



Bethel Township Board of Trustees
June 6, 2023
Workshop Meeting Minutes - DRAFT

Roll Call: Administrator Ehrhart, Fiscal Officer Watson, Zoning Administrator Arnold, Trustee vanHaaren, Trustee Black

Admin Items:

1: Land Use Plan Meeting

- Need to reschedule due to illness. Zoning Administrator Arnold is collecting schedules for June then Administrator Ehrhart will check with Joe Tuss.

2: Upcoming Agenda Items

- Tax Budget: Administrator Ehrhart stated actual numbers are only for 2021 and 2022 and 2023 to date, and are projected for 2024.
 - Fire Chief Ehrhart and Fiscal Officer Watson gave highlights of the items related to the fire fund. Plan includes continuing the \$2 hazard pay that was covered by ARPA funds. Capital outlay includes replacing several vehicles and saving for a new fire engine in the future (likely 2027). Expenses include repair projections. EMS is reimbursed via insurance companies who all pay different amounts.
 - Fiscal Officer Watson discussed the General Fund. She stated there are no surprises in this area. The 3.8 mill levy will bring in slightly more next year. There is money in the budget to cover raises. Capital outlay includes potential fixes to West Charleston Rd. General Fund balance has gone down due to the deal with Metro Parks for the Siler property.
 - Police budget: the Township has a contract with the Sheriff and we are on track with them based on an increase they charge every year plus fuel.
 - Road monies: include some paving in 2024. Fund used to pay salaries is dwindling.
 - Cemeteries: would like to do some new signage.
 - ARPA fund: amount of \$250,000 for 2023 is budgeted to buy land for a new fire station.
- Fire department promotions swearing in will be done at the next regular meeting.

3: CD Investments

- Potential change to Star Ohio as they offer a higher rate.

Trustee Items:

Trustee vanHaaren:

- Bee City USA
 - Trustee vanHaaren reported it costs \$100 to join and then one Bee friendly event each year. Trustee Black thinks we should join.
- West Charleston Road Update
 - Trustee Black reported he has not been out to look over the situation.
- Trustee vanHaaren is working on the newsletter. It will include Bee City information, information on the Annexation Agreement, air packs and new hose for the fire dept, and friendly reminders of zoning code for pools having fences, ag property trailer parking, perpetual garage sales, etc.

Ongoing Items:

- 1: Huber Heights Annexation
 - Administrator Ehrhart stated Annexation Agreement Resolution is floating around out there that may not be acted upon by Huber Heights.
- 2: State Route 202 and US Route 40 Property demolition is complete.
- 3: Promotional Videos on Facebook/ Instagram are being posted as they are completed.
- 4: Massage Parlor regulations are still with the Prosecutor for review.
- 5: Land Use Plan Update was addressed above.
- 6: Bee City USA was addressed above.
- 7: Trees on Singer
 - Awaiting clearance from MetroParks – no new updates.
- 8: Rezoning for the Dayton Brandt/ Agenbroad Property back to agriculture is complete.
- 9: Social Media Archiving Program
 - Administrator Ehrhart stated this is here as a placeholder for consideration at a future date.

Other Discussion Topics:

- 1: Trustee vanHaaren asked about changing the lights in West Charleston. They have not changed them yet. Administrator Ehrhart stated the light in the parking lot also is not fixed yet. He will call the company again who is supposed to fix them.
- 2: Residents Glenn and Keigh Davis commented it was nice to see cordial discussions about the finances. Also spoke about DEC having a gas right-of-way that runs to the Davis property. DEC has stopped the right-of-way one property short, so now the Davis property cannot get natural gas. Trustee vanHaaren suggested that he talk to the city of Huber Heights to ask them to be a good neighbor. Mr. Davis then made the suggestion that the township tax them. Trustee vanHaaren relayed some of the rules of annexation and becoming a city. Mr. Davis also spoke of a drainage pipe under his driveway that is owned by the water tower. He will call the city about this situation. He also mentioned there is a lack of signs properly identifying Carriage Trails entrances.
- 3: Zoning Director Arnold mentioned there is a public hearing coming up this Tuesday on a re-zoning case which is part R-1AAA residential and part A-2 agriculture.
- 4: Trustee Black mentioned the Halderman property is under contract with DEC. There was some discussion on the land currently being annexed and some of the land remaining.

Adjournment by Trustee Black at 10:16 am.

Minutes prepared by Trustee Reese

Don Black, Chair

Julie Reese, Trustee

Beth vanHaaren, Trustee

Deborah Watson, Fiscal Officer