



MINUTES

DEVELOPMENT COMMITTEE

Village Green Municipal
Building Council Chambers
47 Hall Street

October 4, 2016

6:00 p.m.

The meeting began at 6:00 pm. Those present included:

Committee Members and Council: Jim Hrivnak, Chairman; Councilmembers Frank Bertone; Jon Bennehoof; Tom Counts; Brian Lorenz; Brendon Newcomb; Daniel Swartwout; Steve Lutz, City Manager; and Dave Betz, Development Director.

Chris Shear, Citizen Representative and Dick Fusch (Planning & Zoning Representative) were absent.

Staff/Others: Debra Miller, Finance Director; Karen J. Mitchell, City Clerk; Megan Canavan, Communications Director; Rocky Kambo, GIS/Planner; Dave King, Architect and other interested parties.

Approval of Minutes – The minutes of September 6, 2016 were approved.

Today's Business

- **Lechler Building Discussion** - Mr. King reports that the building is structurally sound, but is limited in how it can be used without spending significant additional funds. Currently there is power, but no sanitary. Any updates in HVAC and plumbing would be more expensive. The site is too small, visible and prominent to accommodate or support a public service space and he feels it is an opportunity to convert it into a gateway site because it is a major community entrance. Mr. King was asked to pursue options for renovating the building as an open shelter.

Mr. King presented four options/phases for converting the Lechler Building into a gateway shelter facility and continuing the train depot theme similar to the style of the municipal building. There would be a question about how to handle not having restroom facilities. Some of the suggested options could be done over time until a new service center is available for the items currently stored at Lechler.

The issue is what to do now to preserve the building until it is ready in the future (perhaps 5-7 years out) to become a gateway shelter.

Mr. King recommended using board and batten on the exterior versus painting or stucco, which wouldn't be that much cheaper, would not look as nice and would have to be redone when it was converted to a shelter. The cost for board & batten, trim work, painting and costs would be approximately \$105,000 and take about 4 months to complete.

The committee consensus was to hold work on the interior until such time as the building was no longer needed as a public service storage facility; however, the exterior should be renovated with board & batten, trim work, painting and costs. The platform should not be done now but could be added later.

ACTION PLAN: Debra Miller and Steve Lutz have been asked to look into and provide potential funding sources for this project at the next Finance Committee meeting. A funding source should be secured before committing to this project. Mr. King will break down the costs in greater detail

for the revised option.

- [New Telephone System Municipal Building](#)

Mr. Lutz explained that this was part of the proposed budget for next year and, due to the expense, wanted to present it to Council prior to the budget hearings.

Mr. Kambo stated that the IT Committee began looking at the phone system earlier this year because the existing phone system is failing. It is overheating, the building department line is crashing, it has limited functionality and is nine years old. Mr. Kambo also stated that it is costing more in repairs/maintenance fees than updating to a new phone system would be and believes that the city could save approximately \$8,400 per year by upgrading. Mr. Kambo compared the current system to using analog in a digital age. The new phones being considered are all internet based, allows the city to be scalable in the future, is hardware agnostic, and more efficient with desktop software. The two top choices cost \$43,000 and \$30,000. Mr. Kambo recommends the \$30,000 option. There is also an expense with upgrading the existing server to accommodate the new phones and provide space for other upgrades such as the body cameras requested by the Police department.

ACTION PLAN: The Committee decided not to act on this issue in 2016 and to consider it within the 2017 Budget cycle.

- Murphy Parkway – [Pedestrian Rail Crossing - Status Update](#)

Mr. Betz informed the group that they had a productive meeting with the CSX discussing the pros and cons of the at-grade issue. CSX does not want to have any new at-grade crossings. Mr. Betz is waiting to hear back from the engineers working on Murphy Parkway for a quote for them to continue work on this issue. CSX and ORDC will continue to work with the City on trying to come up with a combined solution that works to address the safety concerns.

- Murphy Parkway - [Construction Update](#)

Mr. Lutz states there are a few punch list items, but the parkway has opened. The City is conducting some stealth stats in the area as to the number cars, speed of the cars, etc. and will analyze that. In six months, a post-opening traffic study will be conducted and will mimic the pre-opening traffic study already done. The construction was on budget and on time.

Old Business [Due to time constraints, these items are postponed to a future agenda]

- Bike Path Engineering & Bidding
- Grace Drive Signals Bidding

New Business [Due to time constraints, these items are postponed to a future agenda]

- Development Committee 2016 Goals
 - Update the Planning & Development Process
 - Transportation plan – complete, implement and communicate
 - Economic development plan – draft and implement (shared w/CIC)
 - Vibrant downtown development – maintain
 - Establish/annex growth corridors

Adjournment - Having no further business to come before the Committee, the meeting was adjourned at 7:30 p.m.