



**GERMAN TOWNSHIP BOARD OF TRUSTEES
MINUTES OF THE SPECIAL MEETING HELD ON DECEMBER 16, 2020**

The meeting was held at the German Township Hall located at 12102 St. Rt. 725 West, Germantown, OH 45327 and virtually using WebEx.

The SPECIAL MEETING was called to order by President Abra Reed at 6:03 pm. In attendance were:

President Abra Reed	Vice-President Jacob Stubbs	Trustee Tyler Rehmert
Fiscal Officer Mark Heistand		WebEx Facilitator Halie Sewell

IN PERSON VISITORS:

Name	Name	Name	Name
Brian Wafzig (Guest)			

ONLINE VISITORS:

Name	Name	Name	Name
Nick Lamb (Butler HVAC)	Mark & Deb Cross	Brenda Wehmer, Esq. (Call in User 3)	Mike Moyer (Call in User 4)
Kurt Jacoby	Karen Carmickle	Todd Dennis	Ben Richards
Lloyd Johnson	Valorie	Abigail Hale-Dennis	

The Germantown Press was notified of the Special Meeting on 12/10/20 at 10:32 am.

Mrs. Reed led the group in the Pledge of Allegiance.

The announced purpose of the Special Meeting was:

- To meet with representatives from the City of Germantown, the Village of Farmersville, and Jackson Township to discuss 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.

VISTOR COMMENTS:

Mrs. Reed asked that visitors add comments or questions to the WebEx Chat Box during the meeting.

JEDD DISCUSSION:

Mrs. Reed stated that Brian Wafzig representing Germantown and Nick Lamb representing Farmersville were present at the meeting. Mike Moyer representing Jackson Township joined the meeting late.

The Trustees, along with Messrs. Wafzig, Lamb and Moyer discussed the potential JEDD at the site where a new Valley View school building will be built. Much of the discussion during the 2¾ hour meeting repeated positions taken by the various parties at prior meetings on 10/10/20 and 11/18/20.

Significant discussion items during the course of the meeting included the following:

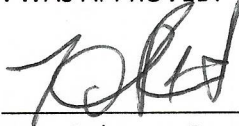
- Mr. Wafzig answered a question raised at the 11/18/20 meeting. He stated that, in 2018, ten employees of the High School and ten employees of the Intermediate School were residents of Germantown. These twenty residents represent 24% of 84 total employees. Primary School statistics were not available, but Mr. Wafzig felt those numbers would be about the same.
- Mr. Wafzig reported the likely revenue from those school employees that will still pay a credit to Germantown under a JEDD. It is \$7,000 for the Primary School, \$4,500 for the Intermediate School and \$8,000 for the High School. He stated that when the High School begins paying into a JEDD, the likely revenue will drop to \$3,200. He noted that the total is about a \$19,600 reduction initially. When the High School changes to a single site it will be a little less than that.
- Mr. Wafzig stated that Germantown's share of the JEDD revenue could be reduced by \$15-20K due to the numbers reported above. He was willing to reduce Germantown's share percentage.
- Mr. Wafzig felt that a School Resource Officer (SRO) will be needed when the school has a single site building. He stated that some of the JEDD revenue from the construction phase could be given back to the JEDD to allow the JEDD to pay for a SRO once the school is occupied.
- Mr. Stubbs stated that the total cost of a SRO with a base salary of \$57,000 would be \$103,000. 75% of this SRO cost is \$77,000. He said he would support a short-term JEDD but will only support a long-term JEDD if 75% of the SRO costs are paid by the JEDD.
- Mrs. Reed stated that Mr. Stubbs used a SRO base salary that relates to an experienced Township officer. She felt that a lower base salary should be used.
- Mr. Rehmert stated that the Township will be providing other services beyond a SRO officer.
- **Visitor Mark Cross:** Dr. Cross asked if the school has indicated if it wants or needs a SRO. Mrs. Reed responded that a decision on a SRO has not been made by the school. Dr. Cross reported that Chief Andzik told him that a SRO would also handle basketball games and that the Township could handle normal school calls using the present police force. Dr. Cross felt that if a SRO is needed by the school, the school should pay for it.
- Valley View Superintendent Ben Richards stated that although the school might not "need" a SRO, he would "like" to have one. The SRO issue hasn't been discussed by the School Board.
- Mr. Lamb stated that Jackson Township Police Chief Jon Schade told him that his officers will have as much of a presence at the new school as they currently have at the Junior High.
- Mr. Lamb stated that Farmersville Council isn't in favor of the JEDD paying for a SRO. They feel that if a SRO is needed, the school should pay for it.
- Responding to a question, Attorney Wehmer stated that to include language in the JEDD agreement requiring the JEDD to contribute amounts to the school (or perhaps to the new School Foundation) would result in a more complex agreement.
- Mr. Rehmert stated that creating a JEDD wouldn't be worth the effort for only a five year period. He wants the JEDD to be at least ten years, or there should not be a JEDD at all.

