



DEVELOPMENT STRATEGIES

In March of 2019, after reading a prospectus for the City of Hamilton's Spooky Nook development, Trustee Tom Willsey and then Administrator Bob Bass took a Hamilton Chamber of Commerce sponsored bus trip to Spooky Nook-Pennsylvania to see what all of the excitement was about. What they saw there was exactly what the prospectus said it was; a hugely successful and impressive operation which has changed the business landscape for many, many miles. Arriving on a Monday afternoon, they met the business's owner for a guided walk through the athletic complex. The facility which was being broken down from the previous weekend's national volleyball tournament (86 volleyball courts) into an untold number of soccer fields, basketball courts, indoor baseball, running courses, etc. They learned that the volleyball tourney had attracted 36,000 visitors. The next day, they toured Lancaster, PA a scant 8 miles from Spooky Nook-Pennsylvania (the exact distance Ross will be from Spooky Nook-Hamilton) where they spoke with local business owners and learned that Spooky Nook-Pennsylvania has completely renewed existing local business while also creating an untold number of new business startups.

Upon their return back to Ross, they performed a navigational search from Midwestern cities like Chicago, St. Louis, Louisville, Indianapolis, etc. to the Spooky Nook-Hamilton location and found that the route takes incoming athletes and their families along I-74 to New Haven Road in Harrison to State Route 128, then directly through Ross Township which then becomes B Street in Hamilton. It was clear that Hamilton's big project would have a significant increase on traffic in our community. Upon reporting what they learned in Pennsylvania to the full Board of Trustees, it was determined that the Board needed to find ways to assist the Ohio Department of Transportation in solving future traffic issues caused by the increased traffic volume. Because of the high volume of needed projects across the state, ODOT requires local community aid in local project funding. After reviewing all available possibilities, the Board made two very important decisions.

First, the Trustees entered into a contract with Bradley Payne Advisors and the law firm of Frost Brown Todd. Bradley Payne Advisors is a firm that specializes in municipal tax consulting. They help the Board in analyzing various types of taxing mechanisms available to the Township while Frost Brown Todd

advises the Board on all legal aspects relating to the various taxing strategies. Through the advice of the two firms, the Board, determined to utilize three distinctive types of taxing strategies, where appropriate, for future development. The strategies and their definitions are:

Strategy Type	Definitions
<i>Tax Increment Financing (TIF)</i>	An economic development mechanism available to aid in financing public infrastructure improvements. Ross Trustees and Ross School District Board must jointly determine how best to administer a TIF and exercise its powers to encourage targeted development or redevelopment. Execution of a TIF does not raise taxes on Ross residents.
<i>Joint Economic Development Districts (JEDD)</i>	An arrangement where one or more municipalities and a township agree to work together to develop township land for commercial or industrial purposes. The benefit to the municipality is that they get a portion of the taxes levied in the JEDD without having to annex it. It creates a partnership between a municipality and a township in which each property within the JEDD district has an income tax placed on to it.
<i>New Community Authorities (NCA)</i>	NCA is a separate public body governed by a board of trustees that may oversee, coordinate, construct and finance public infrastructure improvements and community facilities. The Authority develops procedures for forming and governing an NCA. Formation of an NCA is initiated by a petition signed by the property owners within the NCA area.

DEVELOPMENT STRATEGIES Continued from Page 1

Secondly, the Board decided to partner with the City of Hamilton to form a JEDD agreement to have the ability to tax future development that likely will occur in Ross resulting from Hamilton's Spooky Nook development. Also resulting from that partnership, the City gave Ross Township one of its three membership seats on the Butler County Transportation Incentive District (TID) Board. The TID serves a group of local governments collaborating to achieve common transportation goals. As the name implies, a TID is a "district", a geographic area organized for the purpose of improving the existing local road system. The TID does not represent a single city, nor is it a large government agency. In fostering cooperation among local governments, the TID increases the impact and effectiveness of local transportation planning and funding. The cooperative structure of the TID allows Butler County communities to accomplish more together than they would if they acted alone.

