

RECORD OF PROCEEDINGS

Minutes of

Delaware City Council

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held February 3 20 20

The work session meeting of Council held February 3, 2020 was called to order at 6:30 p.m., in the City Council Chambers. The following members of Council were present: First Ward Chris Jones, Second Ward Lisa Keller, Third Ward Cory Hoffman, Fourth Ward Drew Farrell, At-Large George Hellinger, Vice-Mayor Shafer, and Mayor Riggle who presided.

Staff Present: Blake Jordan, Public Utilities Director, Justin Nahvi, Finance Director, Bruce Pijanowski, Police Chief, Sean Hughes, Economic Development Director, Dave Efland, Planning and Community Development Director, Kyle Kridler, Assistant City Manager, and Tom Homan, City Manager

ITEM 2: PUBLIC COMMENT

There was no public comment.

ITEM 3: REVIEW AND DISCUSSION OF COUNCIL'S PRIORITIES AND CITY MANAGER'S 2020 WORK PROGRAM

Mr. Homan discussed the goals for the Work Session and to review and confirm Council priorities from the Spring 2019 Retreat. He reviewed the Mission and Vision Statement that was created at the 2013 Council Retreat. The Four Pillars of Healthy Economy, Great Community, Safe City, and Effective Government. Mr. Homan reviewed the six top priorities for Council that were established based on the four pillars at the 2019 Retreat.

Priority One relates to white collared jobs. Mr. Kridler discussed the continued opportunities to market and brand the community. He discussed the downtown is a place to develop these jobs as it is in walking distance to food and entertainment. The plan to focus on prime office areas was discussed including the downtown area, Riverfront District, Southern Gateway, and Sawmill Parkway. Mayor Riggle voiced a concern over the lack of parking in the downtown area. Mr. Kridler discussed that a parking structure would need to be part of the plan. Mr. Hoffman discussed the debt financing role for a parking structure. Mr. Homan discussed the current parking system, where individuals can purchase a parking permit, but that there are no guarantees for a spot. A parking structure can help alleviate this issue and patrons can purchase a spot in the garage. Mr. Efland discussed the Comprehensive Plan focus on the Sawmill Parkway area. He discussed the consideration of it being a mixed-use area with potential transitional housing and not all industrial. Mr. Hughes discussed his goals for Economic Development and that the plan is always to increase from previous goals.

Priority Two relates to Development Opportunities including the near east side, Sawmill Parkway, the Airport. Mr. Homan discussed that there is progress with the Airport Strategic Business Plan. A discussion was held on the County's role in the airport and that many other counties play a more active role in their airports. Mr. Homan discussed the need to take the airport to a next level and increase marketing to make it more profitable. Mayor Riggle discussed issues brought up at the recent Airport Commission meeting that included the leasing issues with T-Hangar tenants. Mr. Ferrigno also discussed the issue on having more aircrafts in the area require more service levels and that staffing at the airport is understaffed currently. He discussed the plan to increase

RECORD OF PROCEEDINGS

Minutes of

Delaware City Council

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held February 3 20 20

advertising more to be a refueling area. He stated update to runways is usually grant funded, but updates to T-Hangars and terminal buildings is the responsibility of the City. Mayor Riggle discussed what can the County add to the airport other than financial assistance. Mr. Hellinger discussed that other successful airports have destination business-based areas and that our airport is located more industrial area. He discussed the need to have regional offices located here that might utilize the airport and help to develop the southern area of the City.

