



## City of Powell Finance Committee

### MINUTES February 21, 2017

#### Attendees:

Tom Counts, Dan Swartwout, Brendan Newcomb, Frank Bertone, Brian Lorenz, Jon Bennehoof, Steve Lutz, Jessica Marquez, Debra Miller, Dave Betz, Jeff Snyder, Silas Bowers, consultants and other interested parties.

*Because of time constraints – the Finance Committee Chair Tom Counts changed the agenda order.*

#### Annexation of Verizon Store Site

Dave Betz, Development Director presented the information about the annexation. The annexation was being requested so that Verizon could connect to Bunker Lane. This property would also be added to the Seldom Seen TIF area.

Some of the topics discussed included:

- Would this site include sidewalks – the response was yes and it will tie to other walkways. Mr. Betz also brought up the Powell Grand project next to this site and what walkways were included with it.
- This project needs only Council approval and doesn't need to go to P&Z.
- Mr. Betz went over the process to include this property into the Seldom Seen TIF.
- How would the dollars generated by this property in the TIF be allocated – there would be no allocation like the Powell Grand property. This property would be unallocated so Council could decide each year how to allocate if they chose.
- Clarity on the undeveloped parcel value and adding to the TIF allowable through December 31<sup>st</sup>.
- This is a franchise store with a history of managing Verizon stores.
- This is actually unusual for an annexation as we know what we are getting.

The Finance Committee decided to recommend to Council to approve the annexation.

#### Seldom Seen Park Review and Update

Mr. Lutz gave a brief, historical summary of the seldom seen park project and then turned it over to Chris Meyers and his associates to present the update. Mr. Meyers stated that City Council had given authority to have engineering done on Phases 1, 2, and 3. He wanted to

update them on the status, design ideas, phase's options including temporary ideas for landscaping for areas not constructed at this point and timing of bids.

Mr. Meyers handed out a new, updated, version of the Seldom Seen Park report. He also presented bathroom and shelter materials for Council to see and touch.

Mr. Counts asked each Council member to address the timing for the bidding of the project and then their comments on design. Mr. Meyers also stated that the original \$3.1 million estimate still continues to be a good estimate. He also reminded Council that for good, grass, turf the fields need to lay fallow at least two seasons.

The consensus was that the bidding needed to occur as soon as possible and the decision to accept the bids or make modifications to the bid could occur depending on the costs. Everyone appeared to want movement occurring in the park so residents could see something happening.

There was mixed consensus on the design of the restroom/concession building but the overall concept design for the playground and other areas was well received.

Mr. Counts asked Ms. Miller where the funding was coming and she stated approximately \$1.6 million from the Voted Capital Fund, \$1 million from the Seldom Seen Park TIF and the rest was coming from various fee sources that need to be transferred to an area for spending.

Mr. Meyers stated that he would be putting together a timeline to reflect the various date points to opening of the park.

With only a few minutes left before City Council, the Street Maintenance Fund Projects was selected by Ms. Miller as the last subject.

#### Street Maintenance Fund Projections with Grant Contributions

Ms. Miller quickly showed that there was no projected annual Street Maintenance Program being anticipated if the two grants are received. The City's matching would be taking the money for those projects.

Mr. Lutz mentioned that Mr. Huber, City Engineer and he had talked about having a reduced program this year and using the remaining next year.

#### Approval of minutes

Minutes were approved as printed.

#### Adjourn

Committee adjourned at 7:28 pm.