

QUARTERLY

FALL 1998

BATH TOWNSHIP

VOLUME 6, NUMBER 4

An official newsletter published by the Bath Township Board of Trustees
as a service to Bath Township residents under the authority of the Ohio Revised Code, Section 505.07.

Dear Bath Residents:

Because we have a genuine concern for our community's future this edition of the Bath Quarterly is dedicated to helping you understand the issues regarding the JEDD contract, annexation, and the Comprehensive Land Use Plan. Township officials have devoted much time and energy resisting annexation, attempting to control development through the zoning process, protecting our tax base, and continuing our excellent public services. With the circumstances currently faced by the township this becomes increasingly difficult. Our community is threatened with the immediate loss of 293 acres and the associated taxes. To combat this, and future losses, a JEDD agreement has been reached with Akron and Fairlawn that enables Bath Township to control its own destiny. Without the agreement future erosion of our township is likely.

Our community means a great deal to us, as it does to you. That is why we have placed Issue 53 on the ballot this coming November. Neither Akron nor Fairlawn citizens will vote on this issue ... only Bath residents will decide Bath's future.

Given the options available to township governments, your Board of Trustees believe this agreement with the cities of Akron and Fairlawn is the best and only viable solution to the preservation of our township. We have passed a Resolution endorsing and will vote for Issue 53 - the JEDD '98 Agreement.

Elaina E. Goodrich
Elaina E. Goodrich,
President
Bath Township Trustees

Donald M. Jenkins
Donald M. Jenkins,
Vice President
Bath Township Trustees

James N. Nelson
James N. Nelson,
Trustee
Bath Township Trustees

JEDD '98's Importance

Stops Annexation

The proposed Joint Economic Development District (JEDD) contract, if approved on November 3rd as Issue 53, stops all annexation by Akron and Fairlawn including the 293 acres in Montrose and along Route 18 currently being considered. (See Annexation Threatens on pg. 3)

Bath Controls Zoning and Development

Bath Township continues to control all zoning in and out of the JEDD. It can no longer be threatened by developers looking to Akron or Fairlawn for less green space or smaller lots. Therefore, Bath can hold firm to zoning decisions it makes in the community's best interests.

One Small JEDD Area

The area of the proposed JEDD is 405 acres of commercially zoned property in the southern part of Bath Township. It is concentrated for the most part in the Montrose shopping district. The JEDD acreage is 2.5% of Bath Township. Conversely 97.5% of Bath Township is NOT in the JEDD. No property can be added without

Bath Township's consent.

No New Payroll Tax for 98% of Bath Residents

Your wages or business net income will ONLY BE TAXED if you WORK OR LIVE in this 405 acre district. The tax imposed will be 2%. No new income tax will be imposed on 98% of Bath Township residents from this JEDD.

Bath: A Regional Asset

Bath's "unique rural-like open space residential character" provides residential opportunities for professional and management persons attracted to the region. This is fully appreciated by Akron and Fairlawn.

Bath Controls Water and Sewer

Water and sewer are provided only within the JEDD area. The only new infrastructure will complete a loop around the BP station and Jimbo's. Bath Township controls water and sewer extensions. Anyone needing water or sewer will have to apply to Bath

Township first. They will have to comply with policy to be implemented by the township before they can apply to Akron. No one will be required to connect to water and sewer services.

Water Rates Will Be Reduced

Residents in the southern portion of the township who are already receiving water from Akron will have their rates reduced from a 53% surcharge to a 22.5% surcharge above Akron rates.

Lost Property Tax Will Be Reinstated

Bath keeps all property taxes* within the JEDD. The contract also reinstates property taxes of approximately \$6000* per year from land previously annexed by Akron and Fairlawn

Akron and Fairlawn Will Pay Bath

Bath Township shall receive \$2,500,000 paid over 10 years in equal annual payments, plus 10% of the net JEDD revenue for six years beginning in the year 2000 projected to be \$221,000 per year.

