



**GERMAN TOWNSHIP BOARD OF TRUSTEES
MINUTES OF THE SPECIAL MEETING HELD ON NOVEMBER 6, 2021**

The meeting was held in the gymnasium of Valley View Junior High School located at 202 Jackson Street, Farmersville, OH 45325.

The SPECIAL MEETING was called to order by President Tyler Rehmert at 1:00 pm. In attendance were:

President Tyler Rehmert
Fiscal Officer Mark Heistand

Vice-President Abra Reed

Trustee Jacob Stubbs
WebEx Facilitator Halie Sewell

IN-PERSON ATTENDEES:

Name	Address	Name	Address
Lynn Cleveland	11858 Oxford Road	Jacob Sewell	8122 Lower Mbsg Rd.
Mark Hemmerich	8833 Astoria Road	Mark and Deb Cross	7444 S. Stivers Road
Mark Keener	7865 Jamaica Road	William Heistand	12101 Oxford Road
Karen Carmickle	364 E. Market St.	Lucy Gilbert	5415 Diamond Mill Rd.
Shelby Rehmert	8198 Wind Dancer Dr.	Rehmert Children	8198 Wind Dancer Dr.

Also present were elected officials and employees representing the City of Germantown, the Village of Farmersville and Jackson Township.

The Germantown Press was notified of the Special Meeting on 9/30/21 at 5:41 pm. Additionally, a NOTICE OF PUBLIC HEARING was published in the Germantown Press on 9/30/21 and 10/14/21.

The announced purpose of the Special Meeting was:

- In accordance with the NOTICE OF PUBLIC HEARING, to hold a Public Hearing along with Germantown City Council, Farmersville Village Council, and Jackson Township Board of Trustees concerning a proposed Joint Economic Development District (JEDD) at the southwest corner of Manning Road and Germantown-Farmersville Pike for land owned by the Valley View School District.

Farmersville Mayor Nick Lamb welcomed those present and thanked everyone for attending. Mr. Rehmert then introduced JEDD Attorney Brenda Wehmer of the law firm Dinsmore & Shohl. He noted that Ms. Wehmer was in attendance to assist in answering questions from the attendees.

PUBLIC HEARING:

Mr. Rehmert made a MOTION, seconded by Mrs. Reed, to open the Public Hearing. The MOTION WAS APPROVED by a unanimous voice vote.

Motions to open their Public Hearings were then made and approved by Germantown City Council, Jackson Township Board of Trustees and Farmersville Village Council.

Mr. Rehmert reviewed a package of information concerning the proposed JEDD. Copies of his presentation were made available to all attendees.

Comments and questions were then received from those in attendance:

- **Lynn Cleveland:** Mr. Cleveland wondered if the JEDD would be “taxation without representation.” He stated that the children deserve the new school project and the communities will be improved with the construction of the new buildings.
- **Mark Cross:** Dr. Cross discussed several items:
 - He identified several changes he felt were needed to the JEDD Contract in Section 8. He was concerned about how the initial JEDD Board members will be appointed and the length of each member’s term. He suggested that specific language from the Ohio Revised Code be included in the Contract. Ms. Wehmer responded that the initial JEDD Board will determine who serves for one year, who serves for two years, etc. She noted that after the initial terms are completed, all Board members will serve four-year terms.
 - Dr. Cross asked several additional questions concerning the JEDD Board, which were answered by Ms. Wehmer. She noted that the Valley View Board of Education has not objected to any of the language in the JEDD Contract.
 - After Dr. Cross pointed out that O.R.C. Section 715.78(A), as referenced in Section 8, was repealed in 2019, Ms. Wehmer responded that this oversight would be corrected. He then asked if this correction would require a new Public Hearing. Ms. Wehmer responded that this was a minor correction which would not require a second Public Hearing.
- **Lucy Gilbert:** Ms. Gilbert discussed several items:
 - She asked about the contribution that will be made to the JEDD by the jurisdictions. Mr. Rehmert responded that (1) the initial total contribution by the entities is \$15,000, (2) through 12/31/24, 21% of revenues would be retained by the JEDD Board for operating expenses and long-term maintenance of the JEDD, and (3) beginning 1/1/25, the retention decreases from 21% to 6%. Ms. Wehmer noted that the jurisdictions were making these contributions in addition to their legal requirements to provide water and sewer, fire and police protection, roads, etc.
 - Mrs. Gilbert asked whether JEDD funds would be used to hire a School Resource Officer (SRO). Ms. Wehmer replied that the schools weren’t ready to add an SRO, but this could be done at any time in the future and the contribution percentage could be modified.
 - Mrs. Gilbert stated that the school doesn’t need a JEDD and that nothing will be added to the school by implementing the JEDD. Ms. Wehmer responded that the school does not pay real estate taxes. As such, German Township will lose the tax revenue on the land the school purchased and won’t have the revenue needed to provide additional services.
 - Mrs. Gilbert stated that the jurisdictions should have done some planning in anticipation of losing the income tax revenues (Germantown and Farmersville) and the real estate taxes (German Township).
 - Mrs. Gilbert asked about potential new businesses on the JEDD property. Ms. Wehmer responded that any additional businesses would most likely be complementary to the school’s mission, such as sports-related or healthcare. Mr. Rehmert referred Mrs. Gilbert to the JEDD Economic Development Plan and noted that the jurisdictions will need additional resources to maintain services to the new school facility.
 - Mrs. Gilbert asked if German Township would be responsible for maintaining roads, etc. within the JEDD boundary. Ms. Wehmer said the Township would not have this responsibility unless there was a dedicated road built within the JEDD boundary.

