

BUDGET COMMISSION

The Geauga County Budget Commission met in regular session on Monday, October 2, 2023 at 10:00 a.m. in the Auditor’s Conference Room at 215 Main Street, Chardon, Ohio.
Present: Geauga County Auditor Charles E. Walder, Geauga County Prosecutor James Flaiz, and Geauga County Treasurer C. P. Hitchcock.
Also Present: Chief Deputy Auditor Ron Leyde, Deputy Auditors: Pam McMahan, Kristen Sinatra, and Tammy Most

Meeting was advertised: Regular Business
Virtual attendance offered.

Prior Minutes
Motion by Charles E. Walder, seconded C. P. Hitchcock to approve the minutes of the August 28, 2023– Special meeting.

Voice vote: Three ayes. Motion carried

Motion by C. P. Hitchcock, seconded Charles E. Walder to approve the minutes of the August 30, 2023– Special meeting.

Voice vote: Three ayes. Motion carried

Motion by James Flaiz, seconded C. P. Hitchcock to approve the minutes of the September 18, 2023 – Regular meeting.

Voice vote: Three ayes. Motion carried

2023/2024 School Amended Certificate

Kenston LSD – 2023/2024 Amendment #1
Motion by C. P. Hitchcock, seconded Charles E. Walder, to amend the Kenston LSD Official Certificate of Estimated Resources for the 2022/2023 School Year to reflect “actual” July 1, 2023 Unencumbered balances and a revised estimate of Other Source Revenues per their Treasurer’s year-end balance sheet.

	New Fund Totals GCA-015 #1	Net change over (under) the GCA-014	
General Fund	49,001,187.14	104,628.40	Beginning Balances
		0.00	Other Source Revenue
Special Revenue funds	1,888,866.65	(224,333.35)	Beginning Balances
		373,407.90	Other Source Revenue
Debt Service	6,762,090.20	(213,012.35)	Beginning Balances
		0.00	Other Source Revenue
Capital Project Funds	773,226.40	(313,773.60)	Beginning Balances
		(165,000.00)	Other Source Revenue
Enterprise Funds	2,174,805.72	284,805.72	Beginning Balances
		0.00	Other Source Revenue
Internal Service Funds	9,549,225.48	(590,774.52)	Beginning Balances
		0.00	Other Source Revenue
Fiduciary Funds	70,874.22	(8,125.78)	Beginning Balances
		0.00	Other Source Revenue
New total - All Funds	70,220,275.81		
Net Change over Original Certificate		-752,177.58	

Net Change in Beginning balances	-960,585.48
Net Change in Tax Revenue	0.00
Net Change in Other Source Revenue	208,407.90
Total Net Changes	-752,177.58

**Appropriation form GCA-006 dated 10/02/23 does not exceed estimated revenue.*

Voice vote: Three ayes. Motion carried

Kenston LSD 2023/2024 Temporary appropriations approved with no funds exceeding estimated revenue. Temporary Appropriation form GCA-006 dated 9/20/23 was sent to the Treasurer.

Cardinal LSD – 2023/2024 Amendment #1

Motion by Charles E. Walder, seconded James Flaiz, to amend the Cardinal LSD Official Certificate of Estimated Resources for the 2023/2024 School Year to reflect “actual” July 1, 2023 Unencumbered balances and a revised estimate of Other Source Revenues per their Treasurer’s year-end balance sheet.

		Net change over (under)
	Totals	1st Amended Certificate
General Fund	18,667,773.72	(590,749.86) in the beginning balances - in real estate taxes
Special Revenue Funds	2,835,472.93	(1,365,384.39) in the beginning balances 3,226,657.32 in other source revenue
Debt Service	2,006,919.89	(107,542.78) in the beginning balances - in real estate taxes
Capital Project Funds	1,469,868.38	438,235.38 in the beginning balances - in real estate taxes
Enterprise Funds	784,124.48	108,624.48 in the beginning balances
Fiduciary Funds	102,384.34	19,884.34 in the beginning balances
New Total – All Funds	25,866,543.74	
Net Change over original certificate		1,928,194.49

**Appropriation form GCA-006 dated 10/02/23 does not exceed estimated revenue.*

Voice vote: Three ayes. Motion carried.