Protects Tax Base

By keeping the land now pending annexation and projecting tax revenue in the JEDD contract Bath receives the following:

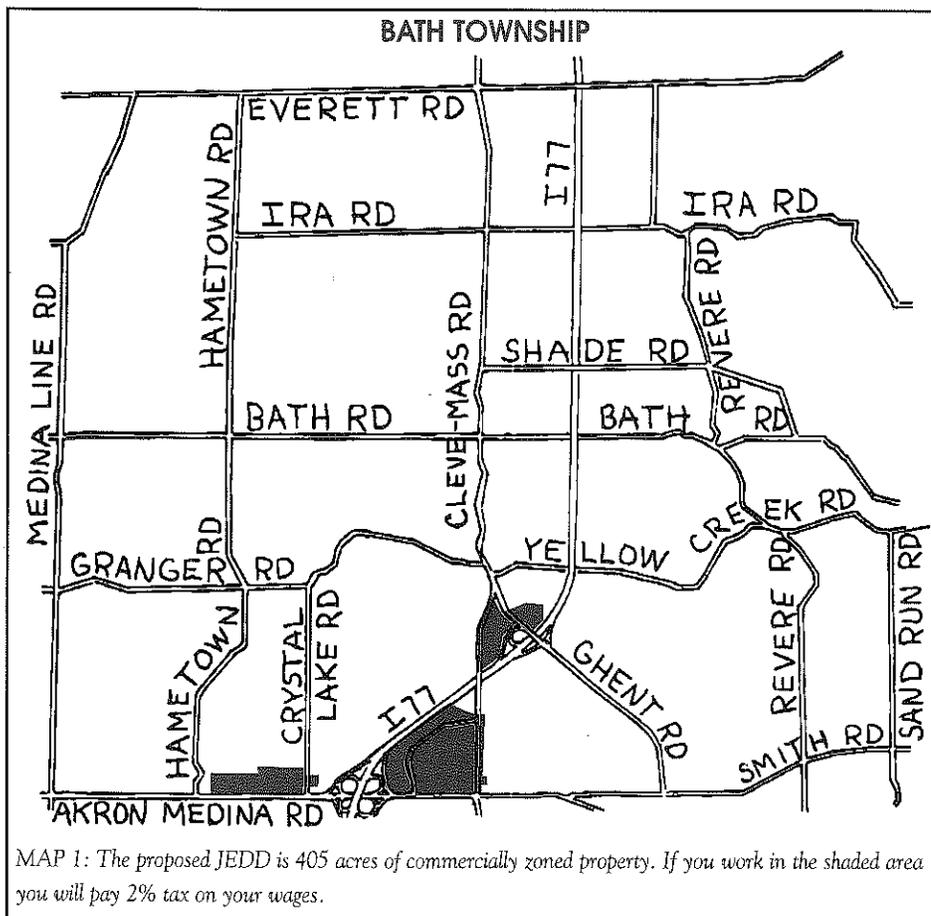
1999	\$898,000* per year
2000 to 2006 ..	\$1,119,000* per year
2006 to 2009 ...	\$898,000* per year
2009	\$648,000* per year

Revenue would be over \$10 million in the next 10 years and over \$68 million in the next 100 years.

The Best Way to Protect Bath's Existence

Our township is vulnerable to total annexation under state law. Any change in the state law is extremely unlikely. This contract provides protection to the township for 100 years allowing maintenance of excellent services and control of future development while keeping property taxes down.

*These projections are at the current development level. Much of this land is undeveloped and would bring more tax dollars in the future.



MAP 1: The proposed JEDD is 405 acres of commercially zoned property. If you work in the shaded area you will pay 2% tax on your wages.

Annexation Threatens Our Viability Now

Annexations are Pending for 293 Acres

Currently there are pending annexations for 293 acres to Fairlawn in Montrose and along Route 18 which have already been approved by Summit County Council. This is the most developed commercial property in Bath Township. If the JEDD does not pass on November 3rd, Fairlawn's City Council will approve the annexation

Sixty-two percent of the Township's commercial property is encompassed in this annexation area. Loss of these assets would effectively eliminate the possibility of future JEDD agreements with any municipality.

