

<<<BLOOM TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING 2/8/06>>>

David Petty, Chairperson, called the meeting to order at 6:30 p.m. Members present were Trustees Petty, Brian Randles, Joseph Smith, and Fiscal Officer Carol Moore. Also present were Anne Darling Cyphert, Board Office Admin.& Bldg/Zoning Admin; Fire Chief Terry Gill; Randy Solt, Acting Road Supervisor; and several interested citizens. Petty led in reciting the Pledge of Allegiance.

Public Meeting with Township Officials and Lithopolis mayor:

Eric Sandine, Mayor of Lithopolis, informed the trustees that several areas of the township are having problems with water. Lithopolis has pre-annexation agreement with John Rogers northeast of village limits. County has approved it. Additional property may be submitted for annexation in 2006. Sandine said that once you start annexing properties, it is difficult to stop and he discussed the financial burden. He said they do not want to be surrounded by Canal Winchester. Lithopolis would like to discuss an annexation moratorium with Bloom Township. Sandine said everything the village annexes will remain in the township.

Bishop Run at the end of Gender Road is also being discussed with Canal Winchester, but Sandine said Lithopolis has a much stronger zoning code than Canal Winchester. Bishop Run is the Griffith Farm. Residential build out is estimated at 10-20 years. It is village goal to have open space. Village has opportunity to purchase quarry property from The Wagnalls Memorial. About 40 acres of Dominion Home's land will be open space. About 6 mills of property tax will be collected from annexed property, four mills for schools and two mills for Wagnalls Library functions. Smith reminded Sandine that Wagnalls' status as a public library is in litigation.

The village is looking into establishing a New Community Authority (NCA) to manage the TIF districts for capitol improvements. These TIF's will not affect schools or fire services but could help fund downtown revitalization. Parks and Recreation will have impact fees on the developers. Randles asked about Columbus Street plans in the village. Sandine presented written information to the trustees including a document entitled "Columbus Street Reconstruction", a document entitled "Lithopolis Information to the Bloom Township Trustees February 8, 2006", and the outdoor lighting ordinance that he said was adopted by the village of Lithopolis. Sandine urged the trustees to adopt a resolution just like his Light Ordinance to keep our skies beautiful.

Randles suggested the public attend Lithopolis Village Council meetings to stay informed about what is going on. Sandine said Roger's and Griffith's land has not been platted for subdivisions yet. Smith asked what the plans are for running sewer lines down Waterloo Road? Smith said he wants people to know that if it goes by them, they will be forced to tie into it. Sandine said "that depends." He said topography is a problem.

- Jim Getreu of Waterloo Road asked about sewage plans. Sandine stated his engineer is working on it with EPA. Sandine said village is only 10% capacity on water and 20% on sewer. He said Canal Winchester is out of capacity if all their homes were built today.
- Donna Abram of Alspach Road, asked what percentage of green space is recommended for new subdivisions. Sandine said that depends on whether there are slopes and land issues. Abram asked if Roger's land is parcelled out for two acres and he said no annexation agreement has been finalized so he did not have the answer.
- Vallerie Yonotti of Waterloo Road asked Sandine for clarification on Rogers' annexation property proposal. Sandine said the minimum lot size would be 7000 square feet. Cyphert pointed out that would be about six houses per acre. Yonotti asked if township zoning would remain. Sandine said it would be village zoning. 561 houses is the maximum that could happen at Rogers Subdivision.
- Petty asked about Sandine's Community Authority committee. Sandine said it was probably something they don't need but it will receive the additional property tax (6 mills) and ensure that the funds are properly dispersed. Randles asked how the board would be filled. Sandine said there are rules on how to do it.
- Petty said the township's biggest concern is that the fire department does not lose. Petty said the township and village could negotiate an agreement. Sandine said he would like that and wants the township to make sure Canal Winchester doesn't come around the village of Lithopolis. Randles asked for clarification on an annexation moratorium. Sandine said it could take just a couple of meetings and they could work it out. Petty asked if the township could set up a water sewer district. Sandine said yes and could include Fairfield County utilities. Sandine said sewer taps are \$5000 and water taps are \$4000.
- Sandine said a water main was run from Lithopolis to Canal Winchester that Canal Winchester could use for emergencies but CW is bidding it out instead.

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- Yonotti said if Village residents don't want to become a large area then Lithopolis should keep the proposed subdivisions rural. Sandine said the village plans will improve Waterloo Road. Sandine said a Bixby Road interchange is being discussed that would empty onto Lithopolis Road.
- Smith said there are drainage issues on Waterloo Road. Sandine said they have a plan for that and that it is one thing to address with TIF money.

Petty called for a five minute recess until 7:30 p.m. Afterwards, Petty reconvened the meeting.

PUBLIC COMMENT:

- Courtney Green, Housing Director for Lancaster-Fairfield Community Action on Grant & Loan Program for home re-hab and home repair: reported on programs offered by the agency. They included the CHIP program for assistance on private owner rehabilitation, Housing Preservation Program for Emergency Home Repair, Fair Housing Information, Energy Assistance Program, and SBC phone bill assistance for Lifeline Ohio. These programs will also help prevent homelessness.
- Donna Abram: asked about RPC's subdivision regulations proposal. She said public comments are welcome to RPC through the end of next month. She said RPC is considering limiting lot splits to four and anything more than that would have to go through major subdivision regulations. Her concern is that township residents may not be aware of this. RCP member Larry Coyle said a legal opinion from the prosecutor's office prompted the proposed change. Coyle said there will be public comment opportunities. Coyle said it would restrict some lot splits but will be good for the overall community. Coyle said RPC will probably adopt a model Conservation Zoning within a few months. Randles asked if that was cluster housing. Coyle said yes, but with green space.

