

BOARD OF TRUSTEES OF HARRISON TOWNSHIP
LICKING COUNTY, OHIO
MINUTES OF REGULAR MEETING JULY 16, 2024

The Harrison Township Trustees met in regular session on July 16, 2024 at the Township Hall. The Chairman, Mark Van Buren, called the meeting to order at 9:05 a.m. (the delay was needed as the court reporter for the public hearing was not ready) and he led those present in the Pledge of Allegiance. The Fiscal Officer called the roll, and the following members and guests were present.

Trustee	Mark Van Buren
Trustee	Eric Smith
Trustee	Ray Foor
Fiscal Officer	Carolyn Elder
Zoning Inspector	Valerie Hans
Road Superintendent	Pete Sigman
Guest	Pete Griggs, Attorney with Brosius, Johnson & Griggs
Guest	Jim Havens, S.R. 158 LLC
Guest	John Carlisle
Guest	Steve Layman

At 9:06 a.m. the regular meeting was placed on hold and the JEDD Public Hearing began.
At 9:16 a.m. the regular meeting was back in session.

The trustees continued reviewing documents.

-Eric Smith moved to adopt Resolution 2024 07 16 02 which states: A RESOLUTION APPROVING A DEVELOPMENT AND COMPENSATION AGREEMENT. WHEREAS, Harrison Township, Licking County, a political subdivision of the State of Ohio, through its Board of Trustees (the "Township"); the City of Reynoldsburg (the "City"), a political subdivision of the State of Ohio; Licking County, a political subdivision of the State of Ohio, through its Board of County Commissioners (the "County"); the Southwest Licking Local School District, a political subdivision of the State of Ohio through its Board of Education (the "School District"); the Career and Technical Centers of Licking County, a political subdivision of the State of Ohio through its Board of Education ("C-Tec"); and S.R. 158, LLC, an Ohio limited liability company, along with its successors, nominees, assigns, and/or affiliates (collectively, the "Developer") have agreed to certain terms and conditions contained in a Development and Compensation Agreement that allow for the development of a project located along SR 158 in Harrison Township.

WHEREAS, the Township believes it's in the best interest to enter into the Development and Compensation Agreement with the aforementioned entities. Ray Foor seconded the motion. Roll call: Van Buren YES, Smith YES and Foor YES. The resolution was adopted.

The TIF documents were reviewed.

-Eric Smith moved to adopt Resolution 2024 07 16 03 which states: A RESOLUTION DECLARING IMPROVEMENT TO CERTAIN REAL PROPERTY TO BE A PUBLIC PURPOSE, AND EXEMPT FROM REAL PROPERTY TAXES; IDENTIFYING CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS THAT ARE A PUBLIC PURPOSE AND, ONCE MADE, WILL DIRECTLY BENEFIT THAT REAL PROPERTY; REQUIRING THE OWNERS OF THAT REAL PROPERTY TO MAKE SERVICE PAYMENT IN LIEU OF TAXES; ESTABLISHING A TOWNSHIP PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND; APPROVING THE EXECUTION AND DELIVERY OF A TAX INCREMENT FINANCING AGREEMENT BETWEEN HARRISON TOWNSHIP AND S.R. 158 LLC; APPROVING THE EXECUTION AND DELIVERY OF A DEVELOPMENT AND COMPENSATION AGREEMENT AMONG LICKING COUNTY, THE SOUTHWEST LICKING LOCAL SCHOOL DISTRICT, THE CAREER AND TECHNOLOGY EDUCATION CENTERS OF LICKING COUNTY, THE CITY OF REYNOLDSBURG, HARRISON TOWNSHIP, AND S.R. 158, LLC; AND RELATED AUTHORIZATIONS. Ray Foor seconded the motion. Roll call: Van Buren YES, Smith YES and Foor YES. The resolution was adopted.

-Eric Smith moved to adopt Resolution 2024 07 16 04 which states: A RESOLUTION APPROVING A COOPERATIVE AGREEMENT WITH SOUTHWEST LICKING LOCAL SCHOOL DISTRICT. Ray Foor seconded the motion. Roll call: Van Buren YES, Smith YES and Foor YES. The resolution was adopted.

Mr. Carlisle stated that in 30 days the JEDD could be formed.

Road Report – Pete Sigman, Road Superintendent

Pete reported that The Shelly Company was unable to attend the meeting. At the last meeting Pete reported that The Shelly Company went over budget on the Harrison Township Gale Road Maintenance Project. The milling company claims to have milled 37,456 sy and the contract covered 34,316 sy. The overage costs were \$4,835.60.

The berm was over by \$4,725.00 and the prime was over by \$2,592.00. Total over budget was \$12,152.60.

