

CURRENT

Bethel Township Trustees

Board of Trustees

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Marty Caskey

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Township Offices

8735 S. Second Street (Brandt)

Tipp City, Ohio 45371

937.845.8472

3.8 mill Levy RENEWAL on Ballot in November

On November 7, Bethel Township voters will have the opportunity to vote on the renewal of the 3.8 mill Levy. This levy, originally passed by voters in August 2003, was created to help the Township fight annexation. Voting "FOR" the 3.8 mil levy will **not** increase your taxes. Levy funds are used to preserve, protect and promote Bethel Township. To date, the levy funds have been used for a variety of infrastructure projects: the Brandt Sewer project, extension of the sewer line to Bethel Local Schools, repaving of Wiley Industrial Park, Singer Road, Brandt Streets after the sewer projects, improving the bathrooms at Friendship Park, and the Phoneton Water Project have all been made possible by funds from the 3.8 mill Levy.

In addition, because the township has this money, we are able to apply for grant money to offset the cost of the projects. Every single infrastructure project we have done since 2003 has received significant grant monies, which offsets the costs. State laws strongly favor municipalities in annexation issues. While there is no silver bullet to completely halt annexation, availability of water and sanitary sewer greatly reduces the need for a property owner to annex to Huber Heights. The city of Huber Heights has annexed over 600 acres of land that once belonged to Bethel Township. Since 2003, no additional land has been lost to annexation. However, one only needs to drive on US 40 and see the extensive building projects to the south. The township trustees greatly appreciate the voter support the 3.8 mill Levy has received over the years and we will continue to work diligently to preserve, protect and promote Bethel Township.

Voting Locations in Bethel Township

Tuesday, November 7th, voters in Bethel Township will head to the polls. The only *local* issue is the 3.8 mill RENEWAL Levy. Bethel Local Schools has no issues on the ballot. Miami County Park District has a REPLACEMENT 1.5 mill Levy on the ballot. There are eight candidates running for three seats for Bethel School board and there are two candidates running for two township trustee positions. Early voting begins at the courthouse in Troy on October 11. Voting locations on Election Day:

- **Bethel West and South Central** vote at the new West Charleston Church of the Brethren - 4817 SR 202.
- **Bethel South East and East** vote at the First Baptist Church - 8870 SR 571.
- **Bethel Huber Heights A and B** also vote at the new West Charleston Church of the Brethren - 4817 SR 202. These precincts do **not** vote on township issues, but do vote on Bethel School issues and Miami County issues.

If you have additional questions about your precinct, your voting location or ballot language, please contact the Miami County Board of Elections at (937) 440-3900 during normal business hours.

Bethel Fire Department Open House
Sunday, October 8, 1PM—3PM
At the Fire Station in Brandt



Beggars Night

Monday, October 31
6 PM to 8 PM

Don't Forget to Vote!!
Tuesday, November 7
6:30 AM—7:30 PM

Zoning Update

Zoning certificate applications:

ZC-20-17	6845 Studebaker Rd	New residence	ZC-26-17	4210 Dayton Brandt Rd	Accessory building
ZC-21-17	6490 Ross Rd.	Sign	ZC-27-17	6540 Studebaker Rd	Addition to residence
ZC-22-17	6700 E Ross Rd	Addition to residence	ZC-28-17	8390 E US Rt 40	Sign
ZC-23-17	5689 S Scarff Rd	Accessory building	ZC-29-17	2879 US Rt 40	Addition to accessory building
ZC-24-17	5330 Eastland Dr	Accessory building			
ZC-25-17	7663 US Rt 40 E	Accessory building			

BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA)

The BZA reviewed the following variance cases June – September, 2017

V-05-17	4210 Dayton Brandt Rd.	Accessory building height (Approved)
V-06-17	5110 E St Rt 571	Pool closer to building than allowed (Pending)
V-07-17	5209 S St Rt 202	Accessory building height/size/front line of residence (Pending)

