

RECORD OF PROCEEDINGS

WALNUT TOWNSHIP AND THE VILLAGE OF THURSTON

Walnut Township School's Auditorium

11850 Lancaster Street, Millersport, OH 43046

JOINT HEARING MEETING MINUTES

December 5, 2024 – 7:00 pm

Township Officials present: Trustees Terry W. Horn, William R. Yates, Douglas G. Leith and Fiscal Officer(FO) Amy Amspough, Township Administrator Tammy Oliver were present.

Special Guest: Gina Matos, Mayor, Village of Thurston, Jeffrey Fix, Fairfield County Commissioner, Richard Ricketts, ESQ

Number of members of the public present: 8 as recorded on Sign-in sheets.

MEETING PROCEEDINGS

Trustee Yates called the meeting to order at 7pm and asked all guest present to sign in for the record

Trustee Yates stated the purpose of this Joint Public Hearing with the Village of Thurston to allow public discussion regarding the establishment of a Community Economic Development Agreement (CEDA) and a New Community Authority (NCA) between Walnut Township and the Village of Thurston.

Fairfield County Commissioner, Jeffrey Fix spoke about growth in the community of Fairfield County. How Regional Planning has created a Model Zoning Code for Townships and Villages that each can adopt with portions that works best for them if they choose to. We are looking for ways to have growth and still preserve the land and protect the tax payer with the growth. Most Townships are zoned (in rural areas) to have one home on 2 acres. So, 100 Houses would take 200 acres of farmland. But, if a township decides to take an area of the Township to build an entity of four houses on one acre, they could build 100 homes on twenty-five acres instead. New Community Authority is a tool that the Ohio Revised code provides us to put a different level of tax on the new development. If a developer comes to build homes or business, and for example there is a 5 mils of property tax and 2 percent of income tax, that would go just on the new people moving in or business.

There would be a partnership created between the Township and the Village. With the partnership there will be a pot of new money coming in with the NCA. If there was a new NCA in Liberty Union School district, in the Village of Thurston of Walnut Township. The money in the pot, 40% would go to the Village, 40% would go to the Township, 10% would go to the school and 10% would reinvest in the NCA area to help pay for example, construction of area. For example, if the NCA generated one million dollars, the distribution would be, \$400,000 to Village, \$400,000 to Township, \$100,000 to school and \$100,000 to the NCA.

Mayor, Village of Thurston, Gina Matos spoke about all the work and meetings that she has been part of with this project.

Richard Ricketts, ESQ spoke about how he has experience on this matter. Development is going to happen everywhere in the county. He said what we have planned with a CEDA with a NCA is the best plan for current residence and the schools so they do not have to carry the burden of more taxes.

All questions from the community were answered. At 7:42pm, December 5, 2024 Trustee Horn moved to adjourn. Trustee Leith seconded the motion. The motion passes with 3 yes votes.

Amy Amspough, Fiscal Officer

William R. Yates, Chairman

Terry W. Horn, Vice Chairman

Douglas W. Leith