Pete received a response from Doug George with The Shelly Company and they are not going to charge for the overage of berm or prime, the only additional charge will be for the extra milling due to the extra width of the road in the amount of \$4,835.60.

-Eric Smith moved to approve change order #1 for the Harrison Township Gale Road Maintenance Project to cover \$4,835.60 for extra milling quantity due to the extra width of the road. A then and now purchase order for \$4,835.60 is approved. Ray Foor seconded the motion. Roll call: Van Buren YES, Smith YES and Foor YES. The motion passed.

Pete reported that the driveway apron plate is elevated out of the ground at 230 N. Bend Drive. Pete has requested repair quotes from Butch Brown and Mark Rodgers Construction.

Zoning Report – Valerie Hans, Zoning Inspector

Valerie reported that the Beeson Property on State Route 16 is looking better on Don Phillips side. She will send a follow up letter.

Valerie reported that she had sent letters to the Licking County Prosecutor and the utility agency's concerning Larry Kretzmann property with a second living space. She will send a violation letter.

Trustee Van Buren inquired on the status of Quality Yard and Home Maintenance parking lot. Valerie will send a violation letter.

Trustee Van Buren would like for the Zoning Inspector to set hours during the work day that she will be in the office and available to residents. The Zoning Inspector's office hours are 9:00 a.m. to 5:00 p.m., she will be in the office daily between 11:00 a.m. and 3:00 p.m. each business day and not out inspecting violations.

From the floor – Alice Carte

Ms. Carte lives on Rockwood Court and has neighbors that have goats that do not stay contained. She is concerned with the smell and the goats coming on her property. Trustee Van Buren suggested calling the Licking County Health Department concerning the smell. The Zoning Inspector will call the Humane Agent. Ms. Carte also reported that the edge of the road is giving away at Rockwood and Warwood.

-Ray Foor moved to approve the following:

- 1. The minutes of the July 1, 2024 regular meeting.**
- 2. The minutes of the July 2, 2024 special meeting.**
- 3. Payment advice #237-2024 through 246-2024.**
- 4. Warrants 19126 through 19136.**

Eric Smith seconded the motion. Roll call: Van Buren YES, Smith YES and Foor YES. The motion passed.

Lighting assessments for Outville, Indian Hills and Harrison Meadows were discussed.

-Eric Smith moved to adopt Resolution 2024 07 16 05 which states: NOW, THEREFORE, BE IT RESOLVED: That the Board of Harrison Township Trustees hereby levies an assessment against each lot in the Outville Lighting District in the amount of \$55.00, to be paid in semiannual installments. Ray Foor seconded the motion. Roll call: Van Buren YES, Smith YES and Foor YES. The resolution was adopted.

-Ray Foor moved to adopt Resolution 2024 07 16 06 which states: NOW, THEREFORE, BE IT RESOLVED: That the Board of Harrison Township Trustees hereby levies an assessment against each lot in the Indian Hills Subdivision Lighting District in the amount of \$85.00, to be paid in semiannual installments. Eric Smith seconded the motion. Roll call: Van Buren YES, Smith YES and Foor YES. The resolution was adopted.

-Ray Foor moved to adopt Resolution 2024 07 16 07 which states: NOW, THEREFORE, BE IT RESOLVED: That the Board of Harrison Township Trustees hereby levies an assessment against each lot in the Harrison Meadows Subdivision Lighting District in the amount of \$80.00, to be paid in semiannual installments. Eric Smith seconded the motion. Roll call: Van Buren YES, Smith YES and Foor YES. The resolution was adopted.

John Carlisle was hired by Harrison Township to be the JEDD Administrator. The developer is paying John Carlisle's wages directly. The township has paid no wages to John Carlisle.

-Ray Foor moved to accept John Carlisle's resignation as a Harrison Township employee as of July 16, 2024. Eric Smith seconded the motion. Roll call: Van Buren YES, Smith YES and Foor YES. The motion passed.

The fiscal officer read various pieces of correspondence and passed out Financial Reports for the trustees to review.

Being no further business, Chairman Mark Van Buren adjourned the meeting at 10:25 a.m. Minutes are unofficial until approved by the trustees.

Respectively Submitted,

Carolyn I. Elder
Harrison Township Fiscal Officer

Resolution 2024 07 16 01 is part of the July 16, 2024 JEDD Public Hearing minutes.

The following resolutions are a part of the July 16, 2024 regular meeting minutes.

Resolution 2024 07 16 02

Resolution 2024 07 16 03

Resolution 2024 07 16 04

Resolution 2024 07 16 05

Resolution 2024 07 16 06

Resolution 2024 07 16 07