Priority Three relates to transportation. Mr. Homan discussed the past failed income tax levy. With the failed levy staff looked at why it failed and started Access Delaware to increase communication. Four years later there is still a financial gap even with the Permissive Fee and Gas Tax. Mr. Ferrigno discussed the Roadway Maintenance Program Cost. Traffic maintenance has a sustainable cost at \$475,000 a year, street maintenance has a sustainable cost at \$1,230,000 a year, and street paving has a sustainable cost of 3,000,000/year. There is an estimated funding gap of \$1.6 million per year for these program costs. He discussed that there is a \$8 million dollar backlog with road maintenance. He discussed that local roads should be resurfaced at about every 25 years. Collector roads are at a 20-year resurfaced and arterial roads would be recommended to be resurfaced every 15 years. Mrs. Keller discussed the increase of roads that have been built and with the increase of population and increase of income tax why is the City not able to get ahead. She voiced a concern on why the City is still considering annexation into the city. Mr. Ferrigno discussed that the funding for new developments road funding is not tied to new housing. There is other funding needs and a designated amount is not tied to the road maintenance. Mr. Homan discussed the need for direction on this priority. Mr. Farrell questioned how many years would it take to catch up on the backlog. Mr. Ferrigno that there is more than one way to distribute the funds towards the backlog either replace the worse needed roads and not complete as much on the list or do many of the smaller needs. Mr. Farrell voiced a concern that voters for a road levy will vote positive for projects that will affect them only. Vice-Mayor Shafer discussed his preference that the Permissive Fee funds be focused on traffic safety needs. Mr. Ferrigno discussed that through Access Delaware the public has found that the public wants trust that the funds will go to what it is designated to and that designated the funds to a specific need would be helpful. A discussion was held on the residents that are part of the NCA's. Mr. Homan discussed that many of the residents in the newer southern parts of the City belong to an NCA and the challenge to get their support for road projects.

Priority Four relates to parking in the downtown. Vice-Mayor Shafer discussed that the studies shown that the most desirable parking areas need to be the most expensive and the least desirable the least expensive. He discussed that staff is working on how to manager existing capacity. He discussed the cost to the City to process parking tickets. He discussed that the thought of a parking structure is still being worked on by staff. He is hoping to present around April the information and recommendations on a Downtown Parking Strategy to Council.

Priority Five relates to Attainable Housing. Mr. Efland discussed that research shows the need to focus on traditional affordable housing along

RECORD OF PROCEEDINGS

Minutes of

Delaware City Council

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held February 3 20 20

with higher end housing. The City has been working on getting higher end housing although the study discussed executive level housing that the City really does not have. MORPC Housing Task Force discussed how to get more attainable affordable housing. He discussed the metrics on figuring out affordable housing and that the median income for the City has continued to increase. The lowest 30% of income has also increased. Mr. Efland discussed that the market for attainable housing is not traditional moderate to low income housing. This number shifts with the change in median income. He discussed the importance to look at the type of jobs that could be brought into the City and find appropriate housing to meet the need to keep the employees living in the community. He discussed having higher density apartments have a percentage of apartments considered being attainable housing.

Priority Six relates to Greenways. Mr. Homan discussed the increased demand to connect the pathways throughout the City. Mr. Miller has been working a Greenway Committee to develop a Greenway Plan. He discussed the work for the Bruce Road path. Mr. Miller provided a conceptual plan for connectivity. He discussed working with Delaware County on preserving greenways. Also reviewed was the Delaware Run Greenway.


Council requested to continue to the discussion at the March Work Session. Mrs. Keller questioned if there was any new development with the corridor study that was presented to Council in January. Mr. Homan informed Council that there was no formal follow up request from the group to the City. Mr. Farrell recommended that the Comprehensive Plan needs to be in place before moving forward. Mayor Riggle discussed that she would not recommend turning over corridor to the Finance Authority as Orange Township has. Mr. Hellinger discussed that the City is largely developed along the corridor. Vice-Mayor Shafer discussed that it was a concept plan and was to help the townships south on US 23 and to help with zoning consistency. He discussed their lack of resources and staffing.

ITEM 4: ADJOURNMENT

Motion: Mayor Riggle motioned to adjourn the meeting. The meeting adjourned at 8:22 p.m.



Mayor Carolyn Kay Riggle



Elaine McCloskey, Council Clerk