire resolution is on file)
2nd by Bruce Lane. Roll call: Jean Morrison -yes, Bruce Lane -yes, Randal Almendinger- yes. Resolution passed.

Randal Almendinger said he feels it's time after hearing Peter Griggs speak to put a TIF on the entire township and he has spoken to Peter and he is willing to do it for \$1000.00

#35-2023 Randal Almendinger made a resolution to have Peter Griggs finalize a TIF on the entire township for the cost of \$1000.00.

2nd by Jean Morrison. Roll call: Jean Morrison -yes, Bruce Lane -yes, Randal Almendinger -yes. Resolution passed.

Randal Almendinger said everyone should have received their letters from WIN Waste about the contract renewal and slight increase in cost. A township resident has not had his trash picked up since March and Randy will call in the morning and get it straightened out.

Meeting was adjourned 8:45 P.M.