

**PUBLIC HEARING
ROAD REPAIR
&
PROPERTY ASSESSMENTS**

**TRENTON HIGH MEADOWS SUBDIVISION
PHASE 1 AND 2**

The Fannin County Commissioner's Court will hold a **Public Hearing** at the **High School Cafetorium** at **Trenton High School** , **OCT 20TH Tuesday at 7 PM**

The purpose of the meeting will be to discuss **Property Assessments for the repair and maintenance of the roads** in Trenton High Meadows Subdivision, Phase 1 and Phase 2. **It is very important that all property owners attend this Public Hearing.**

This meeting will result in one of two possible outcomes:

1. A preponderance (healthy majority) of property owners **do not show interest** in having the county repair, resurface and assume maintenance responsibility for our roads. This outcome will result in no action being taken. Our roads will continue to deteriorate.
2. A preponderance (healthy majority) of property owners **do show interest** in having the county repair, resurface and assume maintenance responsibility for our roads. This outcome will result in the Commissioner mailing Certified Ballots to each property owner for the purpose of a vote on the issue.

In order for the County to assume responsibility, the roads must meet Minimum County Standards which, at this time, they do not.

We have two options for complying with this Minimum Standard.

1. Hire a Private Contractor to bring the roads up to county standards; then petition the court to have the county assume maintenance responsibility. This would involve *all* monies to be paid up front before any work could begin. A Private Contractor will, by necessity, figure in a healthy profit for equipment, materials and labor.
2. Vote YES for the County to do the work, thereby authorizing the county to assess each property an equal portion of the amount necessary to complete the project. County Assessments would be made for equipment, materials and labor at county's cost.

There are three different materials being discussed for resurfacing the roads:

1. Gravel
2. Decomposed Granite
3. Chip Seal

The Cost and the Pros & Cons of each material will be discussed in detail at the Public Hearing.

Our County Road Commissioner for Precinct 2, Stan Barker, came out recently during a heavy rain storm to assess the drainage situation with regards to the roads. Significant drainage issues were found, especially along Tiger Ln and Harli Dr. Some drainage culverts need to be added and some ditches need to be opened up. The costs of providing adequate drainage to protect the roads from flooding and erosion will be included in the Cost of Road Materials.

Voting by Ballot

If a healthy majority of property owners attending the public hearing show interest in voting on the proposed road repairs, the Commissioner will send a ballot to each property owner via Certified Mail. On the ballot there will be an option to vote yes or no. Also on the ballot will be a choice to vote on road material. Gravel. Decomposed Granite. Chip/Seal. The maximum possible assessment for each will be included on the ballot. A majority of votes will determine whether action is to be taken or not and, if so, which material would be used to resurface the roads.

A majority vote of NO will result in no action being taken on our roads and ***the issue will not be able to be brought before the Commissioner's Court again for FOUR years.***

A majority vote of YES will authorize the county to assess the cost of repairing the roads equally to each property owner and to begin repairs on our roads and assume maintenance thereafter. Assessments will be made per property, not per property owner.

Current Road Conditions

At present, our roads are in a state of disrepair due to numerous potholes, inadequate surface material, and a deficiency in the road crown. The road crown is the high point in the middle of the road. This crown allows rain water to run off the road and into the

ditches. When the crown is gone, water stands on the road surface, penetrating and deteriorating the road foundation. The end result is severe potholing, which we are now experiencing throughout both phases of the Subdivision, particularly and most notably on Harli Dr and Tiger Ln.

Left unheeded, these road conditions will eventually deteriorate to the point where repairs alone will no longer be feasible. Rebuilding the entire road will become necessary at a cost which will dwarf the proposed assessments.

Inaction will result in road conditions that adversely effect the resale of property, decrease the longevity of automobiles, and most importantly, create a hazardous driving environment.

Action will result in an equal assessment on all properties, both developed and undeveloped to pay for the road repairs. The County will repair and resurface the roads with the surface material voted on by the majority of property owners.

Your presence at the Public Hearing is requested and attendance by all property owners, in Trenton High Meadows, Phases 1 and 2 is highly advised.

Sincerely,

Concerned Residents of Trenton High Meadows Subdivision