



May 24, 2022
REGULAR BUSINESS MEETING, 7:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES

A motion to approve the minutes for the May 10, 2022 Regular Meeting minutes and May 17, 2022 Workshop Meeting minutes was moved by Trustee Reese and seconded by Trustee Vanhaaren.

Vote:	Trustee Reese	YES
	Trustee vanHaaren	YES
	Trustee Black	YES

SHERIFF

Deputy reported that the senior camp out at the school had a few minor issues and the SRO officer handled those complaints. Also reported a Towing Business has moved to Agenbroad, no suspicious activity only junk cars on the premise. The Sheriff's office will be monitoring the issue.

STAFF REPORTS

FIRE

<p>Bethel Township Fire Department</p> <p><i>Tipp City, OH</i></p> <p>This report was generated on 5/19/2022 4:14:47 PM</p>	
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Incident Type Count per Station for Date Range
 Start Date: 05/07/2022 | End Date: 05/20/2022

INCIDENT TYPE	# INCIDENTS
Station: 1 - BETHEL TWP FIRE DEPT.	
111 - Building fire	1
321 - EMS call, excluding vehicle accident with injury	14
322 - Motor vehicle accident with injuries	1
324 - Motor vehicle accident with no injuries.	1
611 - Dispatched & cancelled en route	4
# Incidents for 1 - Bethel Twp Fire Dept.:	21

Bethel Township Fire Department

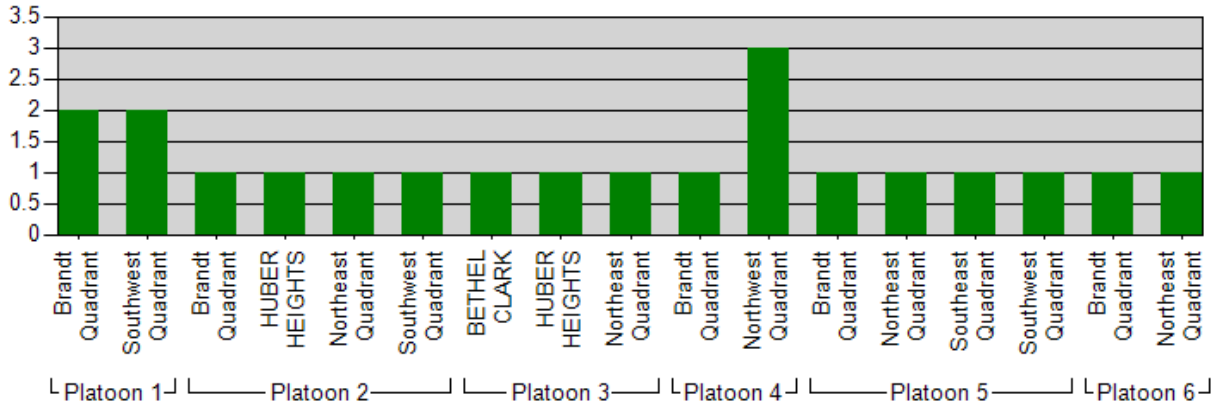
Tipp City, OH

This report was generated on 5/19/2022 4:13:59 PM



Incidents per Zone per Shift for Date Range

Start Date: 05/07/2022 | End Date: 05/20/2022



SHIFT	ZONE	# INCIDENTS
Platoon 1	Brandt Quadrant	2
	Southwest Quadrant	2
Platoon 2	Brandt Quadrant	1
	HUBER HEIGHTS	1
	Northeast Quadrant	1
	Southwest Quadrant	1
Platoon 3	BETHEL CLARK	1
	HUBER HEIGHTS	1
	Northeast Quadrant	1
Platoon 4	Brandt Quadrant	1
	Northwest Quadrant	3
Platoon 5	Brandt Quadrant	1
	Northeast Quadrant	1
	Southeast Quadrant	1
	Southwest Quadrant	1
Platoon 6	Brandt Quadrant	1
	Northeast Quadrant	1
TOTAL:		21

