

MINUTES
CITY & SAFETY SERVICES COMMITTEE
OCTOBER 23, 2023
7:00 p.m.

Members in Attendance:

Micah McCarey, Chair
Sarah Grace, Member
Sam Cowl, Member

Administrators and
Other Elected Officials:

President Knisely
Mayor Patterson
Service-Safety Director Stone

ITEMS DISCUSSED:

- Easements (Stimson Fire Headquarters) Tabled
-S-S Director – (2) easements are needed to support the new building, one from American Electric Power and one from Columbia Gas (there is an existing gas line, but a current easement is needed)

ITEMS NEEDED ON AN UPCOMING CITY COUNCIL AGENDA:

1. Easements

MINUTES OCTOBER 23, 2023 COMMITTEE OF THE WHOLE 7:00 P.M.

Council Members in Attendance:

Sam Crowl
Micah McCarey
Jeff Risner
Solveig Spjeldnes
Ben Ziff

Administrators and/or
Other Elected Officials:

President Knisely
Mayor Patterson
Service-Safety Director Stone

Items Discussed:

- Ridges New Community Authority, Community Reinvestment Area (CRA)
-Knisely – June 2023 the petition creating the Ridges New Community Authority (NCA) was approved, along with appointing the members of the Board of Trustees for the NCA – next steps by the City for this redevelopment to occur are approving the CRA and the Tax Increment Financing – the CRA is a direct incentive tax exemption program, both for renovation of original structures and proposed new housing for a period of (15) years – the City will continue to work in tandem with the Ohio Department of Development with progress reports
- New Community Authority Tax Increment Financing (TIF)
-Knisely – the property owner will make payments in lieu of taxes – money paid into the fund can then be used by the NCA for improvements or other development expenses – City currently has two TIFs in place, a 30-year East State Street TIF since 2002, and the University Estates TIF approved but not yet in effect

-S-S Director – noted that the City does not currently have a CRA – explained that the land being transferred to the NCA currently pays no taxes – any deferment will not be harming anyone as there are no taxes paid on this property as it is State-owned – these two programs will assist in getting this development off the ground – commented that the East State Street TIF was used to widen and add two lanes – a portion of the TIF funding goes to the School District, with the remainder going into the TIF Fund that was used to service the debt – after

retiring the debt the fund can be used to improve infrastructure (2017 repaving and improvement to 33 interchange) – fund can only be spent in that area – expects to use additional funds for improved signalization next year – beyond that the intent is to allow it to grow through the end of the TIF period to be used for another resurfacing of East State Street – TIF has been a great tool – University Estates TIF, recently put in place, will be used to help fund the Woods Edge Townhouse development to service the developer's infrastructure debt

-Crowl – asked about the boundaries of the East State TIF

-S-S Director – it is the 5-lane portion of the roadway, and the parcels and bike path from the WWTP to just past Lowe's – adding, the City intends to repave the bike path next year

-Spjeldnes – asked about the development timeline

-President – design is not yet available – it is a 10-year plan for redevelopment – new construction will generate money to begin renovations on the original buildings that are intended for senior housing and artisan live-work space – the CRA and TIF are vital to the next steps

-S-S Director – designs will be concurrent with the property transfer from the State – will likely happen as early as next year – could see legislative rezoning approvals by next Spring

-Mayor – pointed out reference to the Tax Incentive Review Council (TIRC) – this Council will have oversight of the expenditures – this is a 30-year TIF – at the end of this TIF period the School District will be made whole through all of the reassessed property values at the Ridges

-Spjeldnes – asked about the housing number and types of housing planned

-Mayor – could be as many as 700 housing units from condominiums to free-standing duplexes and other housing units

ITEMS NEEDED ON AN UPCOMING CITY COUNCIL AGENDA:

1. Ridges CRA
2. Ridges TIF

MINUTES: OCTOBER 23, 2023

FINANCE & PERSONNEL COMMITTEE

Members in Attendance:

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

Administrators and/or Other Elected Officials:

President Knisely
Mayor Patterson
Service-Safety Director Stone

ITEMS DISCUSSED:

- **2024 Staffing**
 - Crowl – indicated a request from President of Council to move a part-time Council/TGC Aide position to a permanent part-time position, Production Specialist, FTE .73, as we have an experienced returning staff member currently in the position – other proposed staffing changes include a new Assistant Director of Development Enforcement position in the Code Enforcement Department – this position would do inspections, and provide continuity within the department in terms of succession planning – positions being retitled in EPW are as: Project Assistant, formally Construction Coordinator, and Project Inspector, formally Instrument Technician – Community Center adjustments include a new Program Specialist, Childcare position, and reducing the Program Specialist, Arts from an FTE of 1 to 0.5 and the Community Center, Program Specialist, Arts from an FTE of 1 to 0.5 – seasonal position changes include the removal of the Pool Manager and Program Instructors positions and adds a Lead Life Guard, Head Pool Attendant, and Lead Pool Attendant, as well as a couple of position name changes
 - S-S Director – explained that APR has experienced high turnover with the Pool Manager position – has agreed to add back in a Childcare Specialist in order to free up the Recreation Program Specialist, APR, to resume the duties of the Pool Manager for better continuity from year to year – EPW changes have been requested by Engineer and Public Works Director Eldabaja, and he would like to have these positions approved this year as they have been vacant for some time – suggested adoption under suspension of the rules for the entire slate of proposed changes for 2024 budget planning, or at least the two EPW positions
 - Spjeldnes – asked if any of these changes will clarify future management of ARTS/West
 - S-S Director – City has a new hire, Adam West, to the position of Program Specialist, APR – anticipates programming to increase – believes there is a building supervisor assigned to keep the facility accessible for scheduled activities – the new hire will likely work (2) days out of ARTS-West and (3) days from the Community Center

