

Record of Proceedings
Minutes of the Carlisle Township Board of Trustees
Public Hearing
July 24, 2017

The Carlisle Township Board of Trustees met on July 24, 2017 at 6:30 PM for a Public Hearing for the purpose of discussing the River Ridge Road Reconstruction Phase II proposed Property Assessment. In attendance: Trustee James Wright, Trustee Berry Taylor, Trustee Jared Smith, Fiscal Officer Kimberly Fallon, and Administrative Assistant / Zoning Inspector William Oliver. Eleven (11) people signed the attendance sheet.

Chairman Wright opened the meeting by reading the notes submitted to residents. He also mentioned that in 2014 and 2015 a road levy was put to the voters and neither passed. He indicated that the road department revenue comes from real estate taxes, motor vehicle and gas taxes. The River Ridge Road Reconstruction Phase II property assessment is as follows: the residents are being assessed \$60,000 for the Township loan portion of the Ohio Public Works Commission Round 31 project. The total cost of Phase I and Phase II is \$315,840. The amount of the Phase II is \$120,000: \$60,000 will be paid for by Grant and the balance will be a loan that is to be assessed to 22 property owners on River Ridge. The amount to be assessed to property owners in direct benefit is \$2,727. The residents have the option of paying the full amount or have it in total assessed to their property at \$272 each year for a term of ten (10) years. If a resident sells his or her property, the assessment would be a conversation between the buyer and the seller. Further questions were directed to the Lorain County Administration Special Assessment Department.

Three (3) residents submitted by email their comments which mostly pertained to the construction of Phase I and Phase II.

Resident Dale Wolfe didn't have an issue with paying the assessment, however, he was concerned about future assessments. He wanted to be sure all future assessments would be handled the same way as this one. Fiscal Officer Fallon stated that in 2015 when Phase I was in process, the Trustees passed a resolution that would cover the entire Township for future road assessments in which the Ohio Public Works Commission was applied for would be subjected to these assessments. She clarified that River Ridge has not been singled out; it is just the first assessment being applied. She also stated the foreseeable future shows no increase in revenues to the road department. The only way it could increase would be to have more gas stations and stores within the Township. The road department budget cannot support these kind of projects.

Resident Darlene Stutz questioned if bids were already accepted and wanted to know if the assessment would be increased if the bids came out higher. Fallon stated that the road department would have to support any amount over the proposed \$120,000. The amount assessed would stay at \$60,000. The resident questioned if there were any other roads slated and was confused as to why a grant wasn't issued previously. Fallon stated that only one OPWC project can be applied for and performed per year and that prior to her becoming Fiscal Officer the applications for River Ridge were consistently denied. Darlene questioned if the amount to be assessed was based on the total cost of each project. Fallon stated that per the Ohio Revised Code, the Township can only assess 50% the cost of a road project, so each project will have a different cost amount. One road might be assessed more, and one might be assessed less; it all depends on the total cost. There was a discussion on two sections of the road that

were not included in either of the phases. It was concluded by an email from the Lorain County Engineers that those parts were replaced by the road department and still in good condition and there was no current need to include in the phases. Ms. Stutz questioned the condition and longevity of that section as having only a life of 10 years and was concerned that there would be another grant and assessment for that section. Trustee Wright commented that the Township was diligent in handling repairs as they came along and will continue to do so. Ms. Stutz then questioned if there would be a reimbursement to the residents if in the future a levy passes. Fallon stated that if the Trustees were to try for a levy and it pass, the Trustees could reverse the assessment, but that doesn't mean the residents would be reimbursed. Levy money comes from the future, not reverting to the past.

Resident Laura Vilagi questioned if the previous levy's connected directly to River Ridge or just general Township roads. She stated that she saw it somewhere that it was specific to River Ridge, that wasn't on the actual ballot, which is why she didn't vote for it. The past proposed road levy was road department for the entire Township. Ms. Vilagi questioned why the assessment was only \$200 and now it is \$272, and that it was misleading. Administrative Assistant Oliver stated that the residents were told at that meeting that the Fiscal Officer and Trustees were not prepared to deal with specific questions and it was an approximate figure. She then questioned who was on the list as of resident assessed. It was stated that the Township passed a resolution for residents to be assessed "within a mile" and the Lorain County Engineers narrowed the list down to the residents that would directly benefit from the project. She also stated that bringing down all the heavy equipment to finish the end project is going to deteriorate Phase I much quicker. It was argued that a snow plow truck is much heavier than a concrete truck. Trustee Wright stated that during the winter, weight restriction signs are put up even though the frozen ground can handle the weight better than in the spring during the thaw. Ms. Vilagi argued that the only reason the two sections were fixed is because of the large number of complaints from the residents. The Trustees stated that no complaints were reported to them. Ms. Vilagi feels that she did not vote on having any assessments when she voted the Trustees and Fiscal Officer into office and does not feel it is fair that the residents only received one week notice of the public hearing.

