



## MINUTES

### DEVELOPMENT COMMITTEE

Village Green Municipal  
Building Council Chambers  
47 Hall Street

August 7, 2018

6:30 p.m.

The meeting began at 6:30 p.m. Those present included:

**Committee Members:** Frank Bertone, Chairman; Daniel Swartwout, Councilman; Steve Lutz, City Manager; David Betz, Development Director; Shawn Boysko, P&Z Representative; David Lester and Nicole Scott, Citizen Representatives. Melissa Riggins, Councilwoman was absent.

**Staff/Others:** Jon Bennehoof, Mayor; Brendan Newcomb, Councilman; Chris Huber, City Engineer; John Moorehead, Assistant City Engineer; Karen J. Mitchell, City Clerk and other interested parties.

**Approval of Minutes** – The minutes of June 19, 2018 were approved as written.

### **Status Reports**

- **Update on Vogt Strategic Insights study** – Mr. Betz received correspondence from Vogt that work is being done on the analysis, maps and tables and they should have their first draft completed later this month.
- **Funding financial analysis tool update (last updated 2014)** – An analysis tool was put together after the Comprehensive Plan was adopted to analyze the financial impact of new developments on the City. It needs to be updated, will cost about \$5,000, and has been budgeted for in 2019.
- **2018 street maintenance program/4-corners paving bids** – Mr. Huber explained that this went out to bid a few weeks ago and received very good bids. It is a small program this year doing mainly cracked seal in neighborhoods and cutout work of the asphalt on the major roadways. The cost estimate was \$111,000 and bids came in the \$91,000-\$92,000 range. He recommends going into contract with Decker Construction.

The construction cost estimate for the Four Corners paving job was \$163,000. The one bid that came in was \$274,000. He is recommending tabling this tonight. Going forward, he would like to have some discussions with EMH&T and the contractors to determine how the numbers were so far off.

- **Seldom Seen Park construction** – It is on schedule. Trucco has the stone base for the roadway, bike path and parking in and most of the wetland areas have been planted. The playground area still needs to be done, as well as the water hook up. The landscaping and seeding will be done in September. There has been approximately \$50,000 in change orders. The playground and shelter will be available for use in spring 2019. The soccer fields will need to have a growth period, so may not open up that soon.
- **N. Liberty/Grace Drive traffic signal** – The utilities are in the process of being moved now. Some of the traffic signal components and supports have been installed and are awaiting the signal installation. The signals will be delivered no later than December.
- **Adventure Park/CSX tunnel repair** – Mr. Moorehead explained that EMH&T has submitted a proposal for engineering services on the tunnel repair and, after discussion, went down from \$55,000 to \$46,000. It exceeds Engineer's budget for consulting services. They would like to issue a Request for Proposal to cast a wider net to see if we can get a better price. In talking with Finance, there are no funds available to do the project and part of the process of getting the approval to get in and do this work requires both FEMA and CSX coordination. There is hesitation to move forward with the project, due to an arduous permitting process and some permitting

expiration dates, without defined funding.

This project is currently listed as a reconstruction over a repair. While doing a repair would eliminate FEMA's involvement and make it a simpler, less expensive project, the work would likely need to be done again in 10-15 years and the City would be back to where it is today. The tunnel is 130-140 years old and is rapidly deteriorating. If a new culvert is put in the tunnel, it would eliminate the problem of the deteriorating existing structure and make a long-term, easily maintainable solution going forward. It's more expensive, but will last much longer, perhaps 70 years or more of lifespan. The Engineers believe a reconstruction is the best long-term option here, but they do not believe there will even be funds available in the 2019 budget, so they wonder if something should be done sooner, such as the repair as a temporary fix. The price difference between a repair and a reconstruction is approximately \$125,000 - \$200,000. Mr. Moorehead believes the repair today would cost approximately \$45,000, with a lifespan of a decade. Due to continued public safety concerns, permanently closing the tunnel is the third available option.

**ACTION PLAN: The Engineering Department will get cost estimates for the repair versus reconstruction job as well as to permanently close the tunnel. They will also provide the current monthly cost for the temporary fix of the scaffolding that is in place.**

- Code change to allow model homes construction prior to building roads – Mr. Huber went over how other communities handle this matter. The Code currently restricts construction until after the roads are built. The Committee continues to feel that this should be done on a per project basis and does not wish to make a change in the Code.
- Establishing an open container district (DORA) in the downtown – Mr. Betz mentioned other local communities that have a DORA district that is restricted to events. He hopes to speak with some of the communities that have a DORA in place to find out their experiences with it. Some questions were raised about how to effect this because there are some disparate areas in the City and how would people get from place to place within the DORA district.

**ACTION PLAN: Dave Betz will speak with some of the local businesses with liquor permits that would be affected by this to see if there is an interest in establishing a DORA district and their willingness to participate in putting it together.**

### Pending

- 2019 sidewalk repair program discussion – Mr. Huber reminded the Committee that a sidewalk repair program was not done last year because there was no complementing street program to follow. The same thing will happen in 2019, and perhaps 2020, because the street maintenance funding is going to Sawmill Parkway, Seldom Seen and Liberty Streets and the sidewalk program follows the street program. Mr. Huber asked the Committee to consider if the sidewalk program should be discontinued, suspended or if the Committee should consider another approach.
- Small cells in R-O-W ordinance – Mr. Betz explained that this is an alternative to taller cell towers. They are put on smaller poles, on top of light poles and other places throughout the community. They do not have the range of large cell towers. Some communities have set up guidelines and regulations for small cells. His department is doing research on this to see if it will help in providing better data service in the area.
- Sawmill Parkway mill/overlay grant – Mr. Huber explained that EMH&T has started on the base drawings. The boundaries of the project are Seldom Seen Road to Home Road.
- N. Liberty/Seldom Seen intersection improvement grant – Plans are mostly finalized. There are some right-of-way issues to be worked out, as well as working with the property owner at the southwest corner of Liberty and Seldom Seen Roads. He will apply for the grant in the fall.
- Scioto Street/Liberty Street drainage – Mr. Moorehead explained that this has been discussed with the Capital Needs Committee, but is new to this Committee. The road has been sinking at this intersection over many years and has now dropped approximately 3 inches. They explored the cause and discovered a number of storm sewers beneath the road have separated at the joints and are settling. The entire intersection will likely need to be reconstructed from the sewers up.

### New Business

There was none.

**Adjournment** - Having no further business to come before the Committee, the meeting was adjourned at 7:27 p.m.