Chardon Local School District 2023/2024 - Amendment #2

Motion by James Flaiz, seconded by C. P. Hitchcock, to amend the Chardon LSD Official Certificate of Estimated Resources to reflect the following changes to revenue previously certified:

Special Revenue Fund

Increase 572 Title I other source revenue 277,652.16 from 291,739.79 to 569,391.95
Increase 599 Title IV-A other source revenue 137,213.80 from 1,038,570.31 to 1,178,784.11
Net Adjustment: \$414,865.96

New Special Revenue Fund Total:	\$ 8,053,642.06
New 2023/2024 Certificate Total:	\$81,320,590.01

**Appropriation form GCA-006 dated 10/02/23 does not exceed estimated revenue.*

Voice vote: Three ayes. Motion carried.

West Geauga Local School District 2023/2024 - Amendment #2

Motion by C. P. Hitchcock, seconded by Charles E. Walder, to amend the West Geauga LSD Official Certificate of Estimated Resources to reflect the following changes to revenue previously certified:

General Fund

Increase RE taxes 1,814,784.00, from 17,458,040.00 to 19,272,824

Increase other source revenue 39,746.00, from 9,464,384.00 to 9,504,130.00

Net Adjustment: \$1,854,530.00

Special Revenue Fund

Increase Emergency Levy other source revenue 10,667.00, from 701,293.00 to 711,960.00

Increase Termination Benefits (new) other source revenue 250,000.00, from 0.00 to 250,000.00

Decrease 401 Auxiliary Service (54,760.00), from 345,000.00 to 290,240.00

Increase 507 ESSER other source revenue 413,936.33, from 150,000.00 to 563,936.33

Decrease 551 LEP Title III other source revenue (2,000.00), from 4,500.00 to 2,500.00

Increase 572 Title I other source revenue 168,000.00, from 125,000.00 to 293,000.00

Increase 584 Title IV other source revenue 12,869.15, from 11,000.00 to 23,869.15

Decrease 590 Title IIA other source revenue (45,000.00), from 100,000.00 to 55,000.00

Net Adjustment: \$753,712.48

Enterprise Funds

Increase 011 Rotary-Café 360 other source revenue 3,000.00, from 0.00 to 3,000.00

Internal Service Funds

Increase 14 Special Rotary other source revenue 10,000.00, from 30,000.00 to 40,000.00

Fiduciary Funds

Increase 200 Activity Clubs other source revenue 300.00, from 60,000.00 to 60,300.00

New General Fund Total:	\$54,837,120.86
New Special Revenue Funds Total:	\$ 8,740,301.94
New Enterprise Funds Total:	\$ 1,702,679.99
New Internal Service Funds Total:	\$ 275,645.11
New Fiduciary Funds Total:	\$ 319,793.16
New 2023/2024 Certificate Total:	\$68,089,178.19

**Appropriation form GCA-006 dated 10/02/23 does not exceed estimated revenue.*

Voice vote: Three ayes. Motion carried.

2023 Amendments

South Russell Village Amendment #7

Motion by Charles E. Walder, seconded by James Flaiz, to amend the Village of South Russell's Official Certificate of Estimated Resources to reflect the following changes to revenue previously certified:

Special Revenue Fund

Increase B08 Safety Fund Other-other source revenue 100,000.00 from 21,500.00 to 121,500.00.

<u>New Special Revenue Fund Total:</u>	<u>\$ 7,491,205.38</u>
<u>New 2022 Certificate Total:</u>	<u>\$11,280,023.56</u>

**Appropriation form GCA-006 dated 10/02/23 does not exceed estimated revenue.*

Voice vote: Three ayes. Motion carried.

Geauga County Health District – Supplemental Appropriation #6002

Motion by James Flaiz, seconded by C. P. Hitchcock to approve the changes to Appropriations for the following Geauga Health District Funds:

Supplemental Appropriation

Board of Health Fund 6002 – Unemployment \$15,000.00 New total unappropriated \$362,975.69

Voice vote: Three ayes. Motion carried.

