

RECORD OF PROCEEDINGS

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Greenfield Township Trustees

Special Work Meeting

October 19, 2023 - Held 6:00 PM

The Greenfield Township Trustees met to hold a special work meeting regarding the Comprehensive Plan at the firehouse. Trustee Kosch called the meeting to order and led those present in the Pledge of Allegiance. Dave Cotner, Lonnie Kosch and Kent Searle were present, along with Fiscal Officer Dawn Wyne, and Zoning Inspector Tom Erlenwein.

Trustee Kosch asked everyone in attendance to put their cell phones on airplane mode or silent so as not to interrupt the meeting. He also announced that this meeting is an informational meeting from the county commissioners about the comprehensive plan. He noted it is not everyone's view of the comprehensive plan, but they are going to work with it, to find out what they can do and what they cannot do. He stated there was a county-wide meeting held by Jeff Fix and the commissioners a year and a half ago, and they asked about the comprehensive plan. Trustee Kosch stated in that meeting that Greenfield Township cannot afford a comprehensive plan, and cannot afford \$100,000 to make their own plan; we are looking into other options now. He noted that's the reason several townships got up and said the same thing, and that's how some of this got started. He asked Mr. Fix to begin the meeting.

Jeff Fix thanked the Board for having him and the other participants at the meeting. He reiterated, as Trustee Kosch had stated, that all the villages and townships were convened in May of 2022 with a lot of different experts to talk about the growth that they felt was coming to Fairfield County, and then got confirmation that there was going to be businesses and people who want to live in Fairfield County, and that it's coming our way; it's already here; we are already seeing a lot of development; already getting a lot of requests for development. With Columbus pushing in from the northwest, and now with Intel pushing from the north, we know that there are businesses that will want to locate in Fairfield County; we know that there are people who are going to want to live here. Part of what we are trying to do as a county commission is to help move people up, and part of that is jobs, and there's a workforce center down the road that we spent a lot of time and money on, and tonight they're having a job fair and there's hundreds of people in there; that's a really big sign and it feels good to create opportunities; and when you create those jobs, that are going to be one of the main manufacturing facilities down in Amanda, and they said we've got more jobs than we can fill, probably because there's no place for people to live; the workforce has no starter homes or apartment complexes; things like that; anyway we had the conversation with the room, and at the end, as Lonnie mentioned, we said, the next step is for the townships and the villages to create plans to deal with the growth we all heard now is coming; and Lonnie and a couple of the other trustees got up and said we don't have the financial resources to go and hire an expert to do this; can you help us? So we hired planning NEXT; planning NEXT is a nationally-known organization that does this kind of work, based in Columbus, and we were fortunate to partner with them; so we started down that path and formed a steering committee; we invited all the township trustees and all the village councils to be on that steering committee. That steering committee met pretty regularly to continue to work on the plan. We had a big meeting over at the workforce center where some of you, I'm sure, were there to put dots on maps; what you think should go where, and gathered a lot of feedback that night. We have the plan posted on our website. We had it up in our office; we gathered a lot of feedback that way. And about a month or so ago, we had a really big meeting in a really warm room with a lot of agitated people; and we heard them. What we heard was there was some misunderstanding about why we were doing it, what we were trying to do, and what the result would be. And after I got done being kind of unhappy about it, I then realized that it was on me; that we had not done a good enough job communicating with the public and with our local governments to really explain things in a

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way that everyone would understand. So we decided to pull it back, and go and have a meeting like this in every township and every village; to find out what the township trustees feel like the future of - Greenfield Township, in this case - should be; so that when we do come out with this plan, it will have genuinely gotten feedback from 13 townships and 11 villages. This is part of that process. We will probably not agree on everything, and that's okay; it's all part of the process. So as we're doing this meeting tour around the county, there's a lot of folks in the meeting that work for the county or are tied with the county in some way, so I want to introduce them and have them raise their hand:

From our Regional Planning Commission, we have the chairman of the Regional Planning Commission - Jennifer (Ingram) who is in the back; Soffa and Josh are two of the newest employees; Josh - {you're not - you're the utilities guy}; Holly Mattei, who is our director of regional planning; Vince Papsidero from planning NEXT who has really been instrumental in helping us to put this together; Tony Vogel and Josh Enders from the utilities department are here; Nikki (Drake) from Soil and Water Conservation; Joe Ibel, the director of our health department; Rick Szabrak, from our economic development, is here; Jeremiah Upp, our county engineer is here; and I've invited Rick Ricketts, who - I consider him an expert; Rick and I have known each other for a long time. Rick's family, the Ricketts family, has been a big landowner and agricultural farmers in Violet Township and other parts of the county for generations. Rick has been involved in development in working with Violet Township and other townships, the city of Pickerington and other cities and villages, so he knows a lot more about the laws surrounding economic development than anybody I know, so I asked him to come here tonight.

So, that's the folks, that as we get into questions, I may turn to and ask them to step in because I am not an expert in this stuff.

When we started out, there were two real main things that we wanted to accomplish. One is to protect the taxpayers. I live in Violet Township, in the city of Pickerington. For years, the township and the city were fighting with each other, and doing everything they could to outdo each other; and there was no cooperation; there was no economic development tools put into use, and as a result, I paid really high taxes to live up there. There's a way to do this that will have the developers pay for the new infrastructure. And there are tools now available that the state has created that we can employ to create partnerships between townships and villages or townships and cities in which both sides can gain economically, so that your fire department and your roads, and all the things that your township does to serve you won't necessarily have to come out of your pocket if you live here in Greenfield Township, but can be done in a way that has the new people or new businesses moving in pay for the new stuff that has to occur. Protecting the taxpayers is a big part of this.

The other part of this is preserving land. When we look at other townships that have the two units per acres, or some other kind of zoning; the average land use for a home in Fairfield county right now is five acres. Most of the townships have zoning at two acres per unit. When you think about building 100 units and using up two hundred acres of land versus you can build a residential development or an apartment complex on a much, much smaller - say ten acres or twenty acres or fifty acres - you are using much less farmland to accomplish the same thing. So we want to preserve the land and protect the taxpayers, and that's what this is all

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about. We want to be prepared for the growth that we know is coming. And so working with the townships and villages, we're able to help them with their plans, if they want it; and most of them have so far; help them with their plans so as this comes, it's not a developer deciding what goes where; it's the township deciding what goes where.

And let me address that for just a second: I know there's some folks who have the perception that the county is dictating; and we're not. We have created a plan and we are working with the townships, and eventually the hope is that each of them will have their own plans. Some townships will take what we do and say "that's good; we're going to use that"; and most will create their own plan based on the conversations that we're having about the growth you think is coming. And I expect that Greenfield Township will do their own plan. But we are having the conversation and that's causing these plans to get created because if development is managed and the revenue that can be generated by the new developments is offsetting the costs of the roads and more fire departments and the schools and all that stuff.

