FINANCE COMMITTEE
MOTION SUMMARY
April 25, 2018

ITEM 1. Roll Call

Chairman Hellinger called the Finance Committee meeting to order at 3:00 p.m.

Members Present: Vice-Chairman Chris Jones, Vice-Mayor Kent Shafer, and Chairman George Hellinger

Staff Present: Dean Stelzer, Finance Director, Jackie Walker, Assistant City Manager, and Tom Homan, City Manager

ITEM 2. Approval of the Motion Summary for the meeting held February 28, 2018 as recorded and transcribed.

Motion: Vice-Mayor Shafer moved to approve the Motion Summary from February 28, 2018, as recorded and transcribed, seconded by Vice-Chairman Jones. Motion approved by a 3-0 vote.

ITEM 3. Oak Grove Cemetery Master Plan Update, MSP Design

APPLICANT:
Jose Castrejon
MSP Design
3700 Park 42 Dr., Ste 190b
Cincinnati, Oh 45241

Mr. Castrejon discussed the site expansion concepts for Oak Grove Cemetery. He reviewed the existing conditions and discussed a potential creek relocation and design. He discussed the need to look at current trends of cremation and incorporate that growing trend into the Master Plan, with the creation of a peaceful and quiet setting that can be visited. Redesigned concepts of the entrance were discussed that included both concepts of keeping the house to use as office space or as a rental, and removing the house to create more space for a cremation garden. He discussed the potential to renovate the barn and use as a gathering place for celebration of life events.

ITEM 4. Developer request to form a New Community Authority for the Terra Alta and Stockdale Farms developments. David Fisher, principal, Kephart Fisher, LLC

PRESENTOR:
David Fisher
Kephard Fisher, LLC

207 N. 4th St.
Columbus, Ohio 43215

Greg Stype
Barnes & Thornburg LLP
41 S. High Street
Columbus Ohio

Steve Cuckler
Taft, Stettinius & Hollister LLP
94 N. Sandusky Street
Delaware, Ohio 43015

Michael Shade
202 North Washington Street
Delaware, Ohio 43015

Mr. Homan development of the project and that the previous talks of a developer initiated New Community Authority. Mr. Fisher reviewed the original Terra Alta project, with the annexation of the Stockdale Farm property and the Rogers property. The development is now combined into one large development. Mr. Fisher discussed the large amount of lots in the development and the landscaping in the area. He discussed the plan to construct a clubhouse for the area and how a Community Authority could assist in the cost of the project. Mr. Fisher discussed that the Community Authority would not be City sponsored, but would be developer sponsored. The purpose would operate like a Master Home Owners Association and maintain two clubhouses, landscaping and green space. He discussed that all residents would be made aware of the cost. The New Community Authority can be more cost effective in improvements and cost of living in the development due to the tax benefits and help fund the cost of the development. Residents that live in the development will be given a say on the upkeep of the property and will understand what they are paying for. A discussion was held on the projected cost of homes in Delaware City Schools compared to the homes in Olentangy City Schools in the development.

Mr. Cuckler discussed meetings with Delaware City Schools Superintendent, Paul Craft over the expected sales of homes in the Terra Alta development and the estimated salaries for residents that will reside there. They were informed that the NCA will be for all 800 lots and would run continuously. The Committee was informed that the development that resides in Delaware City Schools will be built first.

Mr. Shade discussed interactions with developers that have indicated their preference to develop in Olentangy City Schools over Delaware City Schools. He discussed the need to have a partnership with the development and the community.

Mr. Stype discussed how the NCA would pick up HOA functions. He discussed that this NCA is developer supported and the financial risk is to the developer. He discussed the benefit that the charge is billed and collected by the county auditor.

Mr. Homan discussed concerns voiced over existing NCA where residents feel they are not aware of the additional charges. The Committee requested further information to allow for additional evaluation.

Chairman Hellinger requested a break at 4:33 p.m. and reconvened the meeting at 4:36 p.m.

ITEM 5. City Hall Annex – Review of Plan and Estimated Costs

Mrs. Walker discussed the second floor renovations to the City Hall Annex. She discussed the potential floor plan to move the Planning Department to this area and discussed the need for this department to have more space. She received a basic estimate to be at approximately $35.00 a sq/ft. She also discussed the plans to move DAS into the second floor of City Hall and create additional conference rooms.

Motion: Vice-Mayor Shafer motioned to recommend to Council $245,000 for renovations, seconded by Vice-Chairman Jones. Motion approved 3-0 vote.

ITEM 6. Updates:

A. 2019-2023 Capital Improvement Plan

B. Impact Fees

Chairman Hellinger requested clarification on whether or not Park Impact Fees can be used at the cemetery.

C. Engineering Fees/Cost Tracking

ITEM 7. Member Comments

A discussion was held on how to look at potential NCA in different development situations.

ITEM 8. Adjournment

Motion: Chairman Hellinger moved to adjourn the Finance Committee meeting. The Finance Committee meeting adjourned at 4:57 p.m.

Chairman

Elaine McCloskey, Clerk