

# HARPERSFIELD TOWNSHIP

## REGULAR SESSION

Held on October 2, 2017

The Board of Harpersfield Township convened in regular session from 7 PM to 9:10 PM in the Harpersfield Township Administration Building. Raymond Gruber Jr, Chairman, called the meeting to order with the following members and visitors present:

Raymond Gruber Jr	Present	James Pristov	Present
Clifford Henry	Present	Sharon Rohrbaugh	Present

Employees: Steve Opron; Everett Henry; Larry Lister

Visitors: Ron Valitsky; Mike Parker; Cassie Parker; Ed Spoor

The minutes from the regular meeting held on October 18, 2017, were reviewed. Cliff made a motion to approve the minutes as written; Jim seconded; the Board voted unanimously in favor.

Steve informed the Board that the repairs on the grader and Kubota are completed. He added that the sign posts have been delivered; Ray instructed Steve to do the inventory as this has to be done before the payment can be released.

Everett confirmed that the Fire Prevention presentation will be held at Cork School on October 20<sup>th</sup>. He added that he was unable to attend the inspection of the Spire aquatic building; Bob Wilhelm went in his place; everything that the Ashtabula County Building Department wanted done had been completed and a temporary occupancy permit was issued for that part of the building.

Everett would like to order four sets of turn out gear; the Board agreed to allow this purchase.

Everett stated that the ALICE practice drill will be held at Cork School on October 24<sup>th</sup>; they will then review and determine what to change to make the procedure better in case a real disaster would occur.

Jim made a motion to pay the bills totaling: \$8,415.32 - #9843 through #9862; Cliff seconded; the Board voted unanimously in favor.

Sharon reported the following receipts: #192-2017 through #202-2017; totaling \$9,003.27.

Larry reported issuing three zoning permits. He sent a registered letter to a resident to remove junk/trash and a disabled vehicle from their yard. He gave them thirty days to comply then he would forward to the Ashtabula County Prosecutor.

Mike Parker was in attendance to discuss with the Board his zoning dilemma. He submitted a variance application in August and no hearing has been set up. He is frustrated with the situation as the contractor wants to start building. Larry did not understand the process and contacted the BZA board members and once he received negative votes he did not want Mike to spend his money on a hearing that did not appear to go his way. Cliff informed Larry that the zoning department is there to help residents and the zoning administrator should not contact BZA board members to poll their votes prior to a hearing and the resident deserves to a hearing before the Board of Zoning Appeals. Larry stated that a hearing was scheduled for October 10<sup>th</sup>.

The Board commented that there is a plan to bring back the recycle bins next spring. The County is planning to put a \$5 charge on property taxes for each improved property. This revenue will pay for the recycle project for 15 years.

Cassie Parker attended the meeting to ask the Board for help with garbage dumping that is occurring on her property (which is old Rt. 534); after the Board discussed the matter, it was decided that Ray will contact the Ashtabula County Engineer for our options to vacate or abandon the road.

Ray commented that the flags over I-90 overpass are fading; he contacted the company and was told they are only good for one year (and warranty for one year). He suggested that we replace the flags every two years.

Ray stated that he is working with Steve to complete the loss control inspection report that was requested by OTARMA. This report is to plug in information on road signs; when they would be stolen or in need of replacement.

Ray informed the Board that Geneva School Board voted to accept the Memorandum of Understanding with Spire. Ray read:

Memorandum of Understanding  
9-28-2017

- 1 For tax years 2010 to 2026, a 100% tax abatement with retroactive Payment in Lieu of Taxes (PILOT) to all governmental entities involved in the amount of \$396,000 per year, applied on improvements existing on the property as of March 29, 2017 and to the completion of the existing "aquatics building" and "grounds", ("grounds" being defined as the paving and lighting of the existing parking lots, track-throws area completion, campus landscaping), and to be paid to the governmental entities over a 10-year timeframe (pending approval of the proposed legislation) from 2017 to 2026 in equal installments of \$396,000 per year, as acceptable as worked out by the Ashtabula County Treasurer. The \$3,960,000 payment included all taxes, penalties, interest and any other costs incurred for the periods from 2010-2026 which only includes parcel #22-035-00-003-00. A non-refundable first payment of \$396,000 must be paid by October 6, 2017 based upon a completed agreement with the BOE on this offer, and this payment will be applied to the taxes per the offering/terms of this agreement, understanding that State Legislation will still be in process unless another solution is agreed to by the parties involved during the State Legislation approval process. It is understood by the parties that the specific terms proposed for the PILOT need to be drafted and approved. The terms contained herein under paragraph one only serve as a general framework for the agreement.
- 2 Geneva Area City Schools use of the appropriate portions of the existing Spire Campus by the current sports programs/teams is contained within the new Sports Facility Agreement entered into by and between GACS and GaREAT on October 6, 2017.
- 3 All valuation complaints and counter complaints for the triennial tax year period beginning in 2014 and all subsequent complaints and counter complaints will be withdrawn when the PILOT agreement is fully executed and approved by the Geneva Area City Schools Board of Education, Roni Lee, LLC, and GaREAT doing business as the SPIRE Institute and SPIRE and the proposed State Legislation passed and signed in law by the Governor.
- 4 If all conditions as stated in this agreement and accepted by all parties are not met after the agreement has been implemented by all parties, then the PILOT agreement is null and void, and all taxes, including the penalties and interest as on the Ashtabula County Auditor's tax list as of the date of this agreement, are due and payable, and further, the modifications contained in the Sports Facility Agreement entered into on October 6, 2017, are hereby terminated and the original agreement dated April 21, 2010 and amended January 16, 2013 is again placed into effect, without said modifications.
- 5 Any new construction would follow the normal abatement application and regulatory process.
- 6 The Geneva Board of Education, the Spire Board and Roni Lee LLC agree to support State Legislation allowing for the property tax abatement in years 2010-2026, upon the terms of this agreement.
- 7 Any payments toward delinquent taxes owed on other parcels owned by Roni Lee LLC shall have no impact on the payments required under the proposed PILOT agreement.

Next step will be that Rep John Patterson will introduce a bill that will be specific for Spire as it pertains to an Olympic training facility for the tax abatement issue.

Jim made a motion to support the Memorandum of Understanding and the proposed legislation process; Cliff seconded; the Board voted thusly: Henry, yes; Pristov, yes; Gruber, yes

Ray contacted the company regarding the hotel study and was informed that the next phase would cost \$19,000. Ray contacted the Port Authority and the County Commissioners and no funding is available to offset this cost. Ray will continue to pursue funding and report at the next meeting.

Ray received the road usage agreement from Morgan Township. It has a lot of pages to the document and is not in format that can be edited. He is going to ask County Engineer Tim Martin for ideas on this document.

Ashtabula County engineer's crew completed the road stripping for LaFevre Road and West Street.

Ray contacted Morton Salt for a quote on safe-T-salt (because we were not included in the ODOT bidding process); the quote is \$47.04 per ton. Cliff made a motion to accept the Morton Salt quote; Jim seconded and the Board agreed unanimously in favor.

Meeting adjourned until October 16, 2017

Raymond Gruber Jr

James Pristov

Clifford Henry

Sharon Rohrbaugh