So - we have created our plan; the green is agricultural; the yellow is residential; the blue is commercial. And that can be anything from retail to light industrial to whatever. Greenfield Township is in a little bit of a unique position because of the proximity to the city of Lancaster. And everybody here knows that Lancaster has continued to grow through annexation, and the way the state law is set up, it's set up so that cities can grow by annexation and there's not a lot that townships can do about it. And you guys have suffered through some of that in the recent past. You also have the Village of Carroll, and Carroll is already showing that they expect to grow through annexation, so those things are in play. For a long time, the 33 Corridor has been recognized as a place that growth and development is going to happen. And Coonpath Road is a place that growth and development are going to happen, so you are kind of at the crossroads of Fairfield County here, and it is likely that people are going to want to build either new residential properties or new commercial properties down 33, and down both sides of 33 and Coonpath Road.

Part of what we are trying to do is to foster partnerships between townships and the cities or villages, so we have had initial conversations between Greenfield Township and the city of Lancaster to talk about working cooperatively so that the revenues can be shared so that again, to allow the township to benefit when the city annexes; I think that's a good first step and something that hasn't been on the table for years. But because we are all going through this together and trying to bring this partnership thought process to the table, the city of Lancaster is at the table, and wanting to partner, not only with Greenfield Township, but we're having those same conversations with them and Walnut Township, and we've had the same conversation with the Village of Amanda. We were at Liberty Township Monday night talking about finding a way to partner with the Village of Baltimore. If we do this the right way - we create those partnerships - we can maximize the benefit and minimize the pain, and that's what we're trying to do.

So, you guys have been working with us on this. I know your plan is probably different than what we've got, but that's where we are today. I'd be interested in your feeling; the idea of doing this is so we can get your feedback and kind of talk a little bit about where you want to go with this.

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At this time, Trustee Searle shared the following, as he referred to the map provided by the Commissioners: "Probably my number one concern is the residential development that the Comprehensive Plan and I want to refer to a couple areas ...

Mr. Fix interjected with the following: I'm sorry; I forgot one thing; you can sit right there, this will only take a second. Counties don't dictate zoning, so this plan will not dictate zoning. These three guys right here and your Zoning Commission will decide what's zoned where. We've had questions about if the county has this plan, can that supersede the township's plan? The answer is no. The local jurisdiction that has the zoning is the one that decides what's zoned where. I see some heads shaking, so I'm going to ask Rick Ricketts, who has done this for a long time to talk about that for just a minute, if you would.

Mr. Ricketts gave the following information: I think that if there is a concern about this being a government plan, then it boils down to whether or not Greenfield Township or any other jurisdiction has a plan. If they have a plan, that is the plan that governs. Now as an attorney, you can make whatever arguments you want whenever you want to make them, but the arguments that remain against townships are typically when they have adopted a Comprehensive Plan and then go against their own Comprehensive Plan. And if you are talking about the county's plan, the county's plan is not governing at all; we're simply providing recommendations and thoughts, and then it's up to each township to determine what they want to do, or if they even want to have a plan. Most townships do want to have a plan, but there is no requirement that you have a plan, but it is only when you have adopted a plan that that really comes against you, and can be said wait a second; why didn't you comply with your own plan? And that's the issue that you need to be concerned about, or any township needs to be concerned about.

Mr. Fix stated that he wanted to have that out there so people don't think whatever this map turns out to be is the end-all be-all.

Trustee Kosch asked Mr. Ricketts the following question: On that note, the township, in the past, has recommended we use the county's comprehensive plan as theirs before; they have done that; now, in that meeting like you were talking about where we have TIF's, and you say there's ways they get around TIF's municipalities; now how is that; can you explain that?

Mr. Ricketts responded: Okay, let's go back; I think you're talking about the meeting about how the townships potentially use TIF's for the benefit of the township; and what you want to do - and are you talking about - are you working collaboratively with a city or are you working against a city or is a city trying to work around you? Because those are two different scenarios; my point - at that point ... Mr. Kosch stated: Ours was in case we got annexed, we'd still get money through the TIF; that was the option. Mr. Rickett stated: That is where you want to be; now, part of that can be done by virtue of the agreements themselves, which could be done through JEDD's or through CEDA's, but from a development perspective, townships, especially from my perspective, have missed the boat on using TIF's and NCA's to be able to develop dollars for the township; and especially in both of those, you can garner income tax dollars that you cannot otherwise get. So if we look at the way to use TIF's and NCA's - a New Community Authority - also known as a CDA under old terms; and the most notable one of that is if you look at New Albany; New Albany's got the most successful NCA that exists; it paid for schools, firehouses and a bunch of other public improvements. All of those are dollars that are

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coming out of developer pockets; they are not coming out of the owners of those projects, so when you're talking about that, you're looking at trying to create income tax dollars and/or additional real estate tax dollars on a group of people that are willing to say we will do that but it doesn't go out onto other people so your existing residents don't have to share that burden. So, there is a huge ability to be able to try to move forward with that, but your concern always is going to be that if you end up in a negotiation with a developer, and a developer says look, I have contiguity with a town or a city, the question is - who can negotiate the best deal with them? And, as a township, from a township perspective, I would like to say, you avoid that by having an agreement with the local municipalities that says they're not going to do that to you. And that is exactly what you can do through these various agreements, is you can be proactive and say to the adjoining municipalities, you are not going to screw us. So, if a developer comes to you and says, I'm going to give you all these TIF dollars; I'm going to give you all these NCA dollars, and you have an agreement as Greenfield Township that says, City of Lancaster, you can't do that; so that's when you have leverage and those are the kinds of agreements that from a township perspective, I certainly recommend that you consider, because it keeps you from having a very weak leverage position with a developer, and/or with the adjoining municipality, who then can just grab it from you, to the extent that they can pay enough money to do it; that's what they do.

Trustee Kosch then asked if there is an advantage to doing something with Lancaster or the Village of Carroll; are there pros and cons? Mr. Ricketts stated that there are pros and cons; you have to look at everything around you, but you usually are going to start by saying who is going to give me the best return on my investment? And so if you look at the best return on investment, you've got to look and say who has the most income tax dollars?; and if you look at the situation, and I'm just going to point out the realities in this county, is why would Violet Township want to do something with Lancaster as opposed to with Pickerington; it's pretty easy: one percent income tax down there; two and a half down here; where is Violet Township going to get the most money generated from the ability to be able to participate in that kind of economic development project. So, it's always beneficial to look at those things, but that's not the end story; you also have to look at other things, and I'll just give you examples. Most of your residents and your housing are probably going to be in the Carroll School District, so you look at it and say, okay; you've got to look at the hometown principles; and you also look at utilities, and say who has the better utility partner? Because if a city has a better ability to provide utilities, then you have to consider that as being a better partner than somewhere else. But, in a pure world, I would say, you want to have an agreement, in this case, with both Carroll and Lancaster because you have differing areas of the township that are influenced by annexation to Carroll and annexation from Lancaster; so what do you do? As a township, you look at protecting yourself by negotiating those deals so you don't get sold out by the developer who wants to pay more money to the local municipality, which is what happens every day.

