

<<<BLOOM TOWNSHIP BOARD OF TRUSTEES Special Meeting 6:00 p.m. 7/9/08>>>

The meeting was called to order at the end of the cul-de-sac of Fairfield Farms by Joseph Smith, Chair. Smith explained that the purpose of the meeting was to bring county officials together with residents of Fairfield Farms subdivision to discuss drainage issues. Trustees present were Smith, Dave Petty, and Brian Randles. Board Administrator Anne Cyphert and Road Supervisor Randy Solt were present. Numerous neighbors of the subdivision were also present. The following representatives of Fairfield County were also present: Brooks Davis, Regional Planning Commission (RPC); Holly Mattea, RPC; Chad Lucht from Soil and Water Conservation; Eric McCrady, Fairfield County Engineer's Office; and Todd May, Fairfield County Engineer's Office. Dave Dozer and Mitch Price, developers of the subdivision were also present. Smith explained to the neighbors that there was nothing the township could do at this point because the county has not turned it over to the township due to it being unacceptable at this time.

Leo Lamb said he wants to see the ditches fixed and is concerned about high weeds and standing water. He said the design of the ditches is flawed.

Jason Baugess mentioned a letter was sent to residents ordering them to fix the problem but he believes it is a problem the developer created and should fix.

Dozer said the ditches and drainage were installed according to subdivision regulations.

Daniel Boggs said he is concerned ditches are too deep and have standing water.

Trustee Randles told the residents the problems were not done maliciously by the developer and were constructed per county instructions.

Lucht explained the soil type that causes cattails and water.

Price said some of the complaints are isolated issues.

Trustee Smith said he is concerned about the standing water. Lamb said that is what causes the sump pumps to run constantly.

Baugess said swales should be on each lot but Dozer said that is not normally done.

May said many items still need to be completed by the developer on his "punch list" and until that happens, the county will not turn it over to the township.

Boggs said the county told him the subdivision developers are at fault. May said that is why the county has not turned it over to the township yet.

Bob Mullenbach said the drainage problems should have been stabilized early in the process of developing and said there is erosion. He said the developers are not addressing the punch list.

Price said everything on the punch list is their responsibility on the unsold lots.

Lametrius Thomas said when he bought the lot he had water coming into his basement from the vacant lots that Dozer and Price have not sold. He said it is not fair that the owners have to pay for problems that persist. Dozer said they have not started building on that vacant lot so the owners won't have drainage issues.

Don Fisher told Dozer that the deed restrictions should have been addressed.

Thomas asked about the process of accepting subdivisions. Mattai said a subdivision is not accepted until the punch list items have been properly addressed. She said the developers signed an agreement to comply with the county.

Holly Horn asked Dozer what could be done about the problem with the ditches. Dozer said they will do whatever the county and township want. Luanne Komines told him she wants to see the ditches done right.

Trustee Smith said once the subdivision is turned over to the township, we maintain it and that we will not tolerate water in the ditches.

McCrady said the county approved the drawings from RPC but the Engineer's Office does not believe the work is acceptable. McCrady said it is not fair to turn the problem over to the township without the developers fixing what needs to be fixed.

Boggs asked about letters the residents received ordering them to fix the problem. McCrady said the county did not send the letters to the residents but did send it to the developer. Boggs said the developer may have committed fraud.

<<<BLOOM TOWNSHIP BOARD OF TRUSTEES Special Meeting 6:00 p.m. 7/9/08>>>

Residents asked Dozer for a timeline as to when the ditches and drainage will be fixed. Dozer said they talked to attorneys about deed restrictions. Mallenbach said the neighbors will counter-sue the developers. Price said they hired an engineer to do the specs as the county requires. Trustee Randles said that Price and Dozer came to the meeting as a good will gesture and they should not be subjected to a confrontational situation.

Trustee Smith said the developers and the county need to get to work on the punch list.

Thomas said he noticed erosion control issues when he started building his house. Price said he should monitor the builder for erosion control during the building process. Mullenbach said seeding has still not been done. He said the township is concerned about road safety.

Trustee Randles said this is not the ideal situation but that they have to accept what the county engineer accepted.

Baugess asked when the deadline is to complete the punch list. Price said they are working with the engineer's office and said deed restrictions also make property owners responsible.

Trustee Smith told Dozer and Price they need to mow the vacant lots.

Trustee Petty said the question needs to be answered as to when the punch list will be completed.

Dozer said they want to finish the punch list as soon as possible because they have to keep paying a bond on the subdivision until it is accepted.

Trustee Smith adjourned the meeting.

Joseph E. Smith
Chair

Carol J. Moore
Fiscal Officer