A Resident stated that money should be saved and asked why the Township couldn't do that. He questioned how long it would take to save the money for Phase II? Fiscal Officer Fallon stated that there would never be enough saved up. The road department is not qualified to do these kind of projects. The resident argued that money should be saved up for the portion being assessed and then apply for the road project and pay for it. Fallon stated that there are more roads in the Township besides River Ridge. She reminded him that the OPWC projects are only once a year, but the road department continues to patch and seal every year. She stated the Township cannot wait to save up for one road at the expense of the other 28 miles of roads that are in disrepair in one form or another. Fallon said that the road department funds are segregated funds; therefore, the general fund cannot support the road department when an advance or loan to the road department can never be repaid. It is illegal per state law. He reiterated that he wants to know how long it would take the Township to save money for River Ridge and Bear Creek to do complete concrete replacement down the road. Fallon stated again that saving in the road department fund will never happen. The road department has aging equipment that needs to be replaced as well continue to work on the patching and chip and sealing of roads, and salting during the winter. She stated that without these projects, roads would only be patched and chip and sealed. Trustee Wright commented that since Kasich has been in office, he has taken from the Townships and touted the surplus he has saved. The resident continued stating that these projects with 30 years' life's shouldn't be sprung on the residents like this and it money should be saved at the beginning of having a project done for the future. He stated that there is too much debt and wanted to know what the Township debt was. Fallon stated that the only debt the Township has is for two loans

for OPWC past projects. She stated that the road department having loans is beneficial and allows these projects to happen because the road funds are not being depleted all in one year; two payments are made on the loans a year. She stated it is a small price to pay to get these projects completed.

Ms. Vilagi questioned if the elected officials would pay for their road through assessment. Fallon stated that she would be willing to pay for an assessment. If it means she and her neighbors would have a new road, yes. Currently, she lives on a road that has drainage issue that displaced her family into a hotel because they couldn't flush toilets or anything. Ms. Vilagi stated that Fallon was preaching to the choir. Fallon stated she was answering her question. Ms. Vilagi stated she has had multiple problems. She wanted to know what would stop the Trustees from changing the law arbitrarily tomorrow for the next road project. Trustee Taylor stated the Ohio Revised Code tells the Trustees what they can and cannot do. Fallon stated the Trustees made the choice to assess the loans for projects that are applied for through OPWC only.

A resident questioned how what burden would be dispersed over the residents if the levy had passed. Fallon stated that it depends on the certification from the County. However, in 2014-2015, the revenue for the road department would have increase by approximately \$125,000. She stated that the road department has a large amount of funds that are required for repair and maintenance of aging vehicles and equipment that we cannot afford to replace. Trustee Taylor stated that we are trying to do the best we can with what we have. The question was asked if property values would increase because of a new road; Trustee Wright stated it most likely would.

Resident Gerald Gurchik questioned if interest would be added to the loan. No, it would not.

Resident Scott Fescanich was directed to the Lorain County Engineers why the last portion of the road costs so much in comparison to the first part. He wanted to know if the second half of River Ridge could be delayed and get more grant money next year. No, because this project has already been approved and set to be completed this year.

A resident questioned why the Township wasn't forthcoming with this. Fallon stated that everything the Trustees has done has been public. The minutes are on the website and resolutions listed in the minutes are available to review. Discussions have been going on for two years about the levy failure and alternatives.

A Resident questioned the time frame each resident had to make the decision on whether to pay the entire amount or allow the assessment. Fallon stated she would give the residents ample time to make the decision. If no check is received for the full amount, the resident will be added to the list for the assessment.


Resident Tim Ruffner questioned if a levy has been proposed. Trustee Wright stated no. He suggested using the power of social media to get the word out if a levy is proposed. He added that the Engineer does not have the power to tell the Trustees who should be assessed. Fallon stated that in the resolution it is "benefiting residents within one mile." The Engineers then narrowed it down to the twenty-two properties. He argued that when new people move onto the street, they will also be benefitting from the new road. He was directed to the Engineers. Mrs. Ruffner questioned if River Ridge could be moved up the list for patching. She was told by the road department that there is no list, but it is done at the end of summer.


Ms. Stutz commented that the Engineers should be in attendance in the future to answer any questions. She mentioned the meeting with the Engineers in 2015. Fallon stated that she could have come to that meeting as well, but normally the engineers do not attend meeting. The meeting in 2015 was the beginning of the assessment for OPWC projects. This public hearing did not warrant the engineer being in attendance because it was about the assessment, which is Township driven, as opposed to the actual plans for the projects.


Trustee Wright will call the engineers and discuss the possibility of adding the two sections in question into Phase II.


Adjournment

There being no further business to come before the Board, motion to adjourn was made by Trustee Wright, seconded by Trustee Smith, roll call: all ayes, meeting adjourned at 7:45PM.


Trustee James Wright


Trustee Jared Smith


Trustee Berry Taylor


Attested: Kimberly Fallon, Fiscal Officer

9/5/17
Date