Mr. Fix went on to state that the thought process is once we get through this part, and we have a land use plan, and you have your land use plan, we can then sit down jointly with the Village of Carroll for one meeting, and then the city of Lancaster in another meeting, and work through what those economic development agreements will look like to, again, protect the taxpayers; and I just want to, again, paint a picture of the new development for you that Rick was talking about. So if you were to say we're going to build a new neighborhood, make 250 homes just off Coonpath Road, and you're going to do a Community Development Authority for that property. So the 250 homes in that new development, you can put an income tax on those residents; you

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can put a property tax on that land; you can basically create any type of tax structure that you see fit to help the schools, pay for your fire department and roads; all those things. You'll have a different tax structure in that neighborhood than you will anywhere else in the township, so that's what a Community Development Authority allows you to do.

Trustee Cotner then asked if the township was to do something with the city of Lancaster, would they get 70 percent of the money, and the township would get 30 percent, because the township needs them; they don't really need the township? And the Village of the Carroll would be the same way?

Mr. Fix responded that it depends on where the development is occurring. If it occurs on their borders and they have the ability to annex it, then they're going to get most of the money. But there is some kind of economic development that occurs in an area that the City of Lancaster can't reach, or that the Village of Carroll can't reach, but you want to earn income tax off of that new commercial development, you do a new Joint Economic Development District, and you get the 80% and they get the 20%. Once we have your plan and we know where you want to do what you want to do, then we'll be able to have those conversations with the City of Lancaster, and the Village of Carroll and to start to flesh those agreements out.

Rick Ricketts stated townships should never short-thrift themselves in those negotiations. They have a lot more leverage than you might think; they just have to know how to play the cards.

Trustee Searle then presented the following concern(s): I just wanted to share my major concern with the residential development. Many of the residents of Greenfield Township have maybe never seen this map, so what we are really looking at is the outline of our township. Our township is primarily rural residential and business. Rural residential being with a house on an acre and a half. And what the comprehensive plan developing in this area six and this area eight are turning our rural residential into suburban residential, which would mean four units per acre or more. And according to the report, this area six is projected for 6,964 houses or units. This area eight is projected for 6,288 units - houses or apartments or whatever. Out of the 13 townships in this county, 84% of the growth falls right here in Greenfield Township.

Jeff Fix interjected that all of the growth is not expected to be in this township. So I'm going to have Vince talk about that, because certainly we don't expect that 84% of the growth to happen here.

Vince Papsidero: So the plan has nine different priority growth areas; four residential and five are employment related. They are all based on factors such as the road network,providing utility services, proximity to other development areas; so that's what drove the locations in conversations with county staff and our whole process of engaging the stakeholders. I think in each case, the recommended density is four dwelling units per acre as an average, because that is what is needed to make utilities cost effective. These areas can't develop without utility services. If the utilities are never extended, you won't see that kind of development and you'll end up with your typical two acre lots - not even one acre lots - more like two acre.

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Part of the broadest strategy behind that approach was to save farmland. Because historically the county has averaged five acre lots for each new home, a lot of farmland has been eaten up and that's permanently gone. And right now the BIA, actually the firm that the BIA used for central Ohio, that's the Building Industry Group, a very good firm they used that's in Columbus, forecasted that Fairfield County could expect up to roughly 9,500 homes every ten years, just like all the other different numbers, but every county around Franklin County is expected to grow, because growth, as you know, has been expanding out and will continue to; so, we used that number to benchmark - to figure out - if we were going to have 9,500 more homes in the county over ten years, and we want to try to save some farmland, that means we need to try to create some density to save the farmland. This approach saves about 45,000 acres of farmland. Because again, we're talking five acres as an average per single family home in Fairfield County. That's a lot of farmland; that's almost two full townships of farmland that would permanently be lost. At the same time, if we look at land today that is not developed - look at flood plains and woodlands, steep slope - about 35% of the county is available today to be developed. That's what's available - it's all farmland, or it's woodland or slope or something more flood plain. So that suggests that the county is kind of at a tipping point in terms of how to manage growth long term; because you want to protect farmland, and at 35% - that means 65% of the county is basically developed, even if it's two acre lots or five acre lots. So, what we have been trying to do through the whole process is figure out - how do you balance the two; and these locations, six, eight, seven and nine, as well as the other ones, made sense because of these other factors. Since then, we had other conversations about - should we try to emphasize even more growth in the cities and villages which is then combined all 55% of the homes in Fairfield County, and the townships hold another 45%; so as we further explore that route, the residential areas can shrink, which is a good thing in terms of what we've been hearing in terms of feedback, which is okay. The other factor to think about in all of this is that if any new single family residential does occur, your approaches like conservation development practices where you take a piece of ground, at least half of it is preserved in perpetuity as farmland or open space, and you concentrate that same broad number of homes on a smaller piece of ground, yes, the density is higher - it might be half-acre lots - but you are protecting at least half of that piece of property; and that approach has been used a lot in Delaware county and in other parts of the state, and is really big on the east coast and the west coast where the development pressure is that much greater; the land value is that much greater, and so trying to protect farmland in New England is really kind of dire because so much has been lost; the population has exploded; so that's another useful tool that can be done through township zoning and the county subdivision regulations; so there are a whole host of approaches tied into it; the big picture of how do we balance development pressure and the rights the property owners have to develop their ground, or sell their ground, and trying to protect farmland. How do we figure that balance out? We are still obviously in the process of working through that. Your input is important and we are taking it into account now as we think through to the residential side.

Jack Barr: I've got a question. I'm sorry to butt in. Ya'll keep saying the density, the density; who is prepared to run the utilities, water, sewer - who's gonna pay for it. The county going to pay for it?

Tony - the developer pays for it.

Jack Barr: Well, the whole thing of it is - just case in point - and you were talking about these certain areas - putting more tax or something on it - when I bought a house in Florida, they had

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a ten thousand dollar bond for each piece of property in the area, and they put it right on there, you had five years to pay off the bond. The bond was for the developer to put in the utilities - all the costs on the utilities - road, electric running in, water, sewer which was connected in to county system or into the city system. But who will go out there and develop 160 acres of something with four houses on quarter acre lots or half-acre lots. They are going to have to have utilities.

Jeff Fix: We have Tony Vogel in the back. He's our Utilities Director. He can talk specifically to utilities that are in the area. We recently assumed the Greenfield water and sewer system in the county; and, again, I'll go back to what I started with - the whole idea behind this is to get the developer to pay for the infrastructure.

Jack Barr: You'd have to - you're talking 12-13 thousand houses in there.

Jeff Fix: That's not going to happen. Jack Barr - Okay.

Multiple people talking.

Trustee Searle: Can I finish what I wanted to say? So - I know you say growth is coming, and it's inevitable, but I disagree. I think that we are a community of rural residential landowners, and we want to keep it that way - at least the people that have talked to me about this comprehensive plan feel that we want to stay a rural residential community. And this is entirely against what we believe Greenfield Township should be.

Now, I know that you say that our zoning resolution is the final say, but I would hope that the county would listen to what we're saying here and adjust this map so that we're not battling each other.

