

BCC INFORMAL REGULAR SESSION

DATE: Wednesday, April 1, 2015

<u>NAME</u>	<u>TITLE</u>	<u>AFFILIATION</u>	<u>PHONE/EMAIL ADDRESS</u>
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9. <u>Kelly Doran</u>	<u>Reporter</u>	<u>Clermont Sun</u>	<u>513-732-2511</u>
10. <u>Carol Lampino</u>	<u>Business Rep</u>	<u></u>	<u></u>
11. <u></u>	<u></u>	<u></u>	<u></u>
12. <u></u>	<u></u>	<u></u>	<u></u>

MIAMI TRAILS SUBDIVISION STORMWATER DISTRICT

MIAMI TOWNSHIP
CLERMONT COUNTY, OHIO

Clermont County Engineer's Office
2381 Clermont Center Drive
Batavia, Ohio 45103
www.clermontengineer.org

April 1, 2015



INTRODUCTION/BACKGROUND

Members of the Homeowners Association of Miami Trails Subdivision and their attorney, Paul Saba, met with the Clermont County Engineer and presented a request that he initiate, through the Board of County Commissioners, the creation of a storm water district encompassing all lots in the subdivision.

The Association has received the approval of the owners of 201 of the 293 lots with no lot owner voicing objection to date. All members were advised that they would be assessed for the improvement (repairs) and on-going maintenance.

The Association is also prepared to move forward with its own petition under R.C. Sec. 6131; however, members would first like to have a determination as to whether or not the county would be willing to proceed under R.C. Sec. 6117.

MIAMI TRAILS SUBDIVISION

NEXT STEPS

Define and Evaluate Infrastructure

- ✓ Finalize condition assessment
- ✓ Develop O&M budgets
- ✓ Develop CIP budgets
- ✓ Assign life cycle costs

Administrative/Policy Procedures

- ✓ Review applicable policies
- ✓ Establish rate methodology
- ✓ Conduct necessary public meetings (open houses) to review services and fee
- ✓ Evaluate billing system revisions to include SW
- ✓ Establish billing system policies
- ✓ Establish Resolutions
- ✓ Determine schedule of first bill

This presentation and the full report can be found on our website at
www.clermontengineer.org

**Ohio Department of Agriculture
Local Agricultural Easement Purchase Program
Fact Sheet**

What is the “Local Agricultural Easement Purchase Program?”

The Clean Ohio Local Agricultural Easement Purchase Program (LAEPP) provides funding to assist landowners and communities in preserving Ohio's farmland. The program purchases agricultural easements from landowners who volunteer to keep their land in agricultural production in perpetuity.

Who is eligible for the program?

Any landowner that farms more than 40 acres of contiguous land that is enrolled in CAUV and the Agricultural District Program through the county auditor's office may apply for LAEPP funding.

What amount of funding is available for farmland preservation through LAEPP?

This year, a total of \$168,332 in funding is available to farmers in Clermont and Brown Counties. LAEPP is a competitive program. Applications will receive points based on a variety of factors, including size of the farm, soil types, distance from public infrastructure, proximity to other preserved areas, and other factors.

How does a landowner apply?

Landowners must apply for LAEPP funds through a Local Sponsor. For Clermont County, the local sponsor is Southern Ohio Farmland Preservation Association (SOFPA). The application deadline is April 15, 2015.

Who is Southern Ohio Farmland Preservation Association?

SOFPA is a non-profit organization whose mission is to protect the farmland of Ohio and ensure the future of local farming. SOFPA currently holds 7 easements, 2 of which are in Clermont County (2 on Weil Road in Monroe Township and 1 on Williamsburg-Bantam Road in Tate Township).

What is the role of Clermont SWCD?

Clermont SWCD has not historically been involved in this program. SOFPA has been the Local Sponsor for this area, but due to limited resources, asked Clermont SWCD to help in preparing the applications for any farmer that expressed an interest in the program.

Who is applying for LAEPP funds? Where is the farm located?

Clermont SWCD and SOFPA jointly held an informational meeting for local farmers in January. Though several people attended, Timothy Jarman is the only person who decided to submit an application. He farms 103.6 acres on Chilo Cemetery Road in Franklin Twp, about halfway between Felicity and Chilo (see map provided).

How is the value of the agricultural easement determined?

