



GERMAN TOWNSHIP BOARD OF TRUSTEES MINUTES OF THE SPECIAL MEETING HELD ON JUNE 17, 2021

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 Tyler Rehmert at 6:00 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
Mike Moyer	12072 Hemple Road, Farmersville	Mark and Deb Cross	7444 S. Stivers Road
Lynn Cleveland	11858 Oxford Road	Mark Keener	7865 Jamaica Road
David Gehron	14239 Kiefer Road		

ONLINE ATTENDEES:

Name	Name	Name	Name
Brenda Wehmer	Brian Wafzig	Nick Lamb	Karen Carmickle
Call in User 5	Call in User 6		

The Germantown Press was notified of the Special Meeting on 6/7/21 at 4:06 pm and again on 6/15/21 at 6:46 pm.

Mr. Rehmert 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.

JEDD DISCUSSION:

At the meeting Council Member Brian Wafzig represented Germantown, Mayor Nick Lamb represented Farmersville, and Trustee Mike Moyer represented Jackson Township. Also present was JEDD attorney Brenda Wehmer of the law firm Dinsmore & Shohl LLP.

The Trustees, along with Messrs. Wafzig, Shell and Moyer and Ms. Wehmer, discussed the potential JEDD at the site where the new Valley View school building will be built. The meeting continued discussions held at previous meetings on 10/10/20, 11/18/20, 12/16/20, 1/13/21, 1/26/21, 2/11/21 3/9/21 and 5/5/21.

Discussion during the course of the meeting included the following:

- Mr. Rehmert reviewed the status of open items from the last meeting.
- Ms. Wehmer noted that she received comments from Germantown's Law Director Tom Schiff, but hadn't heard anything from Assistant Prosecuting Attorney (APA) Nathaniel Peterson or Farmersville's Law Director. Mr. Lamb stated that he had send the drafts to the Village's counsel.
- **Visitor Mark Cross, 7444 S. Stivers Road:** Dr. Cross discussed the following items:
 - He reported that he attended the 6/14/21 Board of Education meeting. He noted that an architect has been hired for the new school building and a concept drawing has been prepared. The school plans to break ground in Spring 2022 and take occupancy in Fall 2024. Construction cost inflation may affect the time line and increase building costs.
 - He stated that the Board of Education discussed the JEDD, commenting that it is an issue for the four jurisdictions, not the school. He reported that the total school payroll in FY 2021 was \$10,144,610, which would generate \$152,139 in income tax at a 1.5% tax rate.
 - He reported that the school will sell \$28 million of bonds at a 2.41% interest rate. The bonds will be paid off in 32 years, rather than the 37 years as originally expected.
 - Noting that he doesn't have any family who works for the school, he asked if the JEDD has a purpose that is justified under the Ohio Revised Code (O.R.C.). Reading a section of the O.R.C., he asked if the contributions of each jurisdiction had been finalized. Reading another section of the O.R.C., he asked if the JEDD will provide any benefit to the school or its employees.
 - He asked what will happen if future Trustees decide to back out of the JEDD. Ms. Wehmer stated that if German Township wants to withdraw, the JEDD will end.
 - Noting that there has been little opposition to the JEDD, he stated his goal is to make sure the JEDD follows the O.R.C. He stated that the fairest way is to have the people vote on the JEDD. He noted that the cost to hold a Special Election would be \$1200 per precinct, while the cost to hold the vote at a General Election would be half the amount. His desire is for the electorate to vote on whether to create the JEDD.
- Mr. Rehmert noted that there have been numerous public meetings concerning the JEDD. He also noted that the attorneys of each jurisdiction have reviewed or will review the JEDD contract.
- Mr. Lamb reported that Farmersville's attorney had reviewed the drafts and didn't have any major issues. His attorney liked the way the drafts were written.
- Mr. Wafzig and Ms. Wehmer discussed his comments on the current drafts as outlined in an email he sent to all parties earlier on 6/17/21.
- Mr. Rehmert discussed the comments raised earlier in the meeting by Dr. Cross and answered his questions. Noting that APA Peterson hadn't responded with comments on the drafts, he agreed to send Ms. Wehmer contact information for Mr. Peterson's associate Anu Sharma.
- Ms. Wehmer reviewed the timeline for the Public Hearing, noting that Notice of the Hearing must be published at least thirty days in advance. She stated she would hold off updating the drafts until comments are received from the Assistant Prosecutors and Farmersville's counsel. Mr. Rehmert expressed his hope that the Public Hearing could be held in late August.

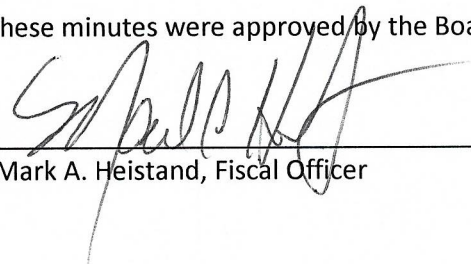
- **Visitor Mark Keener, 7865 Jamaica Road:** Mr. Keener discussed the following:
 - He asked about the cash contribution to the JEDD by the four entities. Mr. Rehmert responded that the total would be \$15,000 at the beginning.
 - Noting that a Trustee vote to approve the JEDD needs to be unanimous, he asked what would happen if a Trustee abstained. Ms. Wehmer responded that this would result in a non-unanimous vote, resulting in the JEDD issue being placed on the ballot to be voted on by the entire Township, including those living in the embedded municipality.
 - He asked when a potential vote by township residents would occur. Ms. Wehmer responded that the May 2022 primary would be the first available election, since there is not sufficient time to place the issue on the 11/2/21 ballot.
- Mrs. Sewell noted that she has researched all the parcels to be included in the JEDD. Three parcels don't have a description on the county website. She reported that Valley View Superintendent Ben Richards has told her that the parcels were not yet combined.
- Mr. Rehmert requested that all parties provide final comments to Ms. Wehmer before the end of June.
- Discussing the school's property owner and employer petitions to form the JEDD, Ms. Wehmer expressed her desire that they be signed by the school district during the thirty-day waiting period prior to the Public Hearing. The petitions must be signed before each jurisdiction holds its votes.
- The parties agreed to meet again on Thursday, 7/29/21 at 6:00 pm.

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 7:03 pm.

Signed: 
 Tyler Rehmert, President, Board of Trustees

Attest: These minutes were approved by the Board of Trustees at their meeting on July 12, 2021.

Signed: 
 Mark A. Heistand, Fiscal Officer