

**RICHFIELD TOWNSHIP
LUCAS COUNTY, OHIO
BOARD OF RICHFIELD TOWNSHIP TRUSTEES
REGULAR MEETING MINUTES**

April 20, 2009

The regular meeting of the Richfield Township Trustees was called to order by Donald Eisel at 7:00 p.m. at the Richfield Township Fire Station, 11450 Sylvania Ave., Berkey, Ohio. The meeting opened with the Pledge of Allegiance.

ROLL CALL: Trustee
Chairman: Donald Eisel – present
Vice-Chairman: Karen Winn - present
Arthur Nevers - present

ADMINISTRATIVE REPORTS:

The clerk provided copies of the minutes from the April 6, 2009 meeting, current Cash Summary Report, March Bank Reconciliation and Pending Warrants Report.

READING AND APPROVAL OF MINUTES:

Donald Eisel made a motion to approve the April 6 2009 minutes as corrected. The following corrections were made: the amendment to the Richfield Township Zoning Resolution regarding adult-oriented uses, changing the 500 feet separation requirement to 1000 feet from any residence, park, school or another adult-oriented use: Zoning Resolution for small wind turbines, striking 80 feet and substituting 120 feet for the maximum tower height, striking 10kW and substituting 20 kW for the electrical generator. Karen Winn seconded the motion. Roll call: Eisel – yes, Nevers-yes, Winn-yes. Motion approved.

PRESENTATION OF THE BILLS:

The attached listings of warrants (5037 - 5057) were presented for approval:

Arthur Nevers made a motion to approve payment of the attached listing of invoices and the corresponding pending warrants. Karen Winn seconded the motion. Roll call: Eisel-yes, Winn-yes, Nevers-yes. Motion approved.

LUCAS COUNTY AUDITOR:

The Lucas County Auditor's office presented an informational session on: the Upcoming Home Valuation Process. Because market values change over time as properties are bought and sold, Ohio law requires that each home in the state go through a reappraisal process every six years. The County looks at historic trends and actual sales over the last three years within these boundaries to determine the estimated fair market value of properties.

The estimated fair market value is used as the gauge when valuing property. Fair market value is defined as the most probable price each property would be estimated to sell for in an open market.

The following home improvements may increase the taxable value of your property: add central air, build or enlarge a garage, add a new porch, construct an in-ground pool, increase the size of the house with an addition, install additional bathrooms, install a new indoor wood burning fireplace, install a new stall shower, finish an attic, second floor, or bedroom.

Normal maintenance and many basic home improvements can be completed without increasing the tax assessment on your home such as: landscaping, redecorating, replacement windows, remodeling, and painting, replacing or repairing siding, porches, masonry, sidewalks, or shutters.

There are three primary components that make up a property tax bill:

1. Various tax rates, which are requested by taxing authorities, such as school districts, parks, townships, villages and city councils and approved by the voters.
2. Assessed value of one's property.
3. Special assessments submitted from municipalities, townships and counties. Including street lights, sewer rentals and weed cutting.

Each homeowner will receive a property valuation notification showing the old and new valuation. Homeowners that have questions or concerns about their valuation have the opportunity to arrange a face-to-face meeting with a county representative to discuss their valuation. The Lucas County Auditor will be at the Richfield Township Fire Station on June 16th and 17th; all homeowners will receive a letter with an opportunity to schedule an appointment.

You may check your information to ensure accuracy on your home by calling: 419-213-4406, or online at www.co.lucas.oh.us this will take you to the Lucas County home page, once there, click on Launch AREIS Online. If you believe the information on your property is incorrect you may call the office, visit the web site or send an e-mail to outreach@co.lucas.oh.us .

The valuations are sent to the state for review and validation. This is a process to ensure that valuations are fair, correct, and follow accurate trends across each county. The state has the authority to request that each county modify their valuations if deemed necessary.

A new addition to the AREIS website is a “levy calculator”, the levy calculator is provided to assist taxpayers in making informed decisions regarding the impact that proposed tax levies have upon their property tax.

Another added feature to AREIS website is “neighborhood sales report”, listing all sales since 1/1/06 within the neighborhood of your parcel.

Anita Lopez (Lucas County Auditor) stated the State of Ohio will be coming out with new information on changes in the CAUV rates. A future presentation will be scheduled on the CAUV changes in the near future.

To qualify for CAUV you must have at least 10 acres of land devoted exclusively to agricultural use. If the property has fewer than 10 acres, those acres must provide a proven gross income of at least \$2500.00 per year from the most recent three years. Zoning Inspector Hassen will meet with the Auditors office to discuss CAUV qualifications in detail.

Trustee Nevers questioned how often the County checks properties to ensure the property owner is entitled to CAUV benefits. Renewal CAUV applications are required yearly; the County Auditor inspects the property to ensure the use qualifies for the reduction.

ZONING:

Mr. Hassen spoke with the property owner at 2585 Raab Rd. regarding the verbal agreement made to put in a swale. The property owner agreed to put in the swale as soon as the yard dries out. Mr. Hassen will send a letter advising the property owner he has until May 1st, 2009 to begin the project.

The April 13th, 2009 zoning minutes were read.

Mr. Hassen spoke with the property owner at 10060 Central Ave. regarding cleaning up his property. The property owner sent a notarized letter in 2008 agreeing to clean up his property and the property has not been cleaned up at this time. Mr. Hassen will follow up with a zoning violation letter if the property owner does not follow through.

The property at 3400 Murd Road has been advised per Lucas County to place the holding pond in front of the church. Mr. Hassen advised the church they will need a variance as the Richfield Township zoning amendment requires ponds to be in the back of the structure.

FIRE:

Chief Tate is working with the Civil Engineers on the site plan for the church at 3400 Murd Road.

OLD BUSINESS:

There was discussion on the employee handbook. The Trustees reviewed Section 5 (vacation, sick time, funeral leave), further discussion will be held at the next scheduled meeting.

There was discussion on the zoning inspector's job description. Trustee Nevers provided job descriptions from Monclova, Sylvania, and Springfield Townships. Mr. Nevers will forward the above job descriptions to the Fiscal Officer to compile and review at the next scheduled meeting.

NEW BUSINESS:

John Fritsch informed the Trustees there are some old tables at the town hall that are broke and need to be replaced. The Trustees will have Mr. Ronau check on the number of old tables remaining and replace with new ones. In addition Mr. Fritsch reported the coat racks are in need of paint. Mr. Ronau will be notified.

A resident questioned why there are red flags on Kilburn Rd. The Trustees have not been notified of any projects on Kilburn Rd.

There being no further business Arthur Nevers made a motion to adjourn at 9:25 p.m., which was seconded by Karen Winn. Roll call: Eisel – yes, Nevers-yes, Winn-yes. Motion approved.

Richfield Township Clerk

