



DELAWARE COUNTY *Ohio*

TRANSPORTATION IMPROVEMENT DISTRICT

Board of Trustees

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Delaware County Engineer

Vice Chairman

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Seiji Kille
Chief Deputy Auditor

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Patrick Blayney, PE
Tom Price

Legislative Members

Andrew Brenner
Ohio House of Representatives
Rick Carfagna
Ohio House of Representatives

Meeting Minutes February 12, 2020

Meeting Type:

Regular Meeting

Location:

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

Board Members in attendance:

Chris Bauserman, Delaware County Engineer

Seiji Kille

Tom Price

Mike Frommer

Board Members Absent:

Pat Blayney

Call to Order:

The meeting was called to order by Chairman, Chris Bauserman, at 9:32 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 January 8, 2020 was made by Tom Price, seconded by Mike Frommer. Voice Vote called: 4 Ayes, 0 Nays. Motion carried.

Board Reports:

Chairman's Report: Mr. Bauserman reported he had met with Ohio Department of Transportation concerning project for the county. One of the projects was 36/I-71 and the TID's role in that project.

Mr. Bauserman also met with the Union County Commissioners who are considering starting their own T.I.D. Mr. Bauserman was also a panelist for the ACEC.

Secretary/Treasurer's Report:

Secretary/Treasurer's Report: The balance of the TID account is currently \$6,199,754.00.

Other Board Member Updates: No reports.

Monthly Report: Rob Riley

1. HYATTS AND U.S. 23 ROAD AND SANITARY IMPROVEMENTS

The County Engineer's Office has requested the bid opening date has been pushed back by one week to February 18, 2020 to allow more time to address pre-bid questions relating primarily to the sanitary sewer specifications. DCEO has requested a special meeting of the DCTID on February 26, 2020 at 9:30 A.M. to award the contract for this project.

2. ACCOUNTING SERVICES

A proposal to enter into agreement with Clark, Shafer and Hackett CPA's and Advisors to furnish financial reporting services as described in the attached engagement letter is being requested by Mr. Kille.

A motion was made by Mr. Price, seconded by Mr. Frommer to open the public hearing for the Riverby Estates Street Improvements. A voice vote was called. All voted Aye.

Public hearing for the Riverby Estates Street Improvements began at 9:40 A.M.

RIVERBY ESTATES IMPROVEMENTS

As provided in Section 5540.031 of the Revised Code, a Public Hearing must be held to consider proposed special assessments in connection with a planned Transportation Project.

Under the proposed Project, the DCTID will acquire a Lease interest in the current private streets from the HOA and will improve the streets per the Riverby Estates Entrance Improvements and Street Resurfacing plants with costs to be paid through a special assessment levied upon benefitting properties in the subdivision. At any time after completion of the Project, the HOA may request the Board of County Commissioners act on a petition previously filed to establish these as new public streets. At that time, the TID's lease interest will terminate.

On February 1, Jason Izvorski, President of the HOA, presented the attached letter signed by representatives of the Condos at Riverby and the Riverby Home Owners Association requesting apportionment of the special assessment as follows:

1. Improvements between Pollock Road and Village Drive (the condominium entrance):
 - A. 1/3 of cost assessed to condominium units
 - B. 2/3 assessed to single family lots.
2. Remaining street improvements within subdivision:
 - A. 100% assessed to single family lots

In accordance with the requested apportionment, staff has prepared Exhibits 3 showing an estimated annual assessment of \$364.91 per single family lot and \$115.24 per condominium unit.

Note that the actual assessments levied would be based on actual costs for the completion of the improvements through a DCTID resolution that would be approved later in 2020.

A motion was made by Mr. Price, seconded by Mr. Frommer to close the public hearing for the Rivery Estates Street Improvements. A voice vote was called. All voted Aye.

RESOLUTION 2020-04:

A Resolution To Proceed With Improvements Within The Riverby Estates Subdivision, Authorizing The Chairperson To Enter Into A Lease Agreement With The Riverby Estates Homeowner's Association For Such Improvements, To Declare Intention To Levy A Special Assessment Upon The Tax Duplicate For Parcels Located Within The Riverby Estates Subdivision And The Condos At Riverby And To Award A Construction Contract For Such Improvements:

It was moved by Mr. Price, seconded by Mr. Frommer to approve Resolution No. 2020-04. A voice vote was called. All vote Aye.

RESOLUTION 2020-05:

A Resolution Approving An Engagement Letter With Clark Schaeffer Hackett CPAS & Advisors For Accounting And Financial Services For The Delaware County Transportation Improvement District:

A motion was made by Mr. Price, seconded by Mr. Frommer to approve Resolution No. 2020-05. A voice vote was called. All voted Aye.

Other business:

Deputy Engineer reminded the audience the next meeting would be on February 26, 2020 at 9:30 to award the contract for the Hyatts and US23 Road and Sanitary Improvements. Mr. Riley thought there would not be a need for another meeting in March.

The meeting was adjourned at 9:55 AM Chairman Bauserman.

Minutes by: Dinovo

Board Approval of Minutes:

07-08-2020
Date


Si Kille, Secretary-Treasurer