**Geauga Trumbull Solid Waste
Appropriation Transfer – GTSW**

Motion by C. P. Hitchcock, seconded by Charles E. Walder, to approve the changes to Appropriations for the following GT Solid Waste District Funds:

Appropriation Transfer

Fund 6007 General Fund

From: Grant Special Expense	20,000.00	To: Salaries	5,000.00
		Medicare	200.00
		Hosp.	7,653.61
		OPERS	2,000.00
		Contract Svs Prof Svs	5,146.39
		TOTAL	20,000.00

Appropriations unchanged

Voice vote: Three ayes. Motion carried.

Geauga County – Amendment #12

Motion by James Flaiz, seconded Charles E. Walder, to amend the Geauga County Official Certificate of Estimated Resources to reflect the following changes to revenue previously certified:

Special Revenue Funds

Increase 2011 Court Tech other source revenue 3,535.54, from 540,026.00 to 543,561.54
Decrease 2035 Transportation other source revenue (1,196,538.33) from 1,907,915.00 to 711,376.67

Net Adjustment: \$(1,193,002.79)

Capital Project Funds

Decrease 4027 Transportation Cap. Grant other source revenue (350,100.00) from 613,452.71 to 263,352.71

New Special Revenue Funds Total:	\$128,499,274.03
New Capital Project Fund Total:	\$ 27,843,104.47
New 2023 Certificate Total:	\$238,060,907.17

Voice vote: Three ayes. Motion carried.

General Discussion:

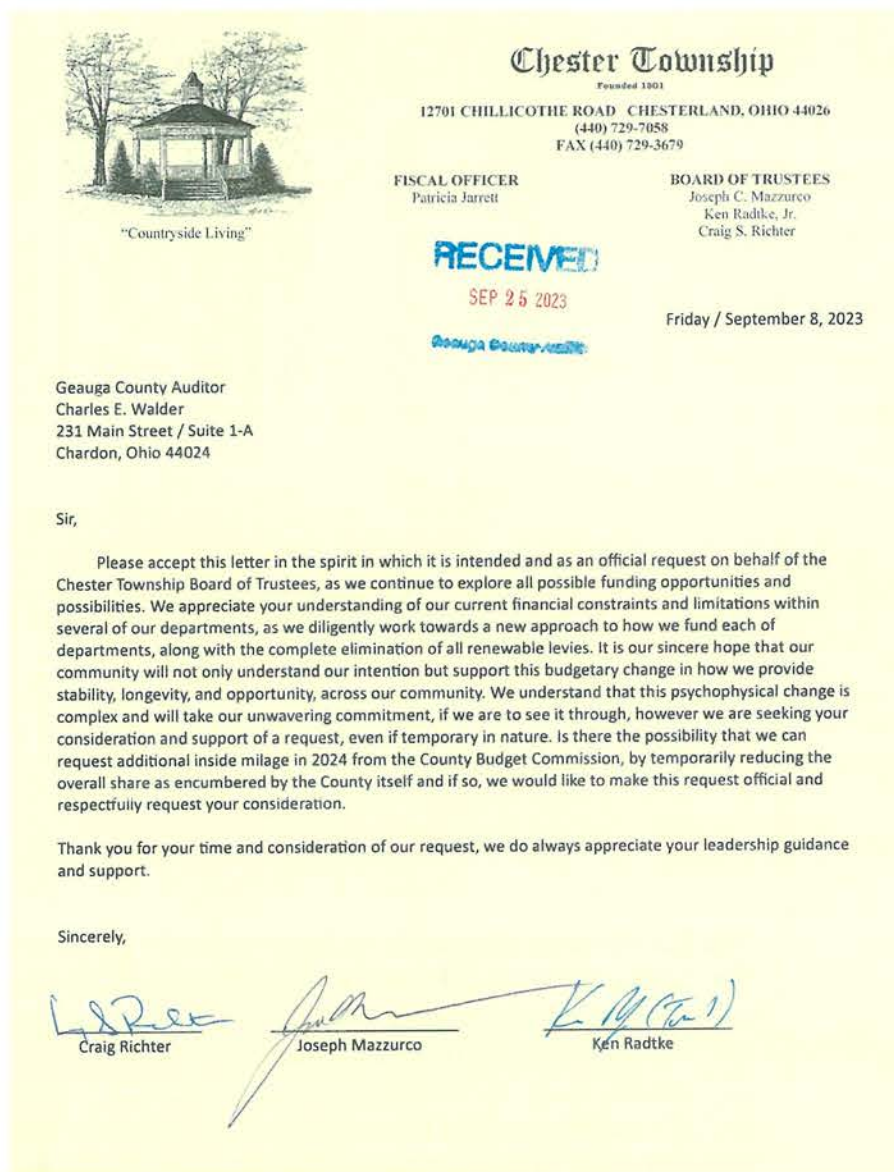
Motion by Charles E. Walder, seconded James Flaiz, to accept and act on Claridon Township's Resolution 2023-15