Lastly, it is virtually impossible to stop development completely. The best any developing community can accomplish is to manage control over how increased governmental service costs are funded resulting from that development; that's just

fact. As farms and other large tracts of land are privately sold, Ross becomes a more lucrative market for development. With member presence on the TID Board combined with the intended use of TIF, JEDD and NCA funding for appropriate future developments in Ross, your Board of Trustees has been very proactive in setting a course for future developments that insures that those developments pay for the cost increase in needed governmental services that development creates. That not only includes fire, police, road maintenance, zoning and administrative services; it also includes the costs associated with educating the children and young adults within the community. The Board's vision will go a long way in keeping the burden of those future costs off the backs of the current residents of our great community and makes development pay those associated cost increases.

If you have questions or comments regarding these strategies please feel free to contact Bob Bass, Ross Township Development Specialist at (513) 379-1381, the members of the Board of Trustees or call the Administrator at (513)863-2337 ext. 111.

ZONING

Historically, zoning has been viewed as a means to preserve the safety and health of a community. Zoning is the way that governments control the physical development of land and the kinds of uses for which each individual property may be used. Zoning laws typically specify the areas in which residential, industrial, recreational or commercial activities may take place.

Besides restricting the uses that can be made of land and buildings, zoning laws also may regulate the dimensional requirements for lots and for buildings on property located within the township and the density of development. Some zoning ordinances also regulate the extraction of natural resources from land within the zoned area, others provide space for hospitals, parks, schools, and open space and still others protect places of historical significance within the community.

Currently Ross Township is under the jurisdiction of the Butler County Building and Zoning regulations. During the summer of 2020, the Ross Township Board of Trustees was presented a petition signed by 339 registered voters residing in the unincorporated area of Ross Township requesting the board to proceed with township zoning. To transfer authority of zoning to Ross Township, the Ohio Revised Code (ORC) requires the Township Trustees to appoint a township zoning commission to develop a township-level zoning resolution and zoning map. That resolution and map has to then go through a series of public hearings before being placed on a ballot for a local election where Ross Township residents will have to vote to take on township control over zoning. In an effort to start that process

and comply with Ohio Revised Code Section 519 (Township Zoning), the Board of Trustees passed a resolution declaring its intention to proceed with township zoning and appointed a township zoning commission comprising of 5 members and 3 alternates. The members and alternates were selected by the Board of Trustees, after an application and interview process from a pool of applicants.

The current purpose of the monthly Zoning Commission meetings is for the Commission, with the assistance of a hired consultant, to undergo the process of updating the township's Land Use Plan and developing the zoning resolution and zoning map, tailored to what Ross Township wants, that will be placed on a ballot in 2022 for the voters of Ross Township to ultimately determine if Ross Township will have township-controlled zoning. **Until that vote occurs, and is certified, zoning in Ross Township will continue to be under the jurisdiction of Butler County.**

The general public is welcome to come and observe the work of the Zoning Commission during the monthly meetings which occur on the 4th Thursday of each month. A draft resolution and zoning map will be presented to the public for review. An opportunity to voice questions and concerns will be provided, including required public hearings, which will occur once the zoning resolution has been drafted. In order to be as transparent as possible, the planning consultant has set up a dedicated website for this process that can be found at <https://www.envisionross.com/>.

ROSS TOWNSHIP FIRE DEPARTMENT ISSUE #6 RENEWAL LEVY

On November 2nd, 2021, The Ross Township Fire Department will ask Ross Township voters to renew the 3-mill levy currently supporting fire department operations. This levy is placed on the ballot every five years and represents **NO INCREASE** in taxes. Passage of this levy will provide for the maintenance of fire apparatus and buildings, payment of firefighter salaries, purchasing ambulance equipment, and for providing ambulance, paramedic, or other emergency medical services. This funding has been in place since 2005 and has been renewed several times without increasing taxes. It is imperative that we maintain this funding to ensure our firefighter/paramedics are ready to meet the needs of our growing community.