Jeff Fix: That's why we're here - to have this conversation. One of the things I want to say - after the first couple conversations we had, we recognized that most of the growth that's going to happen - developers are going to go where they see the greatest return on their investment, and that generally is going to be around the areas that have already been developed; so you look around Lancaster, and look around Carroll and around Violet Township and Pickerington; it's easier to put pipes in the ground when they are next to pipes that are already there, as opposed to running them a mile down the road. The yellow parts that you see here are already shrinking because we are more focused on the cities and villages that are in place. I appreciate your concern about that, and you'll see when we review the map that that will be considerably less.

Trustee Searle: I would like to see that.

Jeff Fix: The other thing I would say is that the City of Lancaster is not going to stop growing. They have invested a lot of money in their infrastructure and new water plant and all that, so they need to build to pay for that. They are all along your southern or right in the middle of your township, they're going to keep growing, so we're going to have to find that balance - what makes sense for you and what makes sense for them, and how they can work together to benefit,

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They are going to keep growing; What makes sense for you and for them to work together; because if you say screw it, we will say one home for every two acres, they'll just annex it and then you'll get stuck with what they want instead of what you want.

Trustee Kosch: And then also, we don't want to turn around and look like Violet, we don't want to look like Pickerington, we don't want to look like Canal Winchester.

Jeff Fix: Listen - I've lived through it; I drive it every day; I don't want you to end up like Pickerington and Violet, either; that's why we're doing this; that's the whole point of this.

Trustee Cotner: And we are working on making our own comprehensive plan, and we're going to try to keep everything as close - like Kent said - rural residential. That's what we're trying to do as trustees. And along with these guys - this thing got blown way out of proportion - I'm sorry; it did - and you took the brunt of a lot of the beating on the whole thing. People said "well that's what it is". We don't have to accept that, right? So that's where we're at.

Jeff Fix: I think the people that got up and said you are wasting your time here; they don't care what you have to say; it's really unfortunate that someone would say that because that's not what we're doing. We aren't trying to jam anything down anyone's throat. That's why we're going out to all the townships; to have these conversations to hear what you want.

Trustee Searle: Can we be involved? You say you've got a revised draft already that shows this shrinking? I've never seen that; I'm not aware of that.

Jeff Fix: Every conversation we have; last night, we were in Violet Township; the night before that, we were in Liberty township. We've got a whole month and a half worth of these meetings. Every conversation we have, we are taking something from that, and will be revising this as we go, so before we go to Regional Planning to ask them to adopt it, so the county commissioners can adopt it, yes, there will be an opportunity to go through....

Trustee Cotner: We can make our own map in our comprehensive plan; that's what we should do.

Jeff Fix: That's what you should do.

Trustee Searle: I know we can, but my point is, I would like to see the county take into consideration what the residents of Greenfield Township wish for the future of our township; you know, I live here and many people live here because we are a rural community. I do not want to see something like this happen, so if we don't want to see that, let's change the map; let's change the draft of what it says about 13,000 houses coming into this area, because I can see - we don't have a comprehensive plan; we're talking about doing one; but until we do have one, I think your plan carries a lot of weight. If developers want to come in and develop, and they see something like this that says this is the direction the county wants to go, I think that opens up the township for a lawsuit against us, saying look, the county says this is the direction they'd like to go, but your zoning does not allow that; because our zoning does not allow four units per acre; then we're opening ourselves up for a lawsuit, because the county has put together a plan of what they would like to see that differs hugely from what we would like to see as a township, so I would like to see this come together a lot closer than where we're at tonight.

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Jeff Fix: Again, that's why we're here tonight, and I would like to go back to what Mr. Ricketts said a few minutes ago: your zoning is your zoning; the county doesn't do zoning; you've gotta do zoning. I'm sorry we're not...yes, sir....

From the floor: I have a question about the numbers of potential growth. One observation is - if you build it, they will come, so if we don't build it, they won't come; and the second thing is - there's all these jobs that nobody wants. You go to practically any business around here, and they will say "We can't hire people; we can't keep them; we hire them on Monday; they don't come in on Tuesday"; that's happening all over the place; I don't know why. and then, the other observation is, if you do have numbers like this, then you've got crime, and that's the thing that probably....

Trustee Cotner: We're not going to have these numbers; you can feel that we're all three against having those numbers. And he sat right here and said they really cannot make us do that.

Jeff Fix: We aren't interested in making anyone do anything; we're trying to help.

Trustee Searle: But you said something really important, too, Jeff - if we hold to our guns about how we feel this township should remain, we hold ourselves up to annexation by the city of Lancaster; if that happens, we lose all control of what happens; but if your plans did not show this kind of growth, maybe Lancaster wouldn't try to develop it.

Jeff fix: Kent, I think you're selling them a little bit short.

Trustee Cotner: They're way ahead of schedule.

Trustee Kosch: Tony, I see you're here. Do you have plans set up for like the water and sewage?

Tony Vogel: There's some rough ones up around Violet township, Liberty; the northern part; we didn't have a lot in this area; that's why any sort of plan would be great, because then you can plan to it.

Trustee Kosch: So you want a plan from us, so then you can do stuff?

Tony Vogel: I can't plan around not having utilities or two acre lots; that's a septic system that's what I need; that's what I'm trying to get out of - how do you see it working? Partly, we have utilities in Carroll; all the way down to Carroll; utilities at Coonpath and 33.

Trustee Kosch: Don't you have Victor or Kull Road, or Election House?

Tony Vogel: Yes, I guess you could say the Greenfield Sewer district goes all the way down to Tractor Supply, Election House Road.

Trustee Kosch: Joe - to you then: what does the township need for projecting out for sewage and such - your department?

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Joe - We don't have a minimum lot size anymore. Two acres is thrown around a lot, and that's probably a safe size on most parcels. But I've seen much larger parcels than that, and I've had to tell people no because it's three-quarters flood plain, or there's shallow bedrock or some other issue, so there's no guarantee. We've put in systems on smaller lots, but right now, the average septic system costs \$25,000, but we also see people trying to squeeze things in and spending \$40-\$50,000 because they want to build a huge house on a tiny lot. With sewers that make sense, but if you're trying to keep the lot size small, but then someone comes in and wants a five bedroom house and a pool and a pole barn - to squeeze that in on an acre.

Trustee Kosch: But what can the township do for a development coming in, for multi-family say, that would come in - you could not help us, correct?the city systems in our area.

Joe - We have jurisdiction over households and the small flow systems, so up to like a thousand gallons a day for a business, or usually a thousand gallons is maybe two houses or a three-unit....

Trustee Cotner: You're for housing developments like for Greenfield Estates or Oak Creek that are on an acre and a half or two acre lots, or bigger ones.

Trustee Cotner: That's my other concern, in fact, we're going to get to be good buddies on this thing, because I have a real problem with the sewer dumping into the cricks.

Joe - A lot of existing systems with aerators and things that were not maintained; those things were fine when they put them in, but you come back after twenty years, odds are they're not working so well anymore.