A RESOLUTION TO PARTIALLY REDUCE COLLECTION OF THE TOWNSHIP'S 2.30 MILL 2022 FIRE AND EMS LEVY TO 1.52 MILL FOR 2024 (collection) ONLY.

Voice vote: Three ayes. Motion carried.

Chester Township – Correspondence dated 9/8/2023

Mark Purchase, Chester Township Administrator, was in attendance to discuss the letter from the trustees, requesting additional millage. He shared that that an actual figure was not identified. However, Chester is working on changing how they budget and want to establish Reserve Funds, as buildings are failing and there isn't any available revenue to apply towards them.



Auditor Walder explained the concept of the "Ten Mill Limit". He clarified that with very few exceptions (overlapping counties) all entities in Geauga County are at the 10-mill limit; there isn't any inside millage available. Auditor Walder continued by saying he recently cautioned the County Commissioners that there is a risk of a "money grab" when they inquired if there was a mechanism to use to reduce inside millage if there would be an unanticipated increase funding. Should the Commissioners reduce their inside millage, the reduction would then be available to other entities.

Auditor Walder asked if the township had an approximate amount that would be needed. Mr. Purchase shared that he would be requesting a value equal to at least another inside mill; currently at a value of \$415,000. Auditor Walder continued by underscoring that with every request of revenue comes a corresponding need. With the 6 year revaluation, Chester Township will be experiencing a

approximately 34% increase on residential property on average. Therefore, the value of 1 inside mill in Chester is expected to increase by approximately \$400,000.

The whole county is going to experience an increase in real property values. The county in general is increasing 29.5% for residential and 26.1% for agricultural. Auditor Walder pointed out, “In general, government is benefiting from a windfall on the backs of taxpayers for doing absolutely nothing”. Treasurer Hitchcock added that this increase has happened without the vote of the people. He continued by sharing that his office has been fielding hundreds of phone calls from taxpayers concerned if they will be able to afford their tax bill. Auditor Walder explained that the State uses a series of recorded sales along with other factors, such as inflation, through an equation to determine what the values should be. Then compare that figure with reported sales data.

2023 Geauga County Revaluation and Property Tax Consequence

- The Ohio Constitution provides for real property to be taxed without a vote of the people up to 10mills or 10/1000 of property value (thus 1mill is 1/1000 of value). This tax is commonly referred to as inside millage and its cap is known as the 10mill ceiling.
- Most properties in Geauga County, with very few exceptions, are taxed at the 10mill ceiling and share that tax with overlapping political subdivisions (the county, school district, and township or municipality). The breakdown of the allocation is as follows:
 - Gauga County – 25% or 2.5mills
 - Local School District – 45% or 4.5mills
 - Township or Municipality – 30% or 3.0mills
- Different than voted levy millage, inside millage does not carry an annual reduction factor and is directly affected by valuation change.
- Our mandated 2023 re-valuation, as approved by the Ohio Tax Commissioner, has resulted in an unprecedented average increase in Residential real estate valuation in Geauga County of 29.5% and 26.1% for Agricultural property. Inside millage tax will therefore increase proportionately.
- We are putting together a website calculator for every Geauga property owner to be able to estimate the effect that their valuation change will approximately have on their 2024 tax bill.
- We are encouraging political subdivision beneficiaries of this windfall tax increase to consider the effect that this has on Geauga's property owners and responsibly investigate reducing other levied taxes to offset the effect on their citizens.
- A breakdown of inside millage by political subdivision is provided for reference and consideration.
- A revaluation map by neighborhood of the different averaged areas is also provided for reference. Please remember that every parcel within a neighborhood is treated uniquely and will experience different percent changes. Thus not every property will experience a 29.5% or 26.1% change. Some will be higher and some lower, depending on comparable sales, market, and appraisal data.