- Mrs. Gilbert asked if the JEDD Board can hire staff. Ms. Wehmer responded that this is allowed under the O.R.C. and noted that most JEDD Boards use contracting parties.
 - Mrs. Gilbert asked about the payment of earnings tax by businesses in the JEDD District. Ms. Wehmer responded that the school does not pay income taxes, but any for-profit businesses would pay business income tax.
 - Mrs. Gilbert asked about the house that is located on the school's property. Mr. Rehmert responded that the school is working to combine the various parcels it owns. German Township Zoning Inspector Halie Sewell noted that although the house was previously used as a residence, its parcel is actually zoned agricultural, the same zoning as all the other school parcels. Ms. Wehmer stated that the JEDD boundaries can't be increased without starting the JEDD approval process all over again. She also noted that if any JEDD land is someday sold for residential use, that land would leave the JEDD boundary.
 - Mrs. Gilbert asked what would happen if Germantown would someday annex the property. Ms. Wehmer responded that this would be a discussion for the future.
 - Mrs. Gilbert asked about potential uses of the land in the future. Ms. Wehmer responded that as property owner, the school makes decision about land use, not the JEDD Board.
 - Mrs. Gilbert stated her belief that the residents who approved the new school construction didn't understand that a JEDD would be formed. Mr. Rehmert responded that many people are in favor of the JEDD.
- **Mark Keener:** Responding to the fact that O.R.C. 715.78(A) as referenced in the JEDD Contract was repealed in 2019, he stated that the JEDD Contract should have corrected for this mistake prior to releasing the document to the public and holding the Public Hearing. Ms. Wehmer responded that this was her mistake and that it would be corrected in the final document. Mr. Keener stated his opinion that this mistake was a violation of fiduciary duty to the citizens.

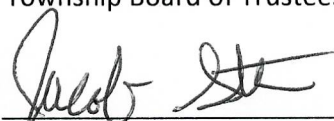
Receiving no other comments from those in attendance, Mr. Rehmert thanked everyone for attending the Public Hearing. He discussed the history of the meetings that have occurred since 2020 among the four jurisdictions to negotiate the JEDD Contract. Throughout that time the elected officials of all four jurisdictions have received a lot of community feedback. He stated that he is in favor of the JEDD.

Mr. Rehmert made a MOTION, seconded by Mrs. Reed, to close the Public Hearing. The MOTION WAS APPROVED by a unanimous voice vote.

MEETING ADJOURNED:

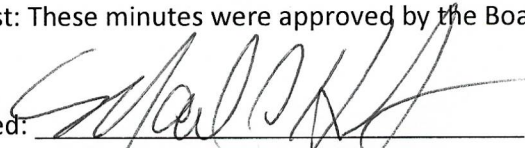
- With no further business, Mr. Rehmert made a MOTION, seconded by Mrs. Reed, to adjourn. The MOTION WAS APPROVED by a unanimous voice vote. The Meeting adjourned at 2:00 pm.

Motions to close their Public Hearings were then made and approved by Germantown City Council, Jackson Township Board of Trustees and Farmersville Village Council.

Signed: 

 Jacob Stubbs, President, Board of Trustees

Attest: These minutes were approved by the Board of Trustees at their meeting on December 13, 2021.

Signed: 

 Mark A. Heistand, Fiscal Officer