

Jackson Township Board of Trustees
Special Meeting
March 2, 2020

The Special Meeting was called to order by Trustee President, Randall DeVilbiss at 11:30 a.m. with roll call. Trustees: Mr. DeVilbiss, Mr. Moyer & Mr. Hodson were all present.

Visitors: Kent & Carol Bowser and Mike Dowden

Mr. DeVilbiss asked Mr. Hodson if he wanted to take the lead in this meeting. Mr. Hodson stated the purpose of this meeting was to discuss the possibility of Jackson Township entering into a JEDD (Joint Economic Development District) with the Village of Farmersville, German Township and Germantown whether or not the Valley View School Levy passes this year. By forming a JEDD, all the above entities would be able to secure tax revenue from the entire Valley View School District, which would be located on Manning Road in German Township - **if the levy passes**. As of now, Farmersville is receiving tax revenue from the Middle School in Farmersville, and Germantown is receiving tax revenue from the schools in Germantown. No one receives tax revenue from the employees at Valley View High School. If the levy passes, all schools will be constructed on Manning Road in German Township - Farmersville will no longer receive revenue. This concerns Mr. Hodson. Mr. Hodson continued by saying there is a lot of misinformation out there relating to a JEDD. One of the misconceptions is the JEDD will tax all residents. Mr. Hodson stated a JEDD only taxes businesses and their employees within the boundary of the JEDD. Mr. Dowden explained there is an ORC (Ohio Revised Code) relating to a JEDD, stating no residential properties can be taxed. Mr. Bowser stated the latest revision to the JEDD law was signed by Governor Kasich in 2016 regarding Austin Landing as a multi-use development addition. This revision also stated the residents living in the JEDD area of this multi-use designation may also be taxed. Discussion followed. Mr. DeVilbiss stated this particular JEDD was called a JEDZ and no longer exists. Mr. Bowser said he attended a meeting yesterday, and it was said a JEDD can skip certain parcels of a township. Mr. Bowser continued to say, he understood the law to say the only way the Village of Farmersville and Jackson Township can participate, is the portion that is defined in the JEDD has to touch German Township. Mr. Bowser stated he feels what he heard at the meeting was another misconception, and wants to make sure the Trustees look into every aspect of the JEDD. Mrs. Bowser stated she was very upset none of the Trustees came to the meeting yesterday. Discussion followed on different meetings that have been held. Mr. Moyer stated he would not have been able to answer any questions about the JEDD even if he did attend the meeting because he does not know the true answer as of yet. Mr. Moyer thought the Village of Farmersville and Jackson Township would have to go together, but since the water and sewer is provided by the Village, Jackson Township would not have to be included. Mr. Bowser said the law states the water/sewer line does not constitute a JEDD. Mr. Dowden confirmed what Mr. Bowser said. Mr. Dowden stated the reason we would be included in the JEDD would be due to lack of revenue. Mr. Moyer told Mr. Bowser they should have had a JEDD lawyer attend the meeting because there is so much misinformation out there. Mr. Bowser stated he wants to make sure the Trustees consult an attorney before signing anything. The Trustees assured Mr. & Mrs. Bowser this meeting was to only discuss looking into a JEDD – they are in no way ready to sign any paperwork at this time. Mrs. Bowser said someone at the meeting she and Mr. Bowser attended, said a JEDD is all in place and ready to be signed. Mrs. Bowser said this statement came from a levy committee person and this person also stated that all township trustees and Farmersville have discussed this in their meetings. Mr. Moyer stated Jackson Twp. has just begun talking about this. Discussion followed regarding the process that has to take place before a JEDD is in place – public hearings, the legality of a JEDD, etc. It was explained that a JEDD can be set up/design however the districts want to set it up. Discussion followed regarding taxing authorities – townships do not have the taxing authority for the school – that is what a JEDD would do. A JEDD can place an income tax on the business/school within the JEDD area. Discussion also followed regarding a 4-way split on the construction portion of the new schools. During construction, income tax revenue on all on-site working employees or anyone working within the construction area of the JEDD, will be split 4-ways between the entities – 25% of the income tax would go to each entity in the JEDD area.

Meeting Cont'd.

Mr. Hodson stated they will have an exact layout, land-wise, what will be inside this JEDD – a boundary will be laid out – the taxing will happen inside the layout only – not outside the boundary. Discussion followed regarding the possibility of trustees/council members coming into office later on that may want to remove themselves from the JEDD and the process the township/villages would have to do to recall the JEDD. Mr. Moyer stated a JEDD needs to have a 5-member board – 1 person from each entity plus 1 person from the school. Mrs. Bowser said someone said at the meeting yesterday, that the school has no input or any part of the JEDD. Mr. Dowden said that is not true – the school can have input while on the JEDD board, they just cannot start a JEDD. All agree there is misinformation out there, as well as good information. Mr. Hodson reassured those present that the purpose of this meeting was just to discuss a JEDD – not to sign anything. Discussion followed regarding the water pipe running out to the school, and the possibility of having to come up with another way to supply water to the new facilities. There was also discussion regarding the time when Farmersville and Germantown merged to form the Valley View School District and the feelings between Farmersville and Germantown that still exist. Mrs. Bowser commented that she feels the schools are an important part of any community. All agreed. Discussion also followed regarding the land swap. Mr. Hodson reiterated his feelings about the importance of a JEDD not only for the township, but to Farmersville – this could impact their tax revenue if the levy passes and a JEDD is not set up. Mr. Dowden stated Farmersville would like to pursue a JEDD as well. Discussion then turned to the cost of construction, the percentages involved in taxing process, and the need to set aside a percentage of the revenue to pay refunds. Mr. Dowden stated there may be some kind of contributions required from the entities to be included in the JEDD – example: The Jackson Twp. Police could hold training/safety classes, or the Road Dept. can help keep the parking lots clean, etc. Discussion followed. Mr. Hodson made a motion that the Trustees continue to pursue the process of forming a JEDD, including any legalities associated with a JEDD. Mr. Moyer seconded the motion. Vote: Mr. DeVilbiss – Yes Mr. Moyer – Yes Mr. Hodson – Yes Motion passed. Mr. DeVilbiss asked if there were any further questions.

With no further questions or discussions, Mr. Moyer made a motion to adjourn the meeting. Mr. Hodson seconded the motion. Vote: Mr. DeVilbiss – Yes Mr. Moyer – Yes Mr. Hodson – Yes Motion passed.

Meeting adjourned at 12:15 p.m.

Submitted by: _____
Diana Winkler, Fiscal Officer

Attested by: _____
Randall DeVilbiss, President