



DELAWARE COUNTY *Ohio*

TRANSPORTATION IMPROVEMENT DISTRICT

Board of Trustees

Chairman
Chris Bauserman, PE, PS
Delaware County Engineer

Vice Chairman
Michael Frommer, PE
Delaware County Administrator

Secretary/Treasurer
Seiji Kille
Chief Deputy Auditor

Public Members
Patrick Blayney, PE
Tom Price

Legislative Members
Andrew Brenner
Ohio Senate
Rick Carfagna
Ohio House of Representatives

Meeting Minutes October 9, 2019

Meeting Type:
Regular Meeting

Location:
101 North Sandusky Street, Delaware, Ohio, 43015- Hearing Room

Board Members in attendance:
Chris Bauserman, Delaware County Engineer
Pat Blayney
Seiji Kille
Tom Price
Mike Frommer

Call to Order:

The meeting was called to order by Chairman, Chris Bauserman, at 9:30 AM. The Pledge of Allegiance was led by Engineer Bauserman.

Introductions of the Board were made by Chairman Bauserman.

Approval of Minutes:

A motion to approve the minutes from September 18, 2019 was made by Si Kille, seconded by Pat Blayney. Voice Vote called: 5 Ayes, 0 Nays. Motion carried.

Board Reports:

Chairman's Report: Mr. Bauserman reported the contract for the Home Road extension has been executed. Some equipment is on-site and, after working through a few permit issues, will get started.

Secretary/Treasurer's Report: The balance of the account is at \$5.8 million. A motion was made by Pat Blayney to accept the Treasurer's Report. The motion was seconded by Mr. Price. Voice Vote called: 5 Ayes, 0 Nays. Motion carried.

Other Board Member Updates: No reports.

Monthly Report: Rob Riley

1. HOME ROAD EXTENSION, PHASE 2 & 3

The County Engineer is working with Savko on obtaining final permits from the Ohio EPA before breaking ground on the work. Project is scheduled for completion September 2020.

2. GRAPHICS WAY EXTENSION (LIFEPOINT CHURCH)

The MOU specifying the terms of this project was approved at the September 28 meeting.

Upon granting of a petition to establish the road and levying of a special assessment on the Lifepoint Church (by the Board of Commissioners), staff will prepare bidding documents.

The TID may wish to consider soliciting bids from various contractors including the site contractor doing work on the Lifepoint Church, or by nearby contractors doing development work. The TID can also solicit bids in the traditional competitive bidding manner. This will need to be discussed and decided prior to March 2020 when a contract would need to be awarded.

Construction would be expected to begin in May 2020 with completion by September 2020, coinciding with the completion of Graphics Way within the Slate Ridge development as part of the Home Road Extension project.

3. RIVERBY ESTATES SUBDIVISION IMPROVEMENTS

The County Engineer received 2 bids for the Riverby Estates Improvements Project. The low bid was from Strawser Paving Company in the amount of \$463,745.70. No award is recommended until an agreement is approved with the Riverby Estates HOA.

A draft Lease Agreement (attached) has been developed by staff counsel and has been shared with representatives of HOA. The general terms of the lease agreement are as follows:

- a. The TID would lease the streets within the subdivision in consideration of improving them to current public standards (in accordance with the project plans).
- b. The HOA would consent to the levying of a special assessment on the lots within the subdivision for a period of **20 years, including a 3% interest**, to pay for the cost of the project. Using the \$463,745 estimated project cost, payments would be \$30,864 per year, totaling about \$617,280 over 20 years.
- c. The HOA could, at any time after the project is completed, dedicate the streets to the Delaware County Commissioners or Delaware Township Trustees as public streets. The special assessment would still continue until costs are repaid.
- d. The HOA would commit to levy an HOA assessment if any property fails to pay its special assessment.

Staff recommends that in anticipation of the HOA's approval of the lease agreement that the Board schedule a hearing to consider the proposed improvements and special assessment (required by ORC 5540.031) at its regular **December 11, 2019** meeting. This would allow sufficient time to prepare an estimated schedule of assessments and to notify residents of the hearing as required by law.

If the Board finds in favor of the project and levies the special assessment, the Lease Agreement could be approved at that time.

Construction of the project would be completed by June 2020.

Mr. Blayney asked the question of how late/unmade assessments would be levied if the HOA would terminate the agreement (Section 6).

Mr. Blayney asked to clarify who the issuer and corporation (Section 13) are in the lease.

4. RULES PUBLIC COMMENT

Staff is recommending the Board adopt rules governing public comment in anticipation of future meetings and hearing where the public may wish to offer comments.

The proposed policy generally follows the County Commissioners' policy on public comment except that the Chairman is granted discretion to waive the rules (such as for allowing additional time or waiving the speaker registration requirement) if there is no objection from the rest of the board.

Resolutions:

Resolution 2019-8:

A RESOLUTION TO CONDUCT A HEARING ON IMPROVEMENTS WITHIN THE RIVERBY ESTATES SUBDIVISION

It was moved by Mr. Frommer, seconded by Mr. Kille to approved Resolution No. 2019-8. A voice vote was called. 5 Aye, 0 Nays. Motion approved.

Resolution 2019-9:

A RESOLUTION ADOPTING RULES GOVERNING PUBLIC COMMENT

It was moved by Mr. Blayney, seconded by Mr. Price to approve Resolution No. 2019-9. A voice vote was called. 5 Ayes, 0 Nays. Motion approved.

The next meeting is scheduled for November 13, 2019 at 9:30 AM in the Commissioners' Hearing Room (101 N. Sandusky Street, Delaware, OH 43015).


Adjournment:

The meeting was adjourned at 9:46 AM Chairman Bauserman.

Minutes by: Dinovo

Board Approval of Minutes:

12/11/19
Date



Si Kille, Secretary-Treasurer