BETHEL TOWNSHIP ZONING COMMISSION (ZC)

The ZC reviewed the following rezoning cases June – September, 2017

ZA-05-17	8390 Wildcat Rd	Rezoning one parcel from A-2 to A-1 (Approved)
ZA-06-17	Studebaker Rd	Rezoning one parcel from A-2 to I-1 (Denied)
ZA-08-17	4714 Dayton-Brandt Rd	Rezoning 4.229 acres of one parcel from A-1 to R-1AAA with the remaining 1.783 acres rezoned A-2 and joined to the primary property already zoned A-2 (Pending)

The ZC meets on the fourth Thursday of the month at 7:30 PM and the BZA meets on the fourth Thursday of the month at 6:30 PM in the Bethel Township Meeting Room when they have cases (except in November and December, due to the holidays). Public notices for both the ZC and the BZA meetings are posted in the news section of the Township website at www.betheltownship.org, and in the Troy Daily News. Additionally, residents within 300’ of the subject property are notified by first-class mail as per the Bethel Township Zoning Resolution and the Ohio Revised Code.

Spotlight on the Bethel Township Board of Zoning Appeals

The BZA is made up of Trustee-appointed volunteer residents and has these principal duties:

- Hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of sections 519.02 to 519.25 of the Ohio Revised Code, or of any resolution adopted.
- Authorize, upon appeal, in specific cases, such variance from the terms of the zoning resolution as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the resolution will result in unnecessary hardship, and so that the spirit of the resolution shall be observed and substantial justice done.
- Grant conditional zoning certificates for the use of land, buildings, or other structures if such certificates for specific uses are provided for in the zoning resolution.
- Revoke an authorized variance or conditional zoning certificate granted for the extraction of minerals, if any condition of the variance or certificate is violated.
- A decision of the BZA is final and takes effect immediately.



Please JOIN US Sunday, October 8, 1-3PM
Bethel Township Fire Department Open House
Please drop by and meet the firefighters, climb in a fire truck, paint a pumpkin or just enjoy the delicious food.

The Open House will be held at the Fire Station in Brandt (8735 South Second Street). For more information, call 845-4274.

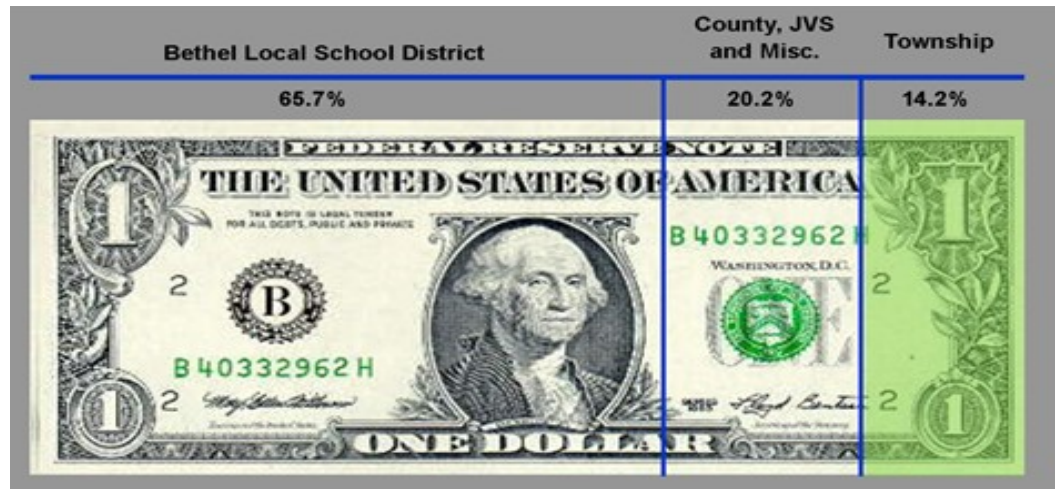
Fire and EMS 2017:

**7/2/17—9/19/17: EMS 104
Fire 34 Total 138**

**YTD: EMS 293 Fire 88
Total 381**

Understanding Property Taxes

As voters of Bethel Township go the polls this November and in future elections, it can be hard to tell where your money goes. There is a common misconception that everything labeled “Bethel” goes into one pot for Bethel Local Schools and Bethel Township. This is not the case; Bethel Local Schools and Bethel Township are two completely separate entities.