Previous Annexations Cost Us 1,043 Acres

State law has allowed municipalities to annex townships. Bath has lost 1043 acres to annexation, including Bathcrest, Bath Manor, Rising Meadow on Sourek, Lake of the Woods, Sterling Inc., Rose Hill Cemetery, Shops of Fairlawn, most of Embassy Park and the proposed First Energy Headquarters on Ghent Road (northwest of Sterling).

absorbed. Only Bath Township remains almost intact. Projecting to 2010 annexations might impact the township as shown on map 3.

Annexation Hurts

Annexation takes prime property from Bath taxpayers and gives it to the municipality to increase their income tax base. This in turn reduces the property taxes available to the township thereby increasing the tax burden on the residents for the same services. Residents must then consent to reduced police, fire and roads or increased property taxes. Bath loses zoning authority and control over future development. Eventually the township is divided among neighboring municipalities and no longer has an identity. JEDD '98 would stop all this!

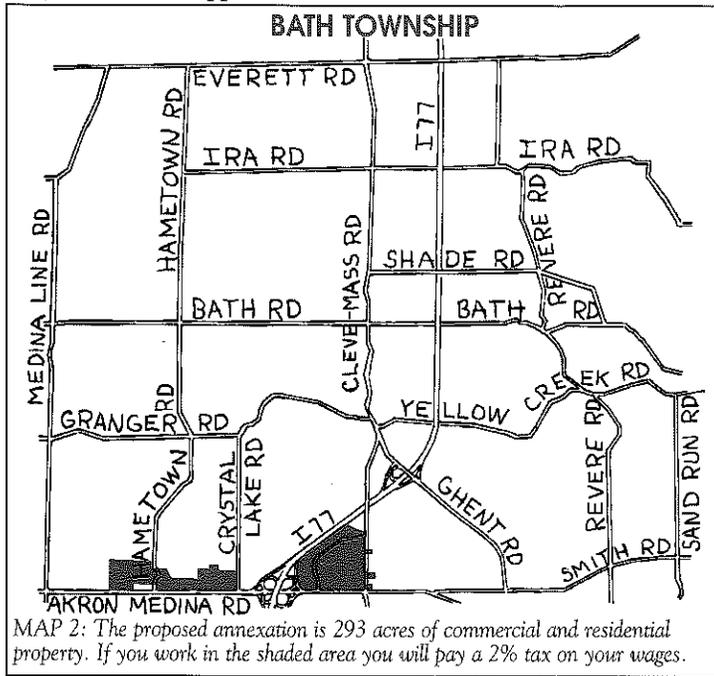
JEDD Stops Annexation

If Bath voters approve the JEDD, pending annexations would be dropped immediately. Plus Akron and Fairlawn would be prohibited from annexing any of Bath Township for 100 years at least. This allows Bath residents to retain control over the township land use and future development. Akron has also pledged its best efforts to oppose possible future annexations by Richfield or Cuyahoga Falls. This is the last and best opportunity to preserve our community.

With No JEDD Annexations Will Happen

The past is the best predictor of the future. Once annexation takes place more of the tax base is lost creating a larger tax burden on the remaining tax payers. Contiguity increases with Akron and Fairlawn making it easy for others to annex allowing a domino effect. Reasons for annexation requests could be zoning changes or sewer and water services.

In the past all of the other nine townships in Summit County have been substantially diminished, seriously eroded, or completely



of these 293 acres and, according to an ordinance already passed, that area will be zoned commercial. Map 2 shows the pending area to be annexed.

Annexation Means Tax Increases

The property to be annexed generates \$642,000 in taxes for Bath Township. The roads in this area are the responsibility of the county and state. The township has no parks or cemeteries there. The cost of servicing the area is \$194,000. This is derived from 16.7% of all police calls, 9.2% of all fire calls, and zoning costs. This acreage provides \$448,000 more in revenue than it costs to serve. Consequently, if this land is annexed Bath Township will have to decide on reduced services of 14% or a 2 mils increase in property taxes.

Proposed Annexed Area	
Provides Revenue to Bath...	\$642,000
Cost of Services (call basis)...	\$194,000
Remainder Supports Bath Residents	\$448,000