The amount of the easement is determined by subtracting the CAUV value from the market value of the land. A minimum of 25 percent of the appraised value must be provided either in cash match or donation by the applicant or local sponsor.

Are there any long term responsibilities or costs for the County?

Neither the Board of Commissioners nor Clermont SWCD will have any long-term costs or responsibilities should the application be accepted. The landowner will be responsible for ensuring that the land remains in agricultural production. SOFPA will hold the easement and be responsible for annual inspections.

Can the land owner sell the property at a future time?

The farmland can be sold or passed along as a gift to others at any time, but the restriction prohibiting non-agricultural development stays with the land.



Keith Waris (AEPP 2009 and 2010) reinvested easement purchase funds in his farm operations, including the purchase of new equipment.

Q: How is the value of the agricultural easement determined?

A: The agricultural easement's value is determined in the application using a points-based appraisal method. This method uses the county auditor's land valuation to establish a base value modified by the auditor's three-year appraisal and takes into consideration the farm's specific farmland preservation attributes.



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John R. Kasich, Governor

Mary Taylor, Lt. Governor

David T. Daniels, Director

Updated August 2012



Clean **Ohio** Fund

Farmland Preservation

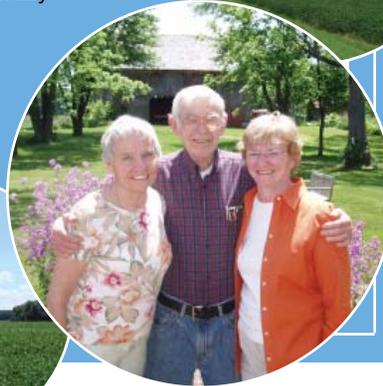
**Agricultural Easement
Purchase Program**

Program Overview

The **Clean Ohio Agricultural Easement Purchase Program (AEPP)** provides funding to farmland owners for placing an agricultural easement on their property. Monies are issued for up to 75 percent of the appraised value of a farm's development rights. A payment cap has been set at \$2,000 per acre, with a maximum of \$500,000 per farm. All easement transactions are recorded on the property deed and transfer with the land to successive owners.

Since the beginning of this program in 2002, the Office of Farmland Preservation has received approximately 2,400 applications for the highly competitive AEPP. Easements have been purchased on 313 farms totaling 54,143 acres in 55 counties across Ohio.

Funds from the purchase of these easements are invested in the local economy by the landowners who use them by expanding their farming operations, purchasing new equipment, reducing debt, adding conservation practices, planning for retirement, sending their children to college or for other purposes. When the state purchases a farmland easement, the proceeds are plowed into Ohio's economy.



Frequently Asked Questions

Q: What is an agricultural easement?

A: An agricultural easement is a voluntary and legally-binding restriction placed on a farm. The easement limits the use of the land to predominantly agricultural activity. The land remains under private ownership and management and stays on the tax rolls under Current Agricultural Use Valuation (CAUV). The farmland can be sold or passed along as a gift to others at any time, but the restriction prohibiting non-agricultural development stays with the land.

Q: How does a landowner apply?

A: Landowners must apply for Clean Ohio funds through local governments (such as counties, townships, and municipalities), Soil and Water Conservation Districts (SWCD), or a charitable organization. These entities are referred to as "local sponsors," and they have the ability to submit applications on a landowner's behalf to the Ohio Department of Agriculture (ODA) for consideration. Application opportunities are open for a maximum of 90 days. Interested landowners are encouraged to contact a potential local sponsor.

Q: What are the program requirements?

A: The following requirements must be met by the farmland and owner at the time of application submission:

- The farm must be enrolled in CAUV and the Agricultural District Program through the county auditor's office.
- The farm must be a minimum of 40 acres unless the farm is adjacent to a preserved farm, then it must be a minimum of 25 acres.
- The farmland owner must certify that the property does not contain hazardous substances.
- The farmland owner must have been in compliance with state and federal agricultural laws for the past five years.
- The farmland owner must have possession of the clear title to the applicant property.
- The local sponsor must agree to share monitoring and enforcement responsibilities.
- A minimum of 25 percent of the points-based appraised value of the agricultural easement must be provided either in cash match by the local sponsor, donation by the landowner, or a combination of donation and cash match.

For further requirements, refer to the application "Guidelines and Policies" available at www.agri.ohio.gov/farmland. Click on "Clean Ohio AEPP."

Tim Jarman Farm, Frankin Township