FISCAL OFFICER REPORT:

- **Motion** by Smith, second by Randles to approve minutes of 1-25-06 regular meeting. Motion carried 3-0.
- **Motion** by Randles, second by Smith to approve payment of bills in the amount of \$33,331.89 and Payroll/charges in the amount of \$45,805.40 having been certified by the clerk that funds are available. Motion carried 3-0.
- Announcements
 - Property tax advance received: Fire \$122,000; R&B \$22,000; Road Improvement \$30,000.

NEW BUSINESS:

- Discussion with Dennis Sherman, electrician, about electrical and lighting needs for the township. Sherman proposed suggestions for lighting above the board's bench. Sherman said the lights can be viewed at a place in Columbus but they would be expensive. The company that has the lights in Columbus is called Loeb Electric. Smith said he had asked Sherman to attend the meeting to present ideas. The trustees will go to various stores and view lighting ideas and discuss their findings at the next meeting.
- Request for money from Canal Winchester Human Services: Cyphert reminded the trustees of a letter that was sent to them asking for money to help fund a transportation van for Canal Winchester Human Services. Cyphert said they stated 10% of their clients are in Bloom Township. Cyphert reminded them that part of Ashbrook Subdivision is Bloom Township but in the Village of Canal Winchester. Donna Abram said they transport elderly people that reside in Canal Winchester School District. Petty said an earlier audit cited the township for a donation to a non-profit group for a veteran's monument. Randles said it should not be considered if it doesn't serve the whole township. Cyphert will write a letter to CW Human Services respectfully declining based on the concerns voiced by the trustees.

ZONING & BOARD OFFICE REPORT:

- Trustees received Fairfield RPC communication SUBJECT: Subdivision Regulations Revisions – Titles I and II and Section 1 of Appendix B. Forward comments NLT Tuesday, February 28, 2006.
- Catering suggestion for County Township Association meeting: Cyphert suggested the township hire Carfagna's catering to provide dinner for the March meeting. The trustees agreed that Cyphert will handle the arrangements.

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- Newsletter: Cyphert presented a draft copy for the trustees to review. Petty suggested in lieu of printing the newsletter, using our township website with regular content change monthly for news items. It was agreed that the Bag would be must less costly than mailing.

FIRE DEPARTMENT REPORT:

Terry Gill reported that Bill Carr has expressed an interest in working part time.

- **Motion** by Smith, second by Randles to approve re-hire of William Carr as part-time firefighter effective February 6, 2006 at \$9.00 per hour. Motion carried 3-0.
- Gill said due to another township having drugs stolen, they are changing protocol to protect drugs from theft.
- Gill asked what the trustees thought of an architect they talked to at the Ohio Township Association convention regarding a possible Greencastle Fire Station. Gill said he wrote a letter to EPA to request a site survey to see where it is feasible to put a sub station. Randles said the architect could also look at our ground for a possible Road barn. Smith said the trustees are talking with Wyncoop about buying property for the township.
- Gill said it cost Greenfield Twp about \$15,000 for above ground fuel tanks. He said sometimes the bulk fuel is priced higher than retail. He said Greenfield is doing it for convenience and that only the Road Dept uses it, not the Fire Dept. Discussion regarding applying for tax reimbursement where a fuel credit card is not honored, but it was determined that would not be feasible.
- Randles asked if there was a fire recently. Gill said it was a chimney fire in the village.

ROAD DEPARTMENT REPORT:

- Randy Solt reported he was notified about weight limits that he will fax to the sheriff's office tomorrow.
- Solt reported that Scott Richardson passed his CDL test.
- New computer has been delivered. He is working with the county for a culvert list.
- Solt and Frank Reis met with Lithopolis mayor to discuss wireless charge. The fee is \$65 installation fee and there is a two month wait. Gill said the fire department uses SBC high speed. Solt said he could check around for other prices after Randles expressed concern about Lithopolis's ability to provide adequate internet due to technology issues. Solt agreed to check with further providers before making a decision.
- Solt asked if trustees looked at specs for 450 truck. The trustees took a moment to review the specs. Randles asked if Tom Scholl had seen the specs. Solt said yes but that he negotiated a better deal. Smith said Scholl should look at it. Solt hopes to have prices at the next trustee meeting.
- The trustees viewed the proposed contract regarding the Alspach Road flooding issue.

RESOLUTION #13-06: BE IT RESOLVED BY THE BLOOM TOWNSHIP BOARD OF TRUSTEES to approve the contract with Lockwood, Lanier, Mathias & Noland, Inc. for ALSPACH ROAD/LORA LANE STORM SEWER PROJECT in the amount of \$7,000 for surveying and engineering services. Motion by Smith, second by Randles.

ROLL CALL: Randles-yes; Petty-yes; Smith-yes. Resolution carried 3-0.

OTHER:

Donna Abram asked if the trustees had considered more outdoor lighting (at the Greencastle Offices). The trustees said it is being considered.

Petty adjourned the meeting.

David Petty
Chair

Carol J. Moore
Fiscal Officer