ZONING

Since the last Trustee meeting, the following zoning certificate applications have been received

No applications received

Since the last Board of Zoning Appeals (BZA) meeting, the following application is in process

NONE

Since the last Zoning Commission (ZC) meeting, following zoning amendment applications are in process

NONE

YEAR TO DATE (2022):

Certificates issued in 2022: 26

Declarations received in 2022: 2

Variations requested in 2022: 5

Variations approved in 2022: 5

Conditional Use requested in 2022: 2

Conditional Use approved in 2022: 2

Zoning Amendments requested in 2022: 2

Zoning Amendments approved in 2022: 2

BOARDS & COMMISSIONS

MIAMI COUNTY PLANNING COMMISSION:

June 21, 2022, at 7:00PM

BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA):

The BZA does not have a meeting at this time

BETHEL TOWNSHIP ZONING COMMISSION (ZC)

The Zoning Commission will be having joint workshop with the trustees 5/26/22 at 630PM

2022 ZONING ENFORCEMENT (YTD):

	Junk Cars	High Grass	Construction Related	Health Referrals	Other	Cleared
Month	0	0	0	0	1	0
YTD	0	0	0	0	2	0

Total: 1

Total Cleared: 0

ADMINISTRATORS REPORT

General

There is one Resolution on the agenda this evening.

This Resolution is for approval of TIF legislation for properties along Scarff Road.

The draft Resolutions have been sent to the Miami County Auditor and Prosecutor for the Replacement 3.8 Levy. I have gotten back the approval from the Auditor but am still awaiting approval from the Prosecutor.

We are working to finalize the Large Landowners Meeting for July 27, 2022.

The annual budget Resolutions will be on the next agenda as the Fiscal Officer finalizes the numbers.

TRUSTEE REPORTS

Trustee vanHaaren:

Attended the NC Planning Board Meeting last Tuesday night in New Carlisle. They discussed the potential 115 acres to be annexed and developed.

Did more research on getting broadband access for all residents and spoke to some people @ Broadband Ohio about grants.

Talked with Paul Huelskamp @ MCEO about the email from MVRPC Matt Lindsay about the potential for FPA modification.

Trustee Reese:

Attended the Joint workshop meeting with New Carlisle. Disappointed that there weren't negotiations. Attended the New Carlisle Planning meeting that went well. They are looking at half the size of lots across the road.

Attended the school Board Meeting and Justin Firks resigned.

Attended the Huber Heights City council Meeting there was no discussion on annexation. They are close to hiring a new City Manager.

I am looking for Township members to form a Land and Lifestyle committee.

Trustee Black:

Went out to Bethelville and looked at water issues. There are 2 or 3 properties we could do some work on.

Talked to a Solar company to gain more information on Solar Farms and how they can help the land owner and the Township, they are supposed to get back with him and they know we are interested

I toured the property that is in the annexation area along with New Carlisle's Vice Mayor and Mary Ann Layton.

PUBLIC COMMENTS FOR ITEMS ON THE AGENDA

None

ACTION ITEMS

**RESOLUTION #22-05-046
RESOLUTION NO. 22-05-046**

**DECLARING IMPROVEMENTS TO PARCELS OF REAL PROPERTY
LOCATED IN BETHEL TOWNSHIP, MIAMI COUNTY, OHIO TO BE A PUBLIC PURPOSE
UNDER SECTION 5709.73(B) OF THE OHIO REVISED CODE, EXEMPTING SUCH
IMPROVEMENTS FROM REAL PROPERTY TAXATION,
ESTABLISHING A TAX INCREMENT EQUIVALENT FUND.**

WHEREAS, Section 5709.73 et seq. of the Ohio Revised Code authorizes townships to participate in a financing technique commonly known as tax increment financing; and

WHEREAS, this Board of Township Trustees (the “Board”) of Bethel Township, Miami County, Ohio (the “Township”) wishes to use the authority granted pursuant to such Sections in connection with certain improvements in the Township in order to meet the public health, safety, welfare and convenience needs of the area, including new development and traffic capacity; and