Trustee Cotner: I'd say the Little Walnut has changed immensely since all this has taken place; it's coming down from Victor Road and that area.

Joe - Yeah, and I know from driving around the township, one of the things I noticed is that rural residential basically means probably at least half the road frontage has houses on it already, and at some point, you're just going to run out of road frontage. And then it will be like, well, we can't put it in the back because we'd have to put a road in, and that's too expensive or something; it does make sense to figure out where people will move, because at some point, you'll just hit a wall.

Jeff Fix: Kent, did you have more?

Trustee Searle: No, I'm finished.

Trustee Kosch: No, mine was just mostly about the water and the sewage, and stuff like that. Do you have any plans for Jeremiah for roads around - like Coonpath Road.....?

Jeremiah Upp: Coonpath Road we certainly have a wishlist for; it's going to be expensive. But all the things I'm looking at are safety upgrades. And I'd like to say too, based on some of the comments, we aren't going out to build anything trying to attract anybody; that's illegal. You can't do that. When the developer comes and he generates a plan that's going to put money in the pocket of the Commissioners to pay for that type of structure, that's when things happen.

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Jeff Fix: Maybe you could phrase that a little differently.

Laughter from the floor.

Jeremiah Upp: I didn't mean that. The other thing I wanted to say is I grew up in Greenfield Township; my mom and dad still live in Greenfield Township. I was here for just a hair under 40 years. I've been working as an engineer since I got out of college, so right around 26 or 27 years, and I can tell you guys, absolutely for sure, if we don't have a plan on how to take care of this stuff, then they are just going to run over us. You can't stop them. If somebody sells their property to a developer, and he can get utilities to it, there's not a damn thing any of us can do. Why not have a plan that makes it more of a partnership, to where, as Jeff said earlier, we're going to get some revenue out of these things to keep up with the roads, which we have a hard time now. I know I can't pave all the county roads.

Trustee Searle: So Jeremiah, are you saying our zoning means nothing? Because we have zoning that controls how this township's going to be developed. You're saying if a developer comes in and buys a section of farm.....

Jeremiah Upp: No, I didn't say that. Kent, I didn't say that.

Trustee Searle: You said that if a developer buys property he wants to develop, he's going to do what he wants to do. That's what you said.

Jeff Fix: Rick, I'm going to ask you to step in.

Rick Szabrak: Yeah, so as we talked earlier, if there's an opportunity to annex, so they want to sell their property and develop it, so what we'll probably see is the areas around the city that can be annexed will probably be where the growth would happen first, and what we're trying to say is, how do we figure that out, because, even if it annexes out, you're obviously going to lose revenue, property taxes and those things, but the other thing that is going to happen is all that traffic, all that other stuff will be driving through your roads, and you won't have any - you will actually have less revenue because that's been annexed out of the township. So what we're trying to do is figure out ways to do a new community authority which, what that does is, it puts the onus back on the developer and the users. It's saying if you want to live here, if you want to move into this subdivision, you are going to pay a little extra, because there's an extra cost to the other residents, and we don't want to raise taxes on the other residents; let's the people that are using the property, let the developers that are benefiting from the property - let them pay for everything. So that's what we're trying to do is try to toe that line.

Kent, there is a need for housing. I was at a meeting with a bunch of manufacturers yesterday morning, and we were talking about training programs, and one of the things one of them asked was "What are you doing for housing, because there's not enough people here; we can't find enough people to work in these jobs", and as the region continues to grow, we're not going to have enough people, because the area is aging, and our employers are at risk, because there's been a little slight decline of growth in the Columbus region in the last couple of years, because housing has not kept up like in other areas like Indianapolis and other places. So to fill these jobs, housing is a part of it, and that's why we're going to see a lot of housing in central Ohio,

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there will be housing in Fairfield County, and we're trying to figure out where that can make the most sense, without eating up as much land, without putting burden on our taxpayers, our engineer, or others, for streets and things like that.

Jeff Fix: Let me try to wrap around that whole putting money in the commissioners' pockets thing. So let's talk about the DHL deal that the county partnered with Canal Winchester, Violet township, Canal schools, Pickerington schools, the Port Authority; got everybody together with DHL to redo the roads. I'm going to let Jeremiah talk about the road that's going to be built; I'm going to let Rick talk about the financial aspects of it that basically has DHL paying to build that road, so that... And the process is that that money will come into the Commissioners Office and go to Jeremiah and go to pay for the roads.

Jeff Fix - Can you talk about the infrastructure that is being built on the DHL site?

Jeremiah Upp: Yes, so the idea has kind of been going around the state, and it's something I've seen work really well to help subsidize aging infrastructure and new infrastructure; so basically, it's pretty much the same situation that was explained to everybody with the developers coming in, we had this area outlined as a what's the thing - CRA - so we had the CRA - whatever that means - which is the agreement area for the development, for layman's terms; so we had it set up; I'm trying to think of how to do this without making it too confusing.

Jeff Fix: Just talk about the road.

Jeremiah Upp: Basically, the developer is going to come in, build a DHL warehouse; we're going to have a lot of trucks; there's multiple other warehouses looking at the corridor. And for anybody who's familiar with it, there's a 120 degree corner next to Kingy's that they have to turn; that's not going to work. I didn't want to get stuck with a bunch of accidents there, and having to spend county resident's money to fix it. We got DHL involved, and we set the other properties in this area up, and they are going to contribute, so we are going to realign that road; it's going to be about a 7-8 million dollar project, and over time, the developers are going to pay for 100% of it.

Jeff Fix: Thank you; Rick, can you talk about how all the different governmental entities are benefiting from this.

Rick Szabrak: Yes, there's a JEDD in place between Canal Winchester and Violet township, so the 200+ employees that work at DHL will be paying income tax, local income tax, which normally a township cannot collect, but because of this agreement with Canal Winchester, they will be able to collect that money; that will add funds to Violet Township. We also got DHL to pay \$150,000 a year to Pickerington Schools for the first 15 years of this project. After that, property taxes will kick in, and they'll probably get about \$250,000 a year in property taxes; that will go to Pickerington schools without adding one student to the schools because it's commercial - industrial. We asked DHL to contribute money directly to the roads, and we worked on a tax incentive program for taxes to go into the roads, and because of the size of this project, the state put in \$1.2 million of a grant to go for that road; so the DHL project alone is going to cover \$3 million dollars, between what DHL is paying and between what the state is giving us as a grant - or giving DHL as a grant - to add these jobs to our region; so that's adding \$3 million dollars that doesn't have to come out of the pockets and then the rest of the

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development will follow suite; we have an agreement in place between all of the political entities that says if you are going to develop into Canal Winchester, that business needs to contribute "X" amount of dollars to these roads.

Jeff Fix: Tony, do you want to add something?

Tony Vogel: As a part of that project, they are also putting in water and infrastructure all the way around on their dime.