Once property taxes are paid, they are distributed throughout the different programs and levies that have been approved by the voters. This information can be found on your property tax bill. As you can see from the graphic with the dollar bill, the biggest portion goes to Bethel Local Schools. Miami County, Miami Valley CTC, Miami County Libraries and the Health Department receive the next largest share and Bethel Township Government receives the least amount at around 14.2%.

Current Local Levies In Bethel Township	Voted Millage	Effective Millage	Type
Bethel Local Schools –Operating	26.10	6.49	Permanent, 1976
Bethel Local Schools –Operating	4.00	1.35	Permanent, 1980
Bethel Local Schools –Operating	4.85	2.20	Permanent, 1987
Bethel Local Schools –Operating	7.00	6.61	Approved 2012
Bethel Local Schools—Capitol Imp.	2.00	1.26	Approved 2012
Bethel Local Schools –Operating	3.60	3.60	Approved 2014
Bethel Local Schools—Bond **	7.72	7.72	Approved 2014
Inside Millage, School	6.50	6.50	
Total for School*	61.77	35.73	
Bethel Township General	3.80	3.12	Approved 2003
Bethel Township Fire	1.50	1.24	Permanent, 2003
Bethel Township Fire***	4.80	4.80	Approved 2016
Bethel Township Police	1.00	0.74	Permanent, 2000
Inside Millage, Township	1.10	1.10	
Total for Township	12.20	11.00	
* Doesn't include the .75% Earned Income Tax renewed in 2015			
**This is the 7.94 mill Bond Issue for the new addition. The millage, when placed on the tax roll is 7.72			
*** This levy was REPLACED in 2016. The replacement value of 4.8 mills will be on 2017 Tax Bills in 2018			

The Township’s funds are split between Fire, Police and General Fund. Roads and cemeteries are the other services provided by the Township and currently have no levies that support them directly.

When levies are approved by voters, they are placed on the “tax duplicate” for the upcoming year. The tax duplicate is essentially what taxes are owed for any given property. For example, Bethel Township passed a “replacement with increase” Fire Levy in 2016. This was an increase from 2.0 mills to 4.8 mills and it was placed on the tax duplicate for 2017. Bethel Township Fire Department will not see the funds from the 2.8 mill increase until 2018 when the taxes come in for 2017. To the left is a list of current LOCAL levies in Bethel Township. Please note that the Bethel Local School’s 0.75% earned income tax is NOT included in this list.

On the chart there are levies listed as permanent. These are levies that are voted on one time and continue until they are replaced or removed. The Township can only have permanent levies for certain items authorized by the Ohio Revised Code.

The township would like to thank the Deborah Watson, our Fiscal Officer and Julie Anderson, of the Miami County Auditors Office, for the tax information.

Where Township Funds Originate

Bethel Township derives its annual revenue from several sources including:

- Real Estate Tax
- Local Government Fund
- Investment Interest
- Motor Vehicle License Tax
- Gas Tax
- Fines
- Grants
- Forfeitures
- Cable Franchise Fees