- Mr. Stubbs suggested that the JEDD tax percentage be set at Farmersville’s 1% rate rather than Germantown’s 1.5% rate. He also suggested that Farmersville’s Tax Department administer the JEDD rather than Cleveland’s Central Collection Agency (which administers Germantown’s income tax). He stated that he would support a ten year JEDD with a 1% tax rate.
- Mr. Wafzig said that he could probably support a ten year JEDD, but preferred a 25 year JEDD.
- Mr. Moyer stated that Jackson Township is in favor of a five year construction JEDD, but he wouldn’t have a problem with a ten year JEDD.
- Mrs. Reed stated that she would be comfortable with a ten year JEDD, as long as there were options to extend the JEDD after ten years.
- Mr. Lamb rejected creating a five year JEDD, but supported a ten year JEDD.
- At this point, all parties had agreed to a ten year JEDD. The group took a five minute break.
- After the break, there was extensive conversation concerning the tax rate, including a possible 1.5% rate during the construction phase and a 1% rate once the new building is occupied. There was also discussion about the various parcels of land involved in the JEDD and whether the existing High School could be carved out of the JEDD during the construction phase.
- Following the rate discussion, there was extensive conversation concerning the revenue split.
 - Mr. Stubbs felt the split should be 25% for each of the four jurisdictions.
 - Mr. Rehmert felt that an equal split was the right thing to do for the overall community.
 - Mr. Wafzig stated that he wouldn’t agree to an equal split among the jurisdictions.
 - Mr. Lamb didn’t like the idea of an equal split.
 - The possibility of excluding Jackson Township from the JEDD was raised.
- Not able to reach an agreement on the revenue split, and given the late hour, the parties decided to again discuss this issue at a future meeting. The next meeting was scheduled for 6:00 pm on 1/13/20 at the German Township Hall Meeting Room.
- Throughout the meeting, online visitors commented in the Chat Box. These are the comments:
 - Deb Cross - 6:06 PM - Are all four entities represented tonight? And is the Attorney present?
 - Deb Cross - 6:17 PM - Can I make a comment-Mark C.
 - Deb Cross - 6:23 PM - *****Can I please make a comment/??
 - Halie Sewell - 6:24 PM - The board will take visitors comments again here shortly. If you would like to post here in the chat they may be able to get to it sooner.
 - Deb Cross - 6:44 PM - Exactly!
 - Ben Richards - 6:52 PM - According to admin, we have about one or two calls a month at the HS, and one call a month at the JH for law enforcement. That is an average.
 - Abra Reed - 6:54 PM - Thank you Mr. Richards
 - Ben Richards - 6:55 PM - I apologize that I have another meeting. Feel free to contact me if you have additional questions.
 - Deb Cross - 7:00 PM - Can I make a comment?
 - Deb Cross - 7:25 PM - May I ask the attorney a question
 - Butler HVAC (Nick Lamb) - 7:51 PM - When you are all muted, we are not able to hear any conversation.
 - Mark Heistand - 8:01 PM - What about the employees of the present high school? Will they be part of the 1.5% JEDD construction years, or wait to start paying 1% when the new building is occupied and the JH moves to the present high school building?
 - Mark Heistand - 8:06 PM - Didn't you discuss at an earlier meeting that there is an ability to carve out the present building until the new building is occupied?

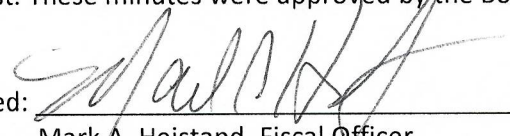
- Nicolas Lamb - 8:31 PM - Let me know when I get a chance to speak on the split please.
- Deb Cross - 8:40 PM - Good job Mr. Lamb

MEETING ADJOURNED:

With no further business, Mr. Stubbs made a MOTION, seconded by Mrs. Reed, to adjourn. The MOTION WAS APPROVED. The Meeting adjourned at 8:52 pm.

Signed: 
Tyler Rehmert, President, Board of Trustees

Attest: These minutes were approved by the Board of Trustees at their meeting on January 11, 2021.

Signed: 
Mark A. Heistand, Fiscal Officer