Jeff Fix: So that's an example of how you want to do things; to get different governmental entities to cooperate and to work with the developer to have the developer pay for the infrastructure so that the taxpayers don't have to, and that's what I wanted to

From the floor: Part of the infrastructure we haven't talked about is police protection. Currently, right now, Greenfield Township is covered by the Sheriff's Office. We're talking about adding I don't know how many thousands of residents; the Sheriff's Office doesn't care; they're not going to add deputies to cover calls for service for six thousand residents. We going to have to hire and staff a police department which, that because of our proximity to Columbus, will cost a lot of money, and that's something that a lot of people don't seem to think about is the amount of calls for service with the high density housing that's going to happen, along with the fact that, aside from the police protection, one of the reasons that we moved out to Greenfield Township was because of proximity to Columbus; if we start adding a bunch of houses here in Greenfield Township under the guise of we're going to bring people to live here and work in Lancaster, that's not necessarily going to happen; you're going to bring a lot of people that want to get away from Violet Township, want to get away from Canal Winchester, want to get away from Groveport, and live here but still commute to their employer in, potentially Franklin County, so a lot of this sounds like a good idea, but there's a lot of things that are going to have to happen in order to have adequate protection that need to be covered.

Jeff Fix: So, two things I got from that: One is - How are we going to make police protection work, and are we really moving people in to work in Fairfield County. Okay - on the police protection side - the Fairfield County Sheriff's Office covers Violet Township. The City of Pickerington has its own police department. I was on the council there for 13 years. The sheriff covers all the rest of the township; the township is about 25 thousand people; the city is about 22 thousand people. The idea behind how - we have talked about this - when land is developed the value of that land grows exponentially and property taxes that are generated by that land also grow accordingly, and the county generates new property taxes off of that developed land, and we.....the Sheriff's Department. I've been doing this for five years now.....You have to have a safe community; if you don't, nobody wants to live here and it's all for naught. Safety is paramount, and we work very closely with Sheriff Lape to make sure that he and all of his people have the resources and the manpower they need to keep Fairfield County safe; so, yes, if you add a couple thousand homes here, there will be more sheriff's deputies here in the area because we can afford to that because we are generating more property tax.

From the floor: Potentially - I just want to counter that a little bit; potentially yes; the thing is that the Sheriff's Office, per the Ohio Revised Code, the Sheriff's Office only has to staff courts and jails, that's it; everything else is ancillary; so when it comes down to it, when he can't hire anybody, that's one of the issues my employer has; we can't seem to hire anybody even though

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we pay them \$110,00 a year for a deputy up in Franklin County; they have to restructure things, which means they have to staff, which they are mandated by state of Ohio to mandate jails and the courts, so when it comes to responding to call for services; that's extra for them, so.....

Jeff Fix: Yes, according to the state law, you're accurate. I will tell you that I was involved in the negotiations of the most recent contract with the sheriff's deputies; we worked really hard to create a pay scale that would be appealing to new hires. We significantly increased the starting rate, and took care of the guys up the road a lot. We are not going to pay what Franklin County pays. Our deputies aren't doing the same job that you do in Franklin County. They're not dealing with the same issues. We had our budget hearing with the sheriff two weeks ago now; three weeks ago, sorry, and I asked him that question. We work really hard to try to bring new people in, so his retention rate has improved considerably and his new hire rate has jumped up considerably; so I say all that to say we are keenly aware of what's going on in the Sheriff's Department, and what we need to do to put them in a position to be accessible. As I said, safety is paramount. If we don't have a safe community, then no one is going to want to live here; so, that's a big deal to us, and we - I don't remember the exact percentage of our funding, but it's a higher percentage in the budget this year.

From the floor: I just want to add that we cannot just rely on the Sheriff's Office; we cannot add - I know you say that this number's not going to happen, but it's the potential - we cannot add that number of people and just say we're going to rely on the Sheriff's Office, and the Sheriff's Office is potentially going to say, sorry, we don't have the budget to cover it.

Jeff Fix: I understand that argument; I respectfully disagree.

From the floor: I just see it happening in Franklin County. We're going through a restructuring right now because we can't staff our jails, so they are talking about restructuring our entire department to bring people back from all these specialty units that we have and putting them back in the jails because we can't staff the jails because we can't hire anybody, even though we're paying \$110,000 a year; the people don't want to work for us, because - whatever reason - I don't want to get into politics, but that's the reality up in a larger county right now.

Jack Barr: You're saying Fairfield County deals with the Sheriff's Department. Greenfield Township - a lot of houses coming in - who will deal with the fire department? They can't get people. And even in Columbus, which I was on for 30 years, they're running 60, 70, 80, 90, 100 people a day on overtime, and they're paying the same as the Sheriff's Department - \$110,000 a year. I mean, you get those amount of houses, even a third of the amount of houses, your EMS runs are going to go through the roof. But who is looking out for them? The developers looking out for them?

Jeff Fix: No, the township trustees do and the county commissioners do. That's our job; so I absolutely understand the concerns about safety issues. We are trying to do this in a way that creates the financial resources for the fire department to be taken care of in a way that will allow them to hire enough people, have enough trucks, have enough stations to do the job that they're supposed to do.

Let me address your second point, which was: Not everybody who moves in here will work here in Fairfield County. That's absolutely true; there's no doubt about that. Part of the growth that

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we're going to see here in the northern part of the county absolutely will be people who move in here because it's far enough away from Intel but close enough to Intel so that pressure is going to happen and be part of our growth. Part of the objective is - when you talk to Jennifer Friel who runs a manufacturing facility down in Amanda, her number one issue is she can't hire enough people because there's no place for them to live. It goes towards teachers, fire departments and sheriff's deputies; there's just not enough workforce housing in Fairfield County. You can go buy a half-million dollar home up in Violet Township, but which fireman or which teacher, which manufacturing job - which job will pay for that. So we need some workforce housing, starter homes and apartment complexes. It doesn't have to be all right here, but we need some of that to fill the jobs that are here; that's part of the equation.

Holly Mattei: I was just going to tag on the safety issue, because I do a lot of work around these urban/rural fringe townships that are abutting cities, and safety is coming up a lot in the conversations that I hear. There are some creative ways that are being handled through the and use of economic development tools to address that; you touched on it for fire, but they're also doing it for public safety/police services, too; it doesn't address staffing issue of not being able to find anyone, but I think you're right - that it goes hand-in-hand - that you have to have more people living here, too, to help add those jobs, so I just wanted to point that out.

Jeff Fix: Who else over here?

Jeremiah Upp: I just wanted to say, I was thinking about some of the development stuff in the county. I'm not trying to single anybody out, but one that keeps popping into my mind is Greenfield Estates, and for anybody that lives in there knows that there are some drainage and water issues that are constantly raising their head, and it's a constant battle to keep that stuff open, and there's just not a lot of money generated to be able to fund that stuff; what if that development was putting money into the township's coffers to be able to do the maintenance on that area; because when ... Price developed that, I'm pretty sure there wasn't a whole lot of things Greenfield Township Trustees could do to stop it, and that's a fact.

