

BEAVERCREEK CITY COUNCIL
WORK SESSION, July 19, 2010, 5:00 p.m.

PRESENT: Councilmember Giambrone, Councilmember Vann, Councilmember Wallace, Vice Mayor Jarvis, Mayor Hadley

ABSENT: Councilmember Howard, Councilmember Petrak

Mayor Hadley called the meeting to order followed by roll call.

Councilmember Giambrone MOVED to excuse Councilmember Howard and Councilmember Petrak, seconded by Councilmember Wallace. Motion PASSED by unanimous voice vote.

Vice Mayor Jarvis MOVED to approve the agenda. Motion was seconded by Councilmember Giambrone and PASSED by unanimous voice vote.

DISCUSSION ITEMS

Fallon Survey Results

Paul Fallon reviewed a PowerPoint presentation regarding the Citizen Satisfaction Survey that was conducted June 1st through June 3rd by telephone interviews. He discussed the vast majority of questions that were asked and explained the results.

Councilmember Vann arrived at 5:15 p.m.

Mr. Fallon stated the results of this survey compared to the survey done in 2008 had many of the same findings. He reviewed the key findings of the survey, and stated he would provide Mr. Cornell and Council with the presentation he presented tonight. Mr. Cornell stated the presentation would be posted on the website for the public to view.

Miller Valentine T.I.F. Discussion by Staff

Mr. McGrath discussed briefly what had been previously discussed at the meetings regarding this topic, and explained City staff, City legal counsel and the City's bond counsel, Brenda Wehmer, have negotiated some of the terms to better reflect the items the City would consider as qualifying public improvements. He discussed the significant changes with the phasing of the project, and explained the City was able to redraft the proposal to reduce risk and exposure to the City and more clearly define the terms and the scope of work

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that would be covered by the TIF District. Mr. McGrath reviewed the two alternative finance sheets related to debt service through the utilization of bonds with a City Non-Tax Revenue Pledge and one utilizing Tax Increment Special Assessment Revenue Bonds.

Brenda Wehmer, Peck Shaffer, discussed how the project would be revised and Phase 1 and 2 will now be combined with respect to both private development and public infrastructure. She said since the plan has been revised, the developer is proposing two alternative financing plans. She explained the two alternatives in detail, and discussed several other items to consider regarding the proposed TIF.

Jack Heller Pre-Annexation Agreement

Mr. McGrath stated the Planning Department has been working with Jack Heller to annex his property that he owns at the southeast corner of US 35 and Factory Road into the City of Beavercreek from Beavercreek Township. He showed an aerial view of the property, and discussed the pre-annexation terms. Mr. McGrath explained Factory Road will remain a Township road, and he is planning on bringing the Resolution forward at Monday's Council meeting, July 26th.

.Zoning Code Updates

Mr. McGrath stated in July 2009, Council approved a major revision of the Zoning Code. He explained when a large revision is done, it is standard practice to review the Code for a second time to see what practical difficulties and unintended consequences have occurred with the changes that were made. Mr. McGrath said staff has been reviewing the Code the past several months, and discussed several issues staff has been dealing with since the Code was revised. He explained the proposed changes were reviewed and approved by Planning Commission on July 7th, and reviewed several of the main changes that Planning Commission suggested. Mr. McGrath stated this will be presented to Council as an Ordinance with three readings beginning the first meeting in August.

OPWC Round 25 Applications

Mr. Moorman stated he received the application packet for the next round of funding through the Ohio Public Works Commission in June. He explained the applications are due to the County Engineer's Office by July 30th, and if the application is successful, the project would have to be underway between July 2011 and June 2012 in order to be eligible for funding. Mr. Moorman reviewed the three projects and discussed what they would entail.

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Councilmember Giambrone MOVED adjournment at 7:45 p.m., seconded by Vice Mayor Jarvis. Motion was passed by unanimous voice vote.

ATTEST:

Mayor Hadley

Deputy Clerk

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