2023 REVALUATION EFFECT ON INSIDE MILLAGE

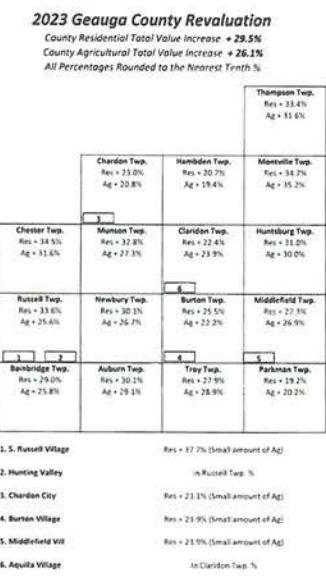
ENTITY	VALUE OF 1MILL TY2022/CY2023	TOTAL INSIDE MILLAGE TY2022/CY2023	VALUE OF 1MILL TY2023/CY2024	TOTAL INSIDE MILLAGE TY2023/CY2024	APPROX. INCREASE DUE TO REVAL 2024
COUNTY	\$3,641,527	\$5,108,818	\$4,606,644	\$11,516,810	\$2,407,792
LOCAL SCHOOL DISTRICTS					
BERKSHIRE LEO	\$392,192	\$1,704,849	\$499,471	\$2,220,677	\$446,178
CARDINAL LEO	\$240,003	\$1,631,640	\$490,547	\$2,382,642	\$348,992
CHARDON LEO	\$775,197	\$1,470,384	\$901,202	\$4,380,408	\$800,023
HUNTING LEO	\$906,817	\$4,215,674	\$1,185,147	\$5,831,161	\$1,117,487
WEST GAUGA LEO	\$905,941	\$4,177,436	\$1,290,356	\$5,536,654	\$1,159,189
TOWNSHIPS					
AQUILA TWP	\$108,859	\$104,549	\$196,771	\$1,190,312	\$203,742
BAINBRIDGE TWP	\$611,731	\$1,105,162	\$817,782	\$2,452,057	\$448,874
BURTON TWP	\$92,859	\$278,578	\$113,858	\$241,578	\$49,000
CHARDON TWP	\$184,851	\$999,205	\$225,026	\$607,549	\$108,364
CHESTER TWP	\$410,296	\$1,245,817	\$644,355	\$1,802,066	\$104,449
CLARION TWP	\$95,137	\$385,411	\$117,028	\$281,089	\$68,971
HARDEN TWP	\$148,889	\$486,608	\$178,239	\$534,778	\$88,112
HUNTING TWP	\$79,451	\$278,354	\$105,147	\$201,426	\$40,072
MODELFIELD TWP	\$47,088	\$261,354	\$507,438	\$312,784	\$61,027
MONTVILLE TWP	\$19,555	\$118,445	\$76,251	\$217,753	\$39,088
MUNSON TWP	\$177,866	\$811,569	\$280,572	\$1,081,717	\$248,148
NEWBURY TWP	\$108,317	\$206,610	\$256,248	\$702,747	\$119,719
PARANMAN TWP	\$84,430	\$253,291	\$100,147	\$300,440	\$47,149
RUSSELL TWP	\$102,811	\$607,804	\$399,591	\$1,183,778	\$272,975
THOMPSON TWP	\$61,089	\$110,340	\$81,041	\$221,811	\$51,181
TRAY TWP	\$70,504	\$211,511	\$88,574	\$268,729	\$54,128
MUNICIPALITIES					
AQUILA VILLAGE	\$4,744	\$14,311	\$1,176	\$11,528	\$1,295
BURTON VILLAGE	\$15,470	\$50,411	\$41,121	\$179,948	\$19,957
HUNTING VILLAGE	\$18,166	\$17,828	\$25,241	\$48,867	\$6,979
CITY OF CHARDON	\$174,264	\$522,118	\$208,655	\$625,964	\$101,646
MODELFIELD VILLAGE	\$107,790	\$123,849	\$128,607	\$79,862	\$16,112
RUSSELL VILLAGE	\$181,988	\$145,965	\$247,043	\$741,139	\$196,101

