

# RECORD OF PROCEEDINGS

Jerome Township Board of Trustees

Minutes of

Meeting

GOVERNMENT FORMS &amp; SUPPLIES 644-224-3338 FORM NO. 10148

Held

October 25, 2023

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The Jerome Township Board of Trustees met in special session on October 5, 2023, at 5:36 p.m. at Fire Station 211 for the purpose of discussing and taking questions from the public regarding limited home rule. Board Chairman Wezlynn Davis called the meeting to order and led the Pledge of Allegiance. Megan Sloat, Barry Adler and Wezlynn Davis answered the roll call. Also in attendance were Robert Caldwell (Fiscal Officer), Brandon Standley (Township Administrator), Peter Griggs (Brosius, Johnson & Griggs), and members of the public.

Wezlynn Davis provided an overview of the purpose of limited home rule and how it is used. See noted limited home rule will allow the Trustees to do the following:

- Address infrastructure needs and provide safe roads, like municipalities
- Receive commercial development tax dollars
- Increase bonding capacity
- Utilize TIFs (Tax Increment Financing arrangements)
- Utilize CRAs (Community Reinvestment Area)
- Contract with an engineer to facilitate projects (not in conflict with the County Engineer)

Megan Sloat added limited home rule would allow the Trustees to address the following:

- Infrastructure and road improvements
- Increase growth
- Address residents' concerns and issues

Barry Adler stated he has looked at the advantages and disadvantages of limited home rule. While he was initially concerned with the potential costs, he has been convinced that there will be no significant cost increases because of limited home rule. Limited home rule will allow the Trustees to address such issues as storm water retention and provide for the enforcement of regulations with fines.

Wezlynn Davis provided a background on TIFs and how the Board is seeking to utilize them. She stated the Township should be able to analyze if abatements are appropriate. Typically, CRAs are used to fund reinvestment areas which are not what they are being used for by the County in Jerome Township. She believes in curbing corporate welfare.

Megan Sloat wished to take a few minutes to address a mailer that has been sent to residents regarding limited home rule. The following items were addressed:

- It does not provide the Trustees with any new taxing authority; all tax levies must be placed on the ballot to be voted on by residents.
- It will not require the Trustees to create a police department, the current Public Safety Officer program with the Union County Sheriff will continue.
- It will allow the Trustees to contract with an engineer if so desired to facilitate infrastructure projects in the Township to be funded by TIF revenue.
- It will not necessitate a budget director.
- It does not allow for unlimited taxpayer spending.
- It does not eliminate current township oversight.
- It has been adopted by a limited number of townships in Ohio (33 of 1,308) primarily due to the minimum population requirement.

Wezlynn Davis provided some history of the JEDD (Joint Economic Development District).

- Finalized last year after twenty years of effort.
- Applies to only new businesses coming into the Township who need water and sewer services.
- Provides for a 1.5% income tax which is shared by the statutory JEDD Board (60%) for infrastructure in the area, Jerome Township (20%), and the City of Marysville (20%).
- Includes an agreement with the City of Marysville not to annex portions of Jerome Township.

One resident in attendance asked who is behind the flier. Wezlynn Davis responded it is a PAC (Political Action Committee) believed to be potentially made up of large landowners benefiting from tax abatements.

The Board stated that they are currently in mediation with Union County which was initiated because of a zoning amendment that superseded County approved tax abatements. Limited home rule would provide the Board of Trustees with this authority without the zoning amendment.

One resident compared limited home rule to a homeowners' association giving the Trustees the authority to impose fines on residents. Megan Sloat disagreed stating it is the opposite, that without limited home rule the Board cannot enforce existing rules or address residents' complaints. Wezlynn Davis added that currently the Township can only write a stern letter while limited home rule would allow the Trustees to take more action like a municipality. It was noted there is a process to establish and set fines which are done by Board resolution that would be subject to voter referendum.

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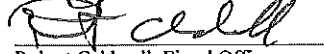
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Several residents began to focus on various zoning matters including the existing zoning resolution and the comprehensive plan. Peter Griggs reminded all that limited home rule and zoning are separate and one is not affected by the other.

At 7:22 p.m. it was moved by Wezlynn Davis and seconded by Megan Sloat that the Jerome Township Board of Trustees adjourn. The motion carried.



Wezlynn Davis, Chairman



Robert Caldwell, Fiscal Officer