Trustee Kosch: Also, like the 33 corridor since it's mostly multi-family, possibly, could we re-route that to...industry and stuff like that ; cause a lot of that, like Coonpath going toward Plum Road, that is most likely - it's that land, most likely, will sell,..... if that would sell, that would be a better option instead of multi-family. Instead of having it zoned likethat would be better, and if Tony gets the utilities out that way, that would help out with that situation.

Jeremiah Upp: Yes, that would be key - utilities have to be there; nobody is going to run utilities out to

Trustee Kosch: Yeah, but it's close to that area; if a developer come in; Tony's close by; they're in Carroll, and he's talking about putting, maybe a lift station possibly - I'm not holding you to it - at the Coonpath area - that area there, to develop that direction, that would be closer to Carroll and you'd have the 33 corridor and that would save a lot of the farmland out towards the east.

Jeff Fix: So, as you guys develop your plan, if you develop it in that way, and I think, Rick, once we know they want to put developments in that areas, when people are calling in, and say, hey, okay, the Greenfield Township guys want to develop commercially over here, and show them.....

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Trustee Kosch: But we're not saying the farmer or everyone has to do that. It's an option; you can't say, no, you can't do this here because it's zoned...our comprehensive plan says that.

Jeff Fix: No, but you can zone it ahead of time.

From the floor: I have a question about that because I have a house on Havensport, so how would it affect that, because we're living that commercial, that doesn't mean it's going to come over and zone Havensport commercial, because I'll have an issue with that, because like I'm talking about right next to where my property is - zoning it commercial now instead of rural residential; so what guarantee do we have that in five years, you don't say, okay, we're going to zone this also commercial, does that make sense? Like, it's right behind my backyard - is that what you're thinking about doing?

Trustee Cotner: At one time, there was going to be a road put in there and a housing development back in that field where they're putting...

Trustee Searle: That would not have been commercial.

From the floor: No, they're talking about now zoning it commercial.

Trustee(s) - Who is?

Trustee Kosch: We said it would be possible for us to do it that way because of that area there around the 33 corridor would be easy access and help it to not go more residential out toward the east where there's more farmland than residential area.

From the floor:

Trustee Cotner: What we are planning on doing is having meetings, and have like the trustees get together, and the Zoning Commission and talk about things, and then we're gonna have the people from the township come in, and the commissioners come in and put their two cents in; that's how I feel we should do the thing; everyone should have their two cents put in if they live in Greenfield Township, and that's kind of how I'm envisioning this comprehensive plan getting together.

From the floor: I have a question about ag; so you've got generational farmers in this community and they're already competing for farmland but they want to preserve farmland, but they're taking more away from them; they're going to whittle them down until they have to sell and be gone. Like, what's the point of that?

Trustee Kosch: They don't have to sell. If you've got a commercial farm and

From the floor: Right; but if you've got so much property to operate and run their business and you're taking lease land and things like that away, then you're not going to have anything left.

Trustees: We're not taking anything away.

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From the floor: No, I understand; you're not; but I'm saying - they are already competing with farmers coming into our community, and it's already tight the way it is, and now, I understand, it's not going to look exactly like this, but you are going to whittle it away even more, and ..

Trustee Cotner: Well, the farmer has to sell his land to someone for somebody to build on it.

From the floor: But if they can't operate, that's their next step - is to sell the land.

Jeremiah Upp: I just want to remind everybody real quick - back to the beginning of this. This map is not designed to invite anybody; it does not mean anybody's coming. Period. It means that we had a professional company look at what is going on in Fairfield county, what the market's doing; what all the key points and things they need to do. They came back and said basically, by our experience and our estimation, when we've worked every place else and formulated all this stuff, this is what we think is going to happen; okay; that's what that represents. So, I just want to remind everybody of that real quick, because we real quick got back to the assumption that the county's going to go build all this stuff and have people come, and that's just not the way it is.

From the floor: I have one more question, though: Hypothetically, if I'm rezoned - I'm an ag business on just over five acres, so I'm operating under the rural situation, if I'm rezoned, does that shut me down?

Jeff Fix: No, only if you choose to sell your property, and it's zoned the way the developer wants it to be; that would that shut you down.

Trustee Kosch: And the developer has to get it rezoned.

Jeff Fix: But you would have to sell your property first.

I understand your concern about farmland, and really, the folks who are leasing property, leasing farms; they're in a tough spot; between the solar stuff that's going on, where someone owns property, and leases it to a farmer and then they decide, instead of leasing it to a farmer, they're going to lease to it a solar organization, that farmer's screwed; and so, the folks who are in that situation where you're leasing land that you don't control, that's a tough spot.

From the floor: I mean, I get it; I come from Hamilton Township; I've watched the progression through Obetz and all that; it's a disaster; you don't even recognize it anymore. I don't want that down here.

Trustee Cotner: That's what we're trying to stop.

Trustee Searle: The township has no plans right now to rezone any of this land to anything other than what it is right now.

From the floor: I'm just trying to protect my family and our income

Trustee Searle: There's nothing on the table; we're not talking about it at all. I just want to make that clear; that's not even - that's not a project for us.

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From the floor: I have a question, and I don't knowsomebody said it's illegal to push utilities out when no one wants them at that crossing....prospect to the utilities...

Jeremiah Upp: It's illegal to build infrastructure for a private person, private company, whatever....

From the floor: Okay; I'm a Violet Township resident, but I worked in Greenfield Township for 25 years. What happened when they pushed the water line up Old Columbus Road all the way up to Coonpath Road and made everybody hook up to it, what was the original - what was the draw to do that? The only business that went in there was Dogwood Crossing. MR/DD was there, Joe Carson where I worked was there - we were all there - but the water line got pushed up, and the joke I always heard - I don't know if it's true or not - I'm just asking - was the mayor of Greenfield Township, Lloyd Helbert, wanted it pushed up there, because he owned land on the north side of Coonpath Road; now.....

..... multiple voices speaking

Jeremiah Upp: Let me tell you what I know about that situation: Greenfield Township water and sewer has nothing to do with the county or the commissioners. Period. They're their own entity; until the utilities took them over, and then they became a part of it, all that staff was already done long before county utilities became involved with....

From the floor: Greenfield Township water and sewer don't have to abide by the same thing where they can't just speculate and push utilities out?

Jeff Fix: Yeah, because they are all part of the county utilities; Tony, can you jump in?

From the floor: I mean, they are now; but back then, (multiple voices)

Tony Vogel: Water and sewer is an enterprise fund so there's no tax on that water. The customers pay the tap fees from developers, at least that's my.....; I don't know what happened in that situation, but when a water line gets run, you don't have to connect. At some point, they figured the cost of the development - that the development that was going to happen up there was going to offset the cost of running that line, whether at Carson or DD or whoever was there, when they tapped in or not, they figured that the cost was gonna offset that; so it was a business decision, and like, for me, if I'm looking to service an area that's unserved, I'm going to try to find out if I can get 50% of the customers on a water line to connect before I even invest in it.

From the floor: Same thing with the sewer?