The Board of Trustees cannot raise taxes. When the Board of Trustees determines that additional revenues are necessary to maintain or increase current service levies, it can decide to place the issue before the voters. A majority vote of the electorate is required to pass the issue. Townships can only levy one type of tax, a property tax. Bethel Township derives most of our operating funds from property tax, in the form of different levies. In 2012, townships across Ohio, including Bethel, lost approximately 50% of funds from the Local Government Fund (LGF). Another source of intermittent funding was the Estate Tax, which was eliminated in 2013. Despite the reduction in monetary support from the state, Bethel Township is committed to providing the best possible services for our community. Levies allow voters to choose to raise the money to support the services they demand and levies can *only* be used to fund the service for which they are specified. For example, our Police Levy, generates approximately \$107,600 per year, can only be used for police related items—we use the money to pay for an additional 40 hours of coverage for Bethel Township from the Miami County Sheriff's Office. The contract for 2017 costs \$101,789. This contract increases by about 3% every year.

Understanding Levies, Millage and Taxes

Mill: Property tax rates are computed in mills. A mill is 1/1000 or .001. One mill cost a property owner \$1.00 for every \$1,000 of taxable value.

Assessed Value: In Ohio, the assessed value of real estate is 35% of the property's current appraised value by the County Auditor. Assessments are done every three years.

How is appraised value determined? The County Auditor uses real estate sales in the county, specific property characteristics, and statistical analysis to arrive at the appraised value for every property in the county. The appraised value is determined as of January 1st of the year of the assessment.

What happens when a tax levy is passed by the voters? Every levy ballot must contain language showing the year the levy commences (begins). For example, "...commencing tax year 2001"; taxpayers within the district where the levy has been approved will begin paying what they owe on the tax levy in the year of collection. The amount of millage they will pay (\$1.00/\$1,000 of assessed value of their real estate's value) is based on the amount of money the levy must collect.

Inside millage is limited by law to 10 mills for any taxing district. Because they are inside mills, these 10 mills can be collected as a levy without being voted on by the people in the taxing district.

Outside millage is all other millage requested that is over the 10-mill limit. Outside mills must be voted upon and approved by the majority of the voters in the taxing district where the tax will be levied. Because of H.B. 920 (passed in 1976), there is a cap on the amount of money a levy can collect. That means a levy can collect no more in the future than it collects during the first year it's enacted.

Effective millage is the millage rate that is actually levied on property. Once a levy is voted in, a township cannot collect any additional money due to valuation increases from reappraisal or triennial update on that levy. As property values increase, the millage rate on that voted levy is decreased so that the levy generates the same amount of money. This reduced millage rate is referred to as effective millage. The effected rate is the rate that is on a tax bill.

Replacement levy allows the taxing district to begin a new tax levy that will collect the entire amount of outside millage the levy requests using calculations based on the current market values of properties.

Renewal levy allows the taxing district to keep a current levy on the books and collect the same amount of money as when the original levy was voted in.

Permanent levy a levy that is voted on one time and continues until it is replaced or removed. The Township can only have permanent levies for certain items authorized by the Ohio Revised Code.

If you have additional questions please contact one of the trustees, the fiscal officer or the township administrator.

Water Quality and Minimizing Storm Water Runoff

Many Bethel Township residents get their drinking water from a well. Our wells tap into the Buried Valley Aquifer. Bethel Township is part of the Great Miami River Watershed. A watershed is the area of land that catches rain and snow and drains into a stream, river, lake or groundwater. They can vary in size from millions of square miles (like the land that drains to the Gulf of Mexico) to an acre or two that drain into a pond. The Great Miami River Watershed drains a total of 3,802 square miles and flows through all or part of 15 counties. All the runoff in Bethel Township drains to the Great Miami River eventually. Keeping the water the Great Miami River healthy for birds and fish and in turn keeping the aquifer clean and drinkable is important to all of us.