WHEREAS, this Board has determined to grant a property tax exemption for the parcels comprising the Scarff Road TIF (the “SR TIF”); and

WHEREAS, the boundary of the SR TIF shall be coextensive with the boundary of, and shall include, the parcels of real property specifically identified and depicted in Exhibit A attached hereto (each, individually, a “Parcel” and collectively, the “Parcels”); and

WHEREAS, notice has been given to the Bethel Local School District and the Miami Valley Career Technology Center of the consideration of a resolution providing for tax increment financing, as required by Section 5709.73 and 5709.83 of the Ohio Revised Code; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Bethel Township, Miami County, State of Ohio, all members elected thereto concurring:

SECTION 1. Pursuant to Section 5709.73(B) of the Ohio Revised Code, this Board hereby creates the “SR TIF”, the boundaries of which shall be coextensive with the boundaries of the Parcels and shall include the Parcels as specifically identified and depicted in Exhibit A attached hereto, which Parcels are located in the unincorporated area of the Township.

SECTION 2. That this Board hereby finds and declares that certain public improvements in the Township, to wit: the planning, design and construction of public street improvements including pavements, walkways, bike paths, traffic control devices and alterations to existing streets, including but not limited to improvements to New Carlisle Road, Dayton Brandt Road, Scarff Road, State Route 571 and/or State Route 201, the planning design and construction of public parking facilities; the planning, design and construction of utilities including but not limited to water, sanitary sewers, storm retention/water sewers, detention facilities and telecommunication facilities; the preparation of plans for land use in the area; the creation or enhancement of buffer areas, recreation facilities and open areas necessary for ensuring the compatibility of adjacent land uses; community or educational facilities; parkland acquisition and/or improvements; park, recreation, performance, or creative arts improvements and facilities; the creation and/or enhancement of public service facilities; the acquisition of land in aid of industry, commerce, distribution, or research; demolition; environmental remediation; and, the purchase of property rights of way and easements or other rights in property necessary for the completion of the Public Improvements listed above, are a public purpose and that those Public Improvements are necessary for the further development of the parcels of land described in Exhibit A attached to this Resolution (such parcels are hereinafter collectively referred to as the “Bethel Township SR TIF”), but excluding any and all residential property located within Exhibit A, which parcels are located in the unincorporated area of the Township; for the creation of jobs; increasing property values, and the provision of adequate public services in Bethel Township. The further development of the parcels in the SR TIF will place direct additional demand on the Public Improvements.

SECTION 3. That, pursuant to Section 5709.73 of the Ohio Revised Code, further improvements to the parcels in the SR TIF occurring after the date of this Resolution are declared to be a public purpose and are exempt from real property taxation commencing for each parcel on the first day of the tax year in which an improvement resulting from construction on the parcel first appears on the tax list and duplicate of real and public utility property and that begins after the effective date of this Resolution and ending for each parcel on the earlier of (1) the date ten years after the date the exemption commences or (2) the date on which the specific public improvements as described in Section 1 above

(the “Public Improvements”) that will benefit the SR TIF are paid in full from the Tax Increment Equivalent Fund, as defined in Section 4 hereof, but in no case shall the Public Improvements on any parcel be exempted from taxation for more than ten (10) years. It is hereby determined that (i) a portion of the Improvements shall be exempt from real property taxation, (ii) such portion shall be seventy-five percent (75%) of the assessed value of the Improvements, and (iii) the Public Improvements directly benefit, or once made will directly benefit, the parcels set forth on Exhibit A attached hereto.

SECTION 4. That pursuant to Section 5709.74 of the Ohio Revised Code, the owner or the owners of the Improvements shall be required to make semi-annual service payments in lieu of taxes (the “Service Payments”) to the Miami County Treasurer on or before the final dates for payment of real property taxes. This Board hereby expresses its intention and authorizes the Township Administrator to enter into such agreements as may be necessary and appropriate to assure the payment of such Service Payments.

