



MINUTES

DEVELOPMENT COMMITTEE
Village Green Municipal
Building Council Chambers
47 Hall Street
February 5, 2019
6:30 p.m.

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

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

Staff/Others: Jon Bennehoof, Mayor; Glen Duggar, Attorney for Home Steitz LLC; Rocky Kambo, Assistant Director of Development; Chris Huber, City Engineer; Megan Canavan, Communications Director; Karen J. Mitchell, City Clerk; Les Wibberley and other interested parties.

Approval of Minutes – The minutes of December 4, 2018 were approved as written.

New Business

- **Pre-Annexation Agreement Ordinance 2019-04 – Northwest Corner Home & Steitz Roads.** Mr. Betz went over a proposed Pre-Annexation Agreement to bring in a parcel at the northwest corner of Home & Steitz Roads. P&Z has been reviewing a development plan for this parcel with a mix of multi-family residential, commercial and a possible library branch. The developers have worked hard with the neighbors to come up with a mutually agreeable plan and this is the concept plan they came up with. Mr. Betz also went over how this fits into the Comprehensive Plan (strategic annexation) and Liberty Township's recent development decisions. It may still be a few more months before the library makes a decision on where they want to put this new library branch. Should they select a different location, the area currently designated for the library is proposed to be developed into two more commercial buildings that would mimic the ones being developed at the south end of the property.

ACTION PLAN: Ordinance 2019-04 will be forwarded to Council and recommended for adoption.

- **Vogt Strategic Insights Study Public Open House Scheduling.** Mr. Betz explained that as part of the contract with Vogt, they will make themselves available for an open house for a public presentation of their study findings. Ms. Canavan explained her plan to communicate the forum to the residents.

ACTION PLAN: A public forum has been scheduled for February 21, 2019 at 7:00 p.m. Messrs. Betz and Kambo will speak with Vogt about an alternative date, if needed.

- **Four Corners Paving Reconstruction Bids.** Mr. Huber reminded the Committee of the status of this project. It is an overlay of the Four Corners area. The City has delayed repairing this area because it is required to change the ramps to make them ADA compliant, adding significant cost to the project. After an unsuccessful bidding process last summer, it was rebid again recently with some alternates; three bids were received – Decker, Columbus Asphalt, and Strawser. Mr. Huber recommends Strawser and would like to move forward to Council for approval on February 19th. The funding is in place. Mr. Huber would like to have the brick work done before Memorial Day and the rest of the project complete by early summer.

ACTION PLAN: The Committee approved the recommendation to move forward to Council with the Strawser bid.

- **N. Liberty & Scioto Streets Storm Sewer Reconstruction Consultant Choice.** Mr. Huber explained the need to reconstruct the storm sewer due to its age and deterioration which is causing separation and

settling/collapsing under Scioto Street. They need to get underground first to assess what the exact problems are and then fix it. If it is not addressed it will eventually mitigate into Liberty Street. Proposals for the assessment were solicited from six firms and there were two bids: Charlie Wagner and IBI Group. Mr. Huber recommended IBI Group for the project due to their detailed understanding of the project, bigger staff, and broader experience which could prove helpful in the event unexpected conditions are uncovered. Their bid was higher, but Mr. Huber felt it was worth the added expense and both bids were below estimates. The funding is in place with the Downtown TIF. Mr. Huber would like to get this project completed this calendar year, with the engineering completed in the spring and bid it out for repair before winter. The Committee expressed concern over the higher bid estimate of IBI Group.

ACTION PLAN: The Committee asked Mr. Huber to go back to be sure both contractors understand the scope, levelize it, and report back to the Committee. The Committee can be emailed regarding progress to move this along prior to the March meeting.

- Establishing an Open Container District (DORA) in the Downtown. Mr. Betz provided some additional information to the Committee about a DORA possibility in the downtown area. There are several permit holders that he would like to invite to the City for a meeting in order to find out what the level of interest is in moving forward with this. It would require some investment in signage and police effort during the events. Mr. Betz is working on putting together a final proposal.

ACTION PLAN: The Operations Committee will help with facilitating this discussion from an operating perspective.

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