Walder, Geauga County Auditor

File: Reval and Taxes.docx

Walder - Geauga County Auditor

File: 2023Revalmap.mxd (1)



The Commission members have been in general agreement the County has too much money. Commissioner Tim Lennon asked at the Budget Hearing how he could reduce revenue. Mr. Walder suggested that they can supplement the departments under their hiring authority, specifically, aging and JFS and then reduce the millage of their levies so that provides relief to the taxpayers. The discussion centered around the non qualified levies for reduction so the taxpayers experience the most relief. Mr. Hitchcock expressed his agreement with the direction the discussion was going. He agreed the recommendation needs to be deliberate as it will then be applicable to the other districts within the county. Mr. Walder agreed that this is a step of initiative that might suggest the other districts follow suit. Budgeting must begin with determining the needs. Mr. Walder would like to draft a proposal that is very specific and present that to the Commissioners for them to decide.

Mr. Flaiz made a motion seconded by Mr. Hitchcock to approve the creation of a draft proposal to present to the Commissioners laying out this option.

Voice vote: Three ayes. Motion carried.

Mr. Walder agreed to create the draft proposal.

Annual Rate Resolutions:

Townships, Villages, Municipalities, Parks, Libraries, and Special Districts:

Motion by Charles E. Walder, seconded James Flaiz, accepting the Original 2024 reviewed **Resolution Accepting the Amounts And Rates As Determined By The Budget Commission and Authorizing the Necessary Tax Levies And Certifying Them To The County Auditor**, form GCA-003.

Voice vote: Three ayes. Motion carried.

In accordance with ORC 5705.34 the deadline for the executed form to be submitted to the County Auditor is prior to the 1st day of October (each year). All taxing districts resolutions were returned/executed and vetted on or before by the deadline.

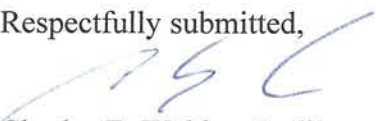
Electronic notification will be sent to all entities confirming receipt and acceptance. The same process will be completed upon receipt of Amended (GCA-003A) resolutions, which will include the passage of the applicable levies on the November 7, 2023, General Election, ballot impacting tax year 2023 collection year 2024.

Rate Resolution Checklist					
Tax Year 2023 (2024 Collection)					
VILLAGES		RECEIVED			
Aquilla		9/20/2023			
Burton		9/13/2023			
Chardon		9/19/2023			
Middlefield		9/28/2023			
South Russell		9/13/2023			
Hunting Valley		n/a			
TOWNSHIPS		RECEIVED			
Auburn		9/20/23			
Bainbridge		8/29/23			
Burton		8/23/23			
Chardon		9/29/23			
Chester		8/28/23			
Claridon		9/20/23			
Hambden		9/8/23			
Huntsburg		9/15/23			
Middlefield		9/29/23			
Montville		9/8/23			
Munson		8/23/23			
Newbury		9/28/23			
Parkman		9/27/23			
Russell		9/8/23			
Thompson		9/11/23			
Troy		9/6/23			
REC/SPECIAL DISTRICTS		RECEIVED			
Geauga Park		9/18/2023	No Levies Currently / No Resolution		
W. G. Joint Rec.		09/22/23			
E. Geauga Fire Dist.		9/28/2023	Chester Park	No levy	
LIBRARIES		RECEIVED	Russell Park	No Levy	
Geauga		on Geauga County's resolution	Thompson Park	No Levy	
Burton		on Berkshire LSD's resolution			
GEAUGA COUNTY		RECEIVED			
		9/27/23			
SCHOOLS		RECEIVED			
Berkshire		3/15/23			
Cardinal		4/6/23			
Chardon		3/21/23			
Kenston		4/18/23			
Newbury		n/a			
West Geauga		3/6/23			

Public Comment:

Ms. Sarah McGlone of the League of Women Voters requested the revenue certificates approved at this meeting as well as a copy of the letter that the Budget Commission approved to send to the County Commissioners regarding the revaluation and consequences to property tax for 2024.

Being no further business to conduct, Mr. Hitchcock moved to adjourn the October 2, 2023 regular meeting at 11:02 a.m.

Respectfully submitted,

Charles E. Walder, Auditor
Secretary/Budget Commission