Stormwater runoff can carry pollutants, pesticides and excess fertilizers into rivers, lakes and groundwater. Remember that what goes in your storm drain can find its way into our water sources. Follow these tips to help reduce stormwater runoff from your yard:

- Use fertilizers sparingly and sweep up driveways, sidewalks, and gutters.
- Never dump anything down storm drains or in streams
- Vegetate bare spots in your yard.
- Compost your yard waste.
- Use least toxic pesticides, follow labels, and learn how to prevent pest problems.
- Direct downspouts away from paved surfaces.
- Take your car to the car wash instead of washing it in the driveway. Or, if you wash your car in your driveway, use biodegradable soap.
- Check your car for leaks and recycle your motor oil.
- Pick up after your pet.
- Have your septic tank pumped and system inspected regularly

The infographic is titled "Great Miami River helps recharge the Buried Valley Aquifer" and "Buried Valley Aquifer provides flow to the Great Miami River". It features a circular diagram showing the cycle between the river and the aquifer. Key statistics include: "77% of stream miles meet Ohio water quality standards" (citing Ohio EPA studies from 2001, 2010, and 2012) and "2.3 million people in southwest Ohio rely on groundwater for drinking". It also discusses "Nutrients" (Nitrogen and phosphorus) that enter waterways from fertilizers and animal waste, and lists "Causes of Unhealthy Streams" such as changes in stream channel shape, increased impervious surfaces, and unhealthy levels of nitrogen and phosphorus.

Recycling Update—what we accept at our Recycling Center

- Plastics, 1-7
- Aluminum Cans & Aluminum Foil
- Metal Cans—soup cans, vegetable cans
- Paper—office paper, magazines, flyers, phone books, newspaper
- Cardboard—corrugated boxes, food boxes. No food waste on the cardboard—i.e. NO PIZZA BOXES!



There is a separate container for glass jars & bottles. Glass used to cook or store food, Pyrex dishes, windows, mirrors and drinking glasses are often treated with chemicals, so these items all have different melting points. This means you will not be able to recycle non-container glass in our recycling bins and will need to seek out alternatives. The township takes the jar and bottle glass to the recycling area at Miami County Sanitary.

There is also a separate container for aluminum cans. The township takes the cans in this bin directly to the recycling company and receives money for the cans. The recycling in the large brown dumpsters is picked up twice a week by Waste Management. The Township pays Waste Management for this service. Cans are 100% recyclable, but Americans recycle just 49% of them! Thank you for doing your part to help our environment and save energy.



PRESORTED STANDARD
U.S. POSTAGE
PAID
TIPP CITY, OH
PERMIT #22

Bethel Township Trustees

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CALENDAR OF EVENTS

VISIT US ON THE WEB AT WWW.BETHELTONNSHIP.ORG

Or like us on Facebook— Bethel Township, Miami County, Ohio

October

- 4 Historical Society Meeting, 7 PM
- 8 Fire Dept. Open House, 1 PM—3 PM
- 10 Trustees Regular Business Meeting, 7 PM
- 17 Co. Planning Commission Mtg. in Troy, 7:30 PM
- 24 Trustees Regular Business Meeting, 7 PM
- 26 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM
- 31 Beggars Night, 6 PM—8 PM

November

- 1 Historical Society
- 7 Election Day, 6:30 AM—7:30 PM
- 14 Trustees Regular Business Meeting, 7 PM
- 16 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM
- 21 Co. Planning Commission Mtg. in Troy, 7:30 PM
- 23 Thanksgiving Holiday, Township Offices Closed
- 28 Trustees Regular Business Meeting, 7 PM

December

- 6 Historical Society Meeting, 7 PM
- 12 Trustees Regular Business Meeting, 7 PM
- 20 Co. Planning Commission Mtg. in Troy, 7:30 PM
- 21 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM
- 25 Christmas Holiday, Township Offices Closed
- 26 Trustees Regular Business Meeting, 7 PM

Please note:

The Board of Trustees meets in Workshop Session on the 1st and 3rd Tuesdays of each month at 8:30 AM in the Township Building in Brandt. Please check the Township's website at www.betheltownship.org for Workshop Session cancellations.

All meetings are held in the Bethel Township Community Room, 8735 S. Second Street-Brandt unless otherwise noted.