SECTION 5. That pursuant to Section 5709.75 of the Ohio Revised Code, there is hereby established the Bethel Township SR Public Improvement Tax Increment Equivalent Fund (the “SR Tax Increment Equivalent Fund”), into which the Service Payments shall be deposited. Money in the SR Tax Increment Equivalent Fund shall be used to finance the Public Improvements and may be used to make payments to the Bethel Local School District and/or the Miami Valley Career Technology Center at the discretion of the Board of Township Trustees.

SECTION 6. That the proper township officials are hereby authorized to do all things necessary and proper to carry out Sections 1 through 5 above, including but not limited to filing any required applications for tax exemption with the Miami County Auditor and/or State Tax Commissioner.

SECTION 7. That pursuant to Ohio Revised Code Section 5709.73(I), the Fiscal Officer is hereby directed to deliver a copy of this Resolution to the Director of the Department of Development of the State of Ohio within fifteen days after its adoption. On or before March 31 of each year that the exemption set forth herein remains in effect, the Fiscal Officer or other authorized officer of this Township shall prepare and submit to the Director of the Department of Development of the State of Ohio the status report required under Section 5709.73(I) of the Ohio Revised Code.

SECTION 8. That the Fiscal Officer is hereby directed to forward a copy of this Resolution to the County Auditor of Miami County.

SECTION 9. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 10. That this Resolution shall be effective at the earliest date allowed by law.

Julie Reese, Trustee

Beth van Haaren, Trustee

Don Black, Trustee

Deborah Watson, Fiscal Officer

CERTIFICATE

The undersigned hereby certifies that a copy of the foregoing Resolution was certified this day to the county auditor.

Fiscal Officer

Dated: _____, 2021

RECEIPT

The undersigned hereby acknowledges receipt of a certified copy of the foregoing Resolution.

County Auditor

Dated: _____, 2021

The motion was moved by Trustee: **Beth vanHaaren**
And seconded by Trustee: **Julie Reese**

VOTE:

Trustee Beth vanHaaren	YES
Trustee Julie Reese	YES
Trustee Don Black	YES

CERTIFICATE OF RECORDING OFFICER

I, DEBORAH A. WATSON, HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF RESOLUTION #22-04-038 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY HELD ON THE 26th DAY OF APRIL 2022, AND THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE

DEBORAH A. WATSON
FISCAL OFFICER

ANNOUNCEMENTS

- May 26 Trustee and Zoning Commission 6:30pm
- May 30 Township Offices Closed in Observance of Memorial Day
- June 7 Trustee Workshop Meeting, Township Meeting Room, 9:00AM*
- June 14 Trustee Regular Meeting, Township Meeting Room, 7:00 PM
- June 21 Trustee Workshop Meeting, Township Meeting Room, 9:00AM*

An * indicates a meeting will be held only if needed.

PUBLIC COMMENTS ON ANY TOPIC

Resident Natalie Donahue asked if the Resolution to Tiff property was given to the School. Administrator Ehrhart said that it will be delivered this week.

Resident Jason Bailey had concerns of his neighbor and a temporary fence that is made of pink streamers. Asked the trustees to revisit the zoning code specifically Article 38 and see if this complies. Also had concerns of high grass at the property. And would like to know what the Trustees can do about that.

Trustee Don Black said that they would take a look and will have some form of resolution at the next regular Trustee meeting on June 14, 2022.

**RESOLUTION 22-04-047
 A RESOLUTION TO RECORD ELECTRONIC PAYMENTS 347-377
 AND THE WARRANTS
 53395-53410**

BE IT RESOLVED, BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT THE PAYMENT OF THE ELECTRONIC PAYMENTS FROM NO. 347-377 AND THE WARRANTS 53395-53410 BE RECORDED THROUGH THE REQUEST OF THE FISCAL OFFICER.

