



## MINUTES

DEVELOPMENT COMMITTEE  
Village Green Municipal  
Building Council Chambers  
47 Hall Street  
August 2, 2016  
6:30 p.m.

The meeting began at 6:30 pm. Those present included:

Committee Members and Council:

Jim Hrivnak, Chairman  
Frank Bertone, Council  
Jon Bennehoof, Council  
Daniel Swartwout, Council  
Tom Counts, Council  
Brian Lorenz, Mayor  
Steve Lutz, City Manager  
Chris Shear, Citizen Representative

Staff:

Rocky Kambo, GIS/Planner  
Karen J. Mitchell, City Clerk  
Chris Huber, City Engineer

And other interested parties.

Dick Fusch (Planning & Zoning Representative) was absent.

Approval of Minutes: – [July 5, 2016](#)

The minutes were approved as drafted.

Today's Business

- Verona Sewer Assessment Proposal: Mr. Lutz explained that the developer will be placing a special assessment on the property to pay back the City for the sewer installation. Although figures/amounts are still being worked out, the City wants to get the process started to get a final ordinance to the county auditor by early September so that the assessment will begin in January/February 2017. Council will be seeing the sewer agreement tonight to establish the financing mechanism for the project. Discussion of the numbers and actual investment will take place at the next Finance Committee meeting. The City will earn 3% interest on the monies it is fronting for the installation. The total cost of the sewer installation was approximately 1.2 million dollars.
- Traditions of Powell Retail Development Plan Ordinance: Mr. Kambo stated that it was very similar to the Armita development recently before P&Z and Council with nearly identical benefits. It's in a transition zone between Sawmill Parkway and the core downtown historic district and extends the downtown area across the railroad tracks. There are two buildings, one designated for a restaurant and the other with retail. It lines up with the recently passed Comprehensive Plan. The developer has an agreement with Armita Plaza for cross-access parking and hopes to have one with Village Pointe as well. Village Pointe was originally open to the idea of cross-access parking until its legal counsel got involved. Legal counsel raised some concerns about who was going to build it, competition and perhaps liability.

**ACTION PLAN:** Councilman Swartwout agreed to reach out to Dean Adamantidis, owner of Village Pointe to discuss the cross-access parking issue.

- Grant Application Sawmill Parkway Update: Mr. Lutz explained that the screening application submitted by Chris Huber for a federal grant for milling and overlaying Sawmill Parkway from Seldom Seen Road north to Home Road was approved. The next step, the final application, has a deadline of August 15<sup>th</sup> and it requires prior passage of legislation in support of funding the 20% construction cost the City would have to pay if approved for the grant. Mr. Huber went on to explain that the grant money would become available in the year 2021. Mr. Huber believes it would be beneficial to start the project prior to that time and recommends that the City advance the funding ahead of the grant and then reimburse the City with the grant funds should the City be awarded the grant. That would allow the City to have more control of the project schedule. Mr. Huber expects to find out if the City was awarded the grant in the first quarter 2017. Tonight Council will look at a resolution which, if passed, will allow the City to timely move forward with the grant application.

**ACTION PLAN: Mr. Huber will notify Councilman Bennehoof when it is appropriate to reach out to Pat Tiberi through Central Committee, if needed.**

- Keep Powell Moving initiative Update: There are a couple of upcoming meetings. Wednesday at 2:00 pm and Thursday at 9:00 am which is the stakeholder groups. These are small groups of 3-4 people/residents/community. The next community outreach meeting will be August 30<sup>th</sup> at 7:00 pm at the Municipal Building.

#### Old Business

- Murphy Parkway Pathway Rail Crossing Approval – Status: There is no change – still waiting to hear back on this. Mr. Lutz recommended having staff get a proposal from a railroad consultant to see if the City can get help in pushing this along.

**ACTION PLAN: Mr. Lutz will obtain a proposal from a railroad consultant to assist in working on communications with the railroad.**

- Murphy Parkway Construction Update: Mr. Huber related that the fencing has been put up on the walls. The fencing/guardrails installation is still ongoing, but they will be back next week to complete. The environmental management team will be there getting the area prepped for planting and seeding. The project is still on schedule to be completed around mid-September.

Mr. Huber mentioned that the parking lot [at the Lechler building] looks pretty bad. The consensus is to not put the asphalt parking lot in right now. He recommends pulverizing of the existing material and putting asphalt millings on top for the short term. Mr. Huber will present some photos for committee's review to determine if it is appropriate for the short-term until there is a permanent solution. The cost is substantially less than the pavement. Mr. Huber explained that the lot was rated a 26 which is the lowest rating you can have on pavement.

Additionally, the lights at 750 were worked on by Jess Howard for the signal as well as the street lighting at Liberty & Murphy. The pedestrian crossing light will not be put up until the path markings are placed across the road.

**ACTION PLAN: Mr. Huber will present some photos of the asphalt milling for committee review.**

- Bike Path Engineering – Status Update: Mr. Huber told the committee that his department is working on the bike path extension on Rutherford Road between Sawmill and Tricia Price Drive, located in Liberty Township/Delaware County right-of-way, as well as the path along Liberty north to Seldom Seen. Their department is also working on a comprehensive bike path repair program for the City along Bennett Parkway-Murphy Parkway areas and surface applications. With respect to the Rutherford Road extension, it is anticipated that the final engineering will come back later this week so

the department can then begin working on bid books. The critical issue on this project is the agreement with Delaware County/Liberty Township to build a path in their right-of-way. The City would agree to build and maintain the path. In turn, the County/Township would be able to work on the path in the event the road is widened, for example. Both Delaware County and Liberty Township will need to sign off on the agreement.

Both Councilman Hrivnak and Bertone expressed the desire to move this along in this building season, if possible.

**ACTION PLAN: Mr. Huber will attend the next ONE Community Meeting on August 16<sup>th</sup> to facilitate a conversation with Liberty Township and OPAL to apprise them of the situation.**

**ACTION PLAN: Mr. Huber will follow up with the Law Director to determine if it can be bid now but hold off on awarding the contract until the agreement is in place with Liberty Township and Delaware County.**

- Grace Drive Signals Engineering Update: Mr. Huber related that he is currently advertising bids for this project. Bid opening is August 15<sup>th</sup> and the project is located at the end of Grace Drive at S.R. 750. The normal lead time is 12 weeks; however, because of the large amount of work, the current lead time is closer to 18 weeks.

New Business – There was none.

Adjournment - Having no further business to come before the Committee, the meeting was adjourned at 7:22 p.m.