In 2014, voters continued their support of the fire department and voted in favor of an additional 2.75-mill levy. The additional levy funding was requested to make up for losses due to the Local Government Fund cuts. This funding has allowed the department to be fiscally responsible and sustainable. Since the passage of this levy, the department has been able to add three full-time personnel, as well as many other enhancements to our department. The department also announced this year the Insurance Service rating for the department remained an ISO rating of 3 and in the top 7% of the most capable fire departments throughout the country. The rating means a savings of insurance costs to both residential and commercial properties.

In the last five years, the department has seen an increasing demand in calls for service, community outreach, and community risk reduction tasks. As the department adapts to the community's ever-changing needs, we must continue a holistic approach to be proactive, produce measurable results, and remain fiscally responsible. It is vital to our department's success to provide adequate funding to support our mission



while providing the taxpayers the best possible value. We have created a budget plan that reflects the department's vision, supports the activities necessary to achieve its mission and goals, and continuously evaluates its effectiveness. One of our goals was to prepare a five-year and ten-year budget forecast that accurately shows the department's funding requirements. Through these budget forecasts, the department feels it is not necessary to replace this levy.

We realize the Ross Township community carries a large tax burden already and we will ask for only exactly what we need.

The Ross Township Fire Department has managed your tax dollars responsibly and we ask for your continued support to ensure the efficient operation of this department.

Respectfully,

Chief Steve Miller, OFE and the Members
of the Ross Twp. Fire Department

CRACKING DOWN ON ILLEGAL ROBOCALLS

Ignoring calls from unknown phone numbers is a fail-safe way to counter the unwanted solicitations and scams that many face every day. Answering them, on the other hand, lets callers know that there is a live person at your number, giving them a reason to keep calling or even sell your number to others, who will also call you.

Ohio Attorney General Dave Yost is cracking down on illegal robocalls with the creation of the Robocall Enforcement Unit, part of the Consumer Protection Section in his office. His office advises Ohioans to report suspicious robocalls to the unit by visiting OhioProtects.org or calling 1-800-282-0515.

TO KEEP FROM FALLING VICTIM TO NEFARIOUS ROBOCALLERS:

- Never interact with a suspicious call in any way.
- Avoid providing personal or financial information by phone.
- Register your phone number with the Do Not Call Registry online at DoNotCall.gov or by calling 1-888-382-1222.
- Research services offered by your phone provider to block unwanted calls.
- Install a trusted and reliable app on your cellphone to block or warn of suspicious calls.



4055 Hamilton Cleves Road
Fairfield, Ohio 45014

PRSRT STD
US POSTAGE
PAID
CINCINNATI OH
PERMIT #215

ROSS TOWNSHIP CONTACTS

TOWNSHIP TRUSTEES:

KEITH BALLAUER..... W-863-2337x113 C-646-9242
ELLEN YORDY W-863-2337x114 C-349-9511
THOMAS E. WILLSEY, JR......H-738-2409 W-863-2337x110 C-200-4322

FISCAL OFFICER:

JULIE JOYCE-SMITH
W-863-2337x112

ADMINISTRATOR:

LAURIE KILE
W-863-2337x111

EMERGENCY:**DIAL 911**

NON-EMERGENCY:

TOWNSHIP POLICE CHIEF Burton Roberts..... W-863-2337x130 F-863-6378

TOWNSHIP FIRE CHIEF Steve Miller W-863-3410x150

TOWNSHIP ROAD SUPERINTENDANT

Paul Bulach..... W-863-2337x180

POLICE DEPARTMENT 4055 Hamilton Cleves Rd... W-863-2337

FIRE STATION #1 2565 Cincinnati-Brookville Rd. W-275-1463

FIRE STATION #2 1308 Ross Millville Rd. W-863-3410

SCHOOL NUMBERS:

ROSS LOCAL SCHOOLS

District Offices.....863-1253
Morgan Elementary738-1986
Elda Elementary 738-1972
Ross Intermediate School.....863-1251
Ross Middle School.....863-1251
Ross High School863-1252

PRIVATE SCHOOLS

Stephen T. Badin High School 863-3993
St. Joseph Elementary 863-8758
St. Peter in Chains.....863-0685
Queen of Peace Elementary863-8705

OTHER IMPORTANT NUMBERS

Butler County Building & Zoning887-3204
MRAA 738-1392
Rumpke800-828-8171