-Spjeldnes – asked for additional information on the new Code Enforcement position

-S-S Director – 2024 fee adjustments should cover the cost of the additional position – this added person will be expected to conduct inspections – will add continuity should there be a change in Directors – builds on the City's intent to establish a future Building Department – steps to achieve that are challenging

-McCarey – asked if the Administration is anticipating any changes to the title or scope of our DEIA/Training Coordinator position

-Mayor – in time, but not in 2024 – the City's DEIA/Training Coordinator will continue to serve internally, but he can see the opportunity to be more public facing in different endeavors

-McCarey – noted that the City's contract with the National League of Cities Race, Equity and Leadership (REAL) training program is winding down, and asked how those efforts will be continued

-Mayor – DEIA/Training Coordinator Lacey Rogers and HR Director Ron Lucas are currently going through the train the trainer program with the plan that onboarding new employees will receive the normalizing training so that there will be continuity, with the expectations of having new hires familiar with systemic racism and the meaning of racial equity – that being said, he does not see any freeing up of Lacey's time to commit to the more public facing endeavors – he will continue to explore ideas moving forward

- Appropriations

- (\$80,000) to WWTP, services line, electricity generation rates increased

- Transfer

- (\$100,000) from Street Fund to Capital Improvements Fund, West State Street Bus Garage

-Crowl –the extension from Herrold Avenue to West State Street is underway, and goes right by the current bus garage – HAPCAP will be building a new West State Street Bus Garage – City will own this building – the Street Department will be using the new garage to wash City equipment – there is a local match requirement – the City Administration is requesting a transfer now in order to show HAPCAP the City's support of this construction project – HAPCAP can then move to solidify their part of the funding

-Risner – asked about designs for the new garage

-Mayor – no design at this time – this maintenance facility will be larger – it will also include a wash rack that will do an under carriage wash that will be available to the City – this maintenance is important to extend the life of our vehicles

-Crowl – commented that the drainage from the wash will go through the sanitary sewers to the WWTP, and not directly into the storm sewer

-Mayor – this can be done only because it is an indoor facility

-Rob Delach, Morris Avenue – asked if the current garage will be removed and replaced, or will they both be used

-S-S Director – the existing City-owned facility will not be removed –
thought would be that it could be used for inside equipment storage

- Reduce 2023 Year-End Appropriations
 - Crowl – this is an annual request from the Auditor's Office
 - Mayor – ensures proper carryover as the City budgets into 2024

ITEMS NEEDED ON AN UPCOMING CITY COUNCIL AGENDA:

1. 2024 Staffing
2. Appropriation/Transfer
3. Reduce Appropriations

TRANSPORTATION COMMITTEE

October 23, 2023

7:00 p.m.

Members in Attendance: Jeff Risner, Chair
Ben Ziff, Member

Administrators and/or

Other Elected Officials: President Knisely
Mayor Patterson
Service-Safety Director Stone

TRANSPORTATION COMMITTEE:

- Leafer Truck (purchase)
 - Risner – it is time to replace the current vehicle, and City has been apprised of a good opportunity now available through a vendor
 - S-S Director – this is a target of opportunity with vendor– City has (2) large vac trucks and (2) dump trucks used to keep streets clear of leaves – vendor is a part of Sourcewell, part of a collective purchasing agreement, that does not require bidding, as they are pre-bid – one unit is currently available – while the City's truck has newer components, the current vehicle is a 1977 model that will require legislation for disposal for trade-in on the purchase – purchase price is approximately \$250,000 – to order at a later date would likely take a couple of years in production – would like this legislation expedited because leaves are falling now
 - Mayor – while this truck is only used seasonally, it offers a vital service and provides a great value to the City
 - Risner – asked about delivery of the vehicle
 - S-S Director – it's just a matter of delivery once the legislation is approved
 - Ziff – commented that some of these leaves are used in the City's Community gardens

ITEMS NEEDED ON AN UPCOMING CITY COUNCIL AGENDA:

1. Leafer Truck

MINUTES PLANNING & DEVELOPMENT COMMITTEE OCTOBER 23, 2023

Members in Attendance:

Sam Crawl, Member
Micah McCarey, Member
Solveig Spjeldnes, Member

Administrators and/or Other Elected Officials:

President Knisely
Mayor Patterson
Service-Safety Director Stone

Items Discussed:

- Environment & Sustainability Commission (amend ACC 3.07.74)
 - Crawl – bylaws have recently been created for the Commission – need to update current City Code language to conform – ACC 3.07.74 states: “A member who misses three consecutive meetings without an excused absence shall automatically cease to be a member and their seat shall become vacant.” The proposed by-laws states: “If any member misses three (3) unexcused consecutive meetings of the commission during the year, the commission may request the resignation of that voting member and petition City Council to declare a vacancy.” – Code should be changed to reflect the more appropriate by-laws language
 - Risner – questioned changing the Athens City Code to read the same as the by-laws – not sure he agrees, it seems it should be the other way around, the by-laws should conform with the City Code
 - McCarey – asked to clarify that the Commission will request the resignation and petition City Council to declare a vacancy
 - Crawl – that is correct

ITEMS NEEDED ON AN UPCOMING CITY COUNCIL AGENDA:

1. E & S Amend