

MINUTES

JUNE 12, 2023

COMMITTEE OF THE WHOLE

7:00 P.M.

Council Members in Attendance:

Sam Crowl
Sarah Grace
Micah McCarey
Jeff Risner
Solveig Spjeldnes
Alan Swank
Ben Ziff

Administrators and/or
Other Elected Officials:

President Knisely
Mayor Patterson
Service-Safety Director Stone
Law Director Eliason

Items Discussed:

- The Ridges Development
 - President – offered the following background information: discussion about The Ridges began in November 2022 with regard to the New Community Authority (NCA) and implementing the restoration of The Ridges – as envisioned it would include senior housing, artisan live-work units, owner-occupied business opportunities, and commercial properties – February 2023 was discussion of next steps and legislation needed in moving this plan forward – in parallel, the Ohio University Board of Trustees reviewed and approved the concept – May 2023 City Council adopted R-05-23, approving the CRA petition
- Real Estate Purchase Agreement
 - President – of the 19 acres owned by the City, legislation is needed to release an approximately 6.3 acre parcel and a 1.8-acre parcel to the NCA that is needed for infrastructure improvements
 - Swank – asked for a synopsis of the proposed purchase agreement
 - Joe Recchie – the proposed purchase agreement is long term and needs to be completed by 2029 – currently, will permit this acreage to be included in the NCA, and to expend money on the infrastructure improvements – sets payment terms at \$200,000 for the purchase of the acreage, or dedication to the City of two acres of active recreation space at The Ridges for each one acre of transferred land, including the creation

of a miniature golf facility on the active recreation land – this is an as is sale with no warranty – there is currently a State restrictive use covenant on the land the City owns that states that it must remain recreation land or it reverts back to Ohio University – the City, Ohio University, and the Developer will seek release of that covenant – if it is not released the purchase agreement is null and void

-Swank – clarified that no expenses will be paid by the City

-Recchie – that is correct

○ Resolution/Ordinance to Create a New Community Authority (NCA)

-President – the public hearing has been advertised in the newspaper, as per the Ohio Revised Code, and will be held at 8:00 a.m. on June 15 – written comments will also be accepted by contacting the Clerk of Council

-Crawl – understanding that the petition will be amended and presented at the public hearing, he asked for clarification of those changes

-Recchie – those changes are a culmination of correcting typos, adding information for clarity, i.e. exhibit headings, notations – there are no substantive changes

○ Resolution to Appoint Board of Trustees

-President – the three citizen members of the Board were initially spelled out on page five of the petition, and are Dominick Brook, Shawna Wolfe, Christine Knisely, and Service-Safety Director Andrew Stone as the representative of local government, all of whom have been involved in The Ridges Advisory Committee – the Developer plans to appoint Joseph Recchie, Laura Recchie, Vice President and Chief Operating Officer of Community Building Partners, and Chastity Schmelzenbach, Executive Director of Buckeye Hills Development as their initial developer members

-Recchie – noted that the Buckeye Hills Regional Council (COG) is a partner in the developer entity – The Ridges Community Development is comprised of Community Building Partners and Buckeye Hills – all parties involved as initial trustees have been very active in advancing The Ridges framework, identifying details, and engaging engineers and market analysts in the process – having a seasoned team working together that is interdisciplinary is important to the project – the evidence of collaboration between the City and the University is also very important to its progress

-Swank – asked when these appointments would take effect

-Recchie – the appointments will take effect as soon as the New Community Authority is created

-Swank – questioned that Chris Knisely is still a City official

-Recchie – clarified that she does still fit into the citizen category – being a City employee does not exempt or prohibit her from being a member of the NCA

ITEMS NEEDED ON AN UPCOMING CITY COUNCIL AGENDA:

1. NCA – Purchase Agreement
2. NCA – Create
3. NCA – Board of Trustees

FINANCE & PERSONNEL COMMITTEE

MINUTES: June 12, 2023

7:00 p.m.

Members in Attendance:

Sam Crawl, Chair
Jeff Risner, Member
Solveig Spjeldnes, Member
Ben Ziff, Member

Administrators and/or
Other Elected Officials:

President Knisely
Mayor Patterson
Law Director Eliason
Service-Safety Director Stone

ITEMS DISCUSSED:

- Appropriation
 - (\$44,500) to Street Fund, debt service line, for University Estates Assessment
 - Crawl – this is a 10-year property tax assessment – City owes approximately \$94,000 – would like to pay off debt, in full, and this appropriation will make that possible
 - (\$22,000) to APR Income Tax Fund, capital line, for playground equipment repairs and renovation
 - Crawl – APR would like to replace slides and a bridge at the Community Center playground, and are replacing two pieces of equipment that broke last year, as well as replacement of swings at the Southside Park
 - (\$50,000) to Sewer Fund, capital line, for installation of a building to house the vac-truck
 - S-S Director – the vac-truck is an extremely important piece of sewer equipment, and it needs to be better protected
 - (\$20,000) to Storm Sewer Fund, supply line, for backfill material
 - (\$50,000) to Storm Sewer Fund, capital line, for Meadow Lane storm tunnel repair
- Staffing (reserve police positions, Aux. Officer, non-sworn)
 - Crawl – request to eliminate (2) aux. officers and replace with (2) aux. officers, non-sworn
 - S-S Director – most reserve officers come from other agencies, or are our own retired officers – retired officers, in order to continue their employment, must maintain their certification – there is a desire by some retired officers to

discontinue their certification – even without that certification there are certain jobs they can handle and are needed in the department, i.e. managing evidence room

ITEMS NEEDED ON AN UPCOMING CITY COUNCIL AGENDA:

1. Appropriations
2. Staffing

TRANSPORTATION COMMITTEE

June 12, 2023

7:00 p.m.

Members in Attendance: Jeff Risner, Chair
Sarah Grace, Member
Alan Swank, Member
Ben Ziff, Member

Administrators and/or
Other Elected Officials: President Knisely
Mayor Patterson
Law Director Eliason
Service-Safety Director Stone

TRANSPORTATION COMMITTEE:

- OPWC Transportation Improvements (Issue I Funds, application)
 - S-S Director – City will submit a \$400,000 application – City has no specific project in mind
 - Swank – asked if this could be used for buses
 - S-S Director – no, can only be used for capital improvements, for permanent on the ground fixtures
 - Spjeldnes – asked for specificity on possible projects – would like turn lanes to University Estates and the new apartment complex on St. Rt. 682
 - S-S Director – explained that repairs and rehabilitation projects score better than new construction – repaving scores better than roads that do not exist – this then frees up local funding that can then be used for those projects that do not score well – the University Estates turn lane would likely not be very competitive as it is new construction (widening and adding capacity to an existing roadway) – if warranted, this request could be considered for local funding

ITEMS NEEDED ON AN UPCOMING CITY COUNCIL AGENDA:

1. Issue I Application