The motion was moved by Trustee: **Beth vanHaaren**
 And seconded by Trustee: **Julie Reese**

VOTE:

- Trustee Beth vanHaaren YES**
- Trustee Julie Reese YES**
- Trustee Don Black YES**

PAYMENTS

Number	Transaction Date	Payee	Total Warrant Amount
347-2022	5/4/22	MIAMI COUNTY SANITARY ENGINEERING DEPT.	\$281.39
348-2022	5/9/22	TYLER D ALLISS	\$1,023.79
349-2022	5/9/22	MICHAEL ARNOLD JR	\$1,130.09
350-2022	5/9/22	JAIMIE BAGWELL	\$165.45
351-2022	5/9/22	CYRUS N BROYLES	\$574.84
352-2022	5/9/22	BENJAMIN M CAHILL	\$293.89
353-2022	5/9/22	JACOB DANIEL CLINE	\$494.74
354-2022	5/9/22	ALLAN DAVIS	\$582.89
355-2022	5/9/22	JAMES ANDREW EHRHART	\$554.45
356-2022	5/9/22	AUSTIN HOFFMAN	\$609.64
357-2022	5/9/22	JASON JASPER	\$646.41
358-2022	5/9/22	GERALD E LEACH	\$1,027.30
359-2022	5/9/22	WILLIAM P MANNHEIM	\$993.75
360-2022	5/9/22	BRIAN D MCKELLAR	\$180.59
361-2022	5/9/22	STACEY L MCKENZIE	\$507.90
362-2022	5/9/22	AMIER SALAH	\$488.50
363-2022	5/9/22	JOSHUA SCHIEBREL	\$781.04
364-2022	5/9/22	CHRISTOPHER M SCOTT	\$1,629.70
365-2022	5/9/22	JAMES R SEBASTIAN	\$517.79
366-2022	5/9/22	ALEXANDER SEGRETTO	\$662.14
367-2022	5/9/22	CODY TYLER TEEGARDEN	\$1,191.15
368-2022	5/9/22	DEBORAH A WATSON	\$226.15
369-2022	5/9/22	TERRENCE W. WELDON JR.	\$1,103.06
370-2022	5/9/22	CONNOR WHELAN	\$1,774.26
371-2022	5/9/22	ROBERT JAY YOCUM	\$1,045.92
372-2022	5/9/22	JAY T. ZIMMERMAN	\$311.98
374-2022	5/9/22	MICHAEL ARNOLD JR	\$1,344.25
375-2022	5/9/22	JAMES ANDREW EHRHART	\$1,743.40
377-2022	5/10/22	UNITY NATIONAL BANK	\$6,062.91
53395	5/10/22	AIRGAS	\$265.74
53396	5/10/22	MEDICOUNT MANAGEMENT, INC	\$3,250.64
53397	5/10/22	MIAMI COUNTY ENGINEER	\$666.10
53398	5/10/22	AQUA FALLS BOTTLED WATER	\$91.71
53399	5/10/22	AIM MEDIA MIDWEST OPERATING	\$108.03
53400	5/10/22	CHARTER COMMUNICATIONS	\$90.20
53401	5/10/22	BETHEL FIRE ASSOCIATION	\$340.00
53402	5/11/22	STAPLES ADVANTAGE	\$124.70
53403	5/18/22	UNIQUE PAVING MATERIALS	\$534.24
53404	5/18/22	MEGACITY FIRE PROTECTION INC.	\$325.55
53405	5/18/22	BROSIUS,JOHNSON & GRIGGS,LLC	\$1,145.07

53406	5/18/22	CINTAS CORPORATION	\$45.37
53407	5/18/22	DUNCAN OIL CO	\$708.33
53408	5/24/22	O'REILLY AUTO PARTS	\$115.23
53409	5/24/22	UNITED HEALTH CARE-INSURANCE COMPANY	\$191.25
53410	5/24/22	AT&T	\$76.67

Motion to adjourn at 7:47

Don Black, Chair

Julie Reese, Trustee

Beth Vanhaaren, Trustee

Deborah Watson, Fiscal Officer