Tony Vogel: Same thing with the sewer service; usually, sewer is going to be driven by development that's going to get in there; now sewer - if you are within 200 feet, you are required to connect in, so the foundation of your house is within 200 feet, you are required on the sewer.

Jeremiah Upp: Commissioner, can I clarify something? I made the statement a minute ago that it's illegal for government to spend money on private infrastructure. I should clarify that, in fact, that I am the county engineer, and in my role, I cannot spend any of the revenue that

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comes into my office on anything outside of the road right of way controlled by the Commissioners. That's where that came from. Tony just explained that there's options for him to do things, because he has a different type of fund. I just want to make sure everybody understands; I wasn't trying to pull the wool over anybody's eyes, or anything like that. I made a misstatement; a little bit out of my wheelhouse, but I know in my wheelhouse, I cannot do that.

Jeff Fix: Yes, sir.

Rick Ricketts: One of the things that as a politician, you probably...

Jeff Fix: Public Servant.

Laughter.....

Rick Ricketts: I will make this statement ... part of what you are doing is trying to help people understand that if you want to look at a case study of what not to do, just go look at Violet Township and Pickerington, and that gives you a great ability to learn from the mistakes that have been made, and try to have them keep from having them reoccur in Greenfield Township, Bloom Township or whatever township you want to look at. And if you think that it doesn't happen quickly, it happens quickly. When I was in kindergarten, there was one school in Pickerington. When I was a sophomore in high school, we were single A and Dave Cotner was kicking our ass in football. That's how it happens. In 50 years, you can have a lot go wrong. And I would suggest, and I'm not going to ask Jeff to comment on this, but a lot of that is because Violet Township and the city of Pickerington did not cooperate with each other, and whichever developer was willing to give them more, they basically conceded to that, and it didn't matter what it was; just whoever can get there first. Do not do that. Developers need to pay their way, and you need to look at the new ways of trying to create tax infrastructure to be able to take care of your community. If I could take Violet Township back and redo it, I wish I could; I can't; So now, all we can do is take the undeveloped part of Violet Township, and try not to recreate the same mistakes.

Jeff Fix: When I first ran for office for city council in Pickerington, part of the impetus that drove me to decide to do that was that, the city one night, passed 2,000 new homes by emergency; which meant it couldn't be a referendum; nobody could do anything about it - one night, 2,000 new homes; that's just wrong; and that's why I ran for office. When I got in office, we started managing things differently, and we started conversations with the township to try to work on finding ways to work cooperatively. Today, the township and the city are at a much better place than they've ever been. The city is not willy-nilly annexing land anymore; they've done one annexation, I think, in the last eight years; property that the city bought and annexed in; so, Rick's right; I live there; I live through it every day, and I love Pickerington, but there's a lot of ways that it could have been done better. I think, part in how it developed, so that there's not curb cuts every 50 feet and you're worrying about whether or not someone is pulling out in front of you; but mostly on the financial side of it. Violet Township was really never able to take advantage of all the development that occurred because they didn't find a way to form a partnership with the city of Pickerington; they did eventually with Canal Winchester so there's revenue generated on the very southern part of Violet township, but now all the 50,000 people who live there; when I moved in, my daughter's first birthday; now she's 28, so I've been there for 27 years; it was not nearly like what Rick described, but it was halfway there; and just

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boomed and continues to boom, because nobody really had a plan, and there was no cooperation. That's what we're trying to avoid in Fairfield County as this kind of stuff comes our way.

Trustee Kosch: Tom, do you have anything?

Tom Erlenwein: No, I don't; but I lived through the Pickerington/Violet Township debacle. My son graduated from what is now Central, so we saw the schools, based on their growth; the separation of the children at that stage in their life is really dramatic. You grow up with lifelong friends and go to school, but just based on pure growth and opening up new schools, we lost our sense of community right then; and that same thing can happen here. If it's uncontrolled growth; and that's why we all came this way; that's what I'd like to see us avoid. I've used Pickerington as a reference many times; not a good reference; just one that we want to try to avoid.

From the floor: Isn't it counter-productive though? And I just have a quick question about the schools. I know you can't keep in aligned with this whole thing, but we moved down here for the schools, and they're small, and we want to keep them small, but if the state is telling them they can only build buildings and you can only go so big, and then you guys are saying, hey, we need more houses in here, something is going to saturate and we're going to bottleneck, and the schools are going to be collateral damage with the kids.

Jeff Fix: So, the idea again, is to create tax structures that will put money into the school system so that you all don't experience here what we've experience up there, which is - I pay one percent of my income goes to the Pickerington schools, in addition to creating property taxes; so if we are able to create partnerships and use those economic development tools that are available to townships, sometimes on their own, and sometimes in partnership, we can make sure that the schools are taken care of so they're not

Tom Erlenwein: And another thing that happened, and I'll just speak to the Pickerington part with the school district, the overall wealth in the school district was rather low because it was mostly undeveloped farmland, and there was no revenue to go and support the schools, so they were built completely on the property owners' backs, so when you start talking about some of these development tools, and these JEDDS, or other tools we would use to try to generate revenue for the township, it can also be a cooperative agreement with the school district, so that they benefit from some of those, as well. It's not just one thing that's going to fix this problem; that's why I think it is good that we try to make some type of a plan.

Trustee Kosch: Do you have anything now, Kent?

Trustee Searle: No, I'm good.

Jeff Fix: So, I want to circle back with you as you continue down the path of creating your plan, and we make the revisions to this that we've talked about tonight; and the other townships and villages; we will circle back with you when we go through it again. This is an evolving process, and we are working really hard to be respectful of what you want in your township. Some of that will be in our collective control, and some of it won't be, and we'll have to figure that out as we go, but I think, at the end of the day, the basic premise of creating a plan and forming

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partnerships makes a great deal of sense and I appreciate your willingness to - you know, if you do your own plan, you can do it totally different; you will have a plan, and you will want to sit down at the table and start talking about creating those partnerships; and if that's where we end up, I'm thrilled, because today, we don't have any of that stuff; and that's why we set off on this path. I appreciate you guys hearing me out and having me in; and all the folks that came here tonight; oops, we have one more question.

From the floor: You mentioned like in terms of having a plan is better than not having one - when do - do we have a deadline for when we have to have one finalized, or like are we running up against any particular date?

Jeff Fix: No, the deadline is that we're getting calls now about people who want to build along Route 33; so the sooner you've got your plan and in place, there's going to be able to say yes or no to what you want; but no, there's no hard and fast deadline.

So, anyway, thank you; thank all of you.

If anybody ever wants to have a one-on-one conversation with me, I'm happy to do that. We've done that, and I'm happy to sit down at your front porch - well, now it's getting to be winter - at your coffee table, and talk about whatever you want to talk about. I'm elected to serve you and I feel like I'm doing that with what we're doing here. Sir - I'm a public servant, and I'll leave it at that.

You all have a great night, and thank you all for coming out tonight. Thank you, gentleman, for having me.

The meeting ended at 7:23 p.m.

*..... means the speech was unable to be interpreted or there were multiple voices talking at the same time.