



**AGENDA**  
**CITY COUNCIL**  
**Work Session – March 19, 2018, 5:00 p.m.**  
**Council Chambers**

*1368 Research Park Dr  
Beavercreek, Ohio*

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. DISCUSSION ITEMS
  - A. Infrastructure Draft Policy
  - B. Impact Fee Study
  - C. Charter Analysis
- V. COUNCIL COMMITTEE/EVENT UPDATES
- VI. ADJOURNMENT

interoffice  
MEMORANDUM

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**To:** Pete Landrum, City Manager

**From:** Mike Thonnerieux, Public Administrative Service Director *MT*

**Subject:** Curb and Sidewalk Policy discussion

**Date:** March 14, 2018

**CC:** Jeff Moorman, City Engineer

Staff will discuss a few draft curb and sidewalk policies for council consideration during the council work session on March 19. The draft policies were last presented to City Council on October 16, 2017. During that presentation several recommendations and modifications were discussed by council and suggested for staff to review and return to City Council for additional feedback.

**Curb**

There are three draft proposed policies for curb replacement based on the City Council feedback. One draft policy places the responsibility of replacement of chair back curb on the property owner in the form of an assessment. The second policy places the responsibility for the replacement of rollback curb to the City as part of the current curb replacement program funded by the levy. The first and second policy have to be accepted together. The third policy reflects our current practice. Currently, the City has committed to replacing curb as part of our 2.0 mill street levy that is set to expire in at the end of 2019. The City intends to place this levy back on the ballot in May of 2019 for resident's reconsideration. Since curb replacement was not specified as roll back or chair back during the levy campaign, changes in how curb repair is administered or funded should be given careful consideration. Staff recommends that if changes are made to this program that they be made as the next levy is implemented in 2020 at the earliest date.

Our records show that there are currently 131 centerline miles of roadways within the City that are curbed, and the locations of these streets are shown on the attached drawing. Our current program replaces approximately 0.75 centerline miles per year. Staff recommends approving the policy to reflect our current practice.

**Sidewalk**

The purpose of the Policy was to establish a process for sidewalk inspection and replacement. Based on feedback staff received from Council in October changes were made to match the

residential and commercial standards. This policy only reflects sidewalks and does not address Creekside trail bikeway or sidepaths. The current draft policy is formatted as an assessment. There are of course several options that could also be considered including a shared percentage with the resident and the City or it could be a City funded program (funding needed). A City funded program could be part of the next capital levy program or funded through a future alternative revenue source. Staff recommends Council consider options that would not require an assessment.

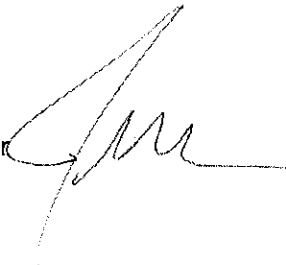
### **Summery**

The City of Beavercreek relies heavily on property taxes to fund the majority of City operations and infrastructure projects. Consideration should be given to the impact of existing and future levy's or alternative revenue options when proceeding with policies that place responsibility on the property owner for replacement of sidewalks and curbs. Curb and sidewalk assessments could lead to larger potential costs for lots on corners, double lots and commercial properties. It should be anticipated that residents will likely express their concern about this philosophy change.

Should you have any additional questions or wish to discuss this further please contact this office.

## Memo

**TO:** Pete Landrum, City Manager  
**FROM:** Jeff Moorman, P.E., City Engineer  
**SUBJECT:** Traffic Impact Fee Update  
**DATE:** March 15, 2018  
**CC:** Mike Thonnerieux, PASD



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Since its adoption in 1993, the Impact Fee Ordinance has been a useful tool in helping to fund roadway improvement projects needed to mitigate the additional traffic on our roadway network from new development. The fee schedule for the Traffic Impact Fees has not been updated since 1997, and a new traffic study and construction cost analysis have recently been completed in staff's effort to update these fees to be more in line with current construction costs. Staff's goal in completing the updated traffic study and cost analysis is ensure the fee increases are as fair and equitable as possible, while providing adequate funds to complete the necessary improvements.

At the work session staff will briefly discuss the history of the Impact Fee Ordinance, the recently completed analysis work, proposed draft fee structure, and outreach efforts to solicit input from the homebuilder and development community.



**CITY COUNCIL**  
**Regular Meeting – March 26, 2018 6:00 p.m.**  
**Council Chambers**

**PROCLAMATIONS**

- ◆ Volunteer Month, Jennifer Hess, Youth Development Committee

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE AND PRAYER/MOMENT OF SILENCE – Council Member Vann
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES
- VI. PUBLIC HEARING A-18-1, Frank Fechek Agricultural District
  - A. Applicant Presentation
  - B. Staff Presentation
  - C. Public Input
  - D. Council Input
  - E. Resolution 18-11
- VII. ORDINANCES, RESOLUTIONS AND PUDS
  - A. Ordinance 18-03 PUD 08-1 Amend 1/18 YGIC (Second Reading)
  - B. Ordinance 18-05 Adopt Plan of Operation for Electric Aggregation (First Reading)
  - C. Ordinance 18-06 Adopt Plan of Operation for Gas Aggregation
  - D. Resolution 18-12 Authorize Energy Alliance Agreement
  - E. Resolution 18-14 Authorize City Manager to purchase Golf Carts and Sign Tax Exempt Capital Lease
  - F. Ordinance 18-04 Additional Appropriations (Single Reading)
- VIII. DECISION ITEMS
  - A. Board Appointments to Tree Advisory Board and Youth Development Committee
- IX. CITY MANAGER'S REPORT
- X. MAYOR'S REPORT
- XI. COUNCIL TIME
- XII. CITIZEN COMMENTS
- XIII. ADJOURNMENT

PROCLAMATIONS

- ◆ National Public Safety Telecommunicators' Week

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE AND PRAYER/MOMENT OF SILENCE – Mayor Stone
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES
- VI. PUBLIC HEARING – PUD 541 MOD 2/18 (Major) Raising Cane's Chicken Fingers
  - A. Applicant Presentation
  - B. Staff Presentation
  - C. Public Input
  - D. Council Input
  - E. Motion
- VII. PUBLIC HEARING – PC 18-4, ASRA Detailed Site Plan
  - A. Applicant Presentation
  - B. Staff Presentation
  - C. Public Input
  - D. Council Input
  - E. Motion
- VIII. ORDINANCES, RESOLUTIONS AND PUDS
  - A. Ordinance 18-03 PUD 08-1 Amend 1/18 YGIC (Third Reading)
- IX. CITY MANAGER'S REPORT
- X. MAYOR'S REPORT
- XI. COUNCIL TIME
- XII. CITIZEN COMMENTS
- XIII. ADJOURNMENT

**PLANNING DEPARTMENT STATUS REPORT**  
*March 15, 2018*

**CITY COUNCIL**

March 26, 2018

- PUD 08-1, Amendment 1/18, YGIC, public hearing, ordinance second reading

April 9, 2018

- PUD 541 MOD 2/18, Raising Cane's Chicken Fingers, public hearing, motion
- PC 18-4, A. S. Properties, public hearing, motion
- PUD 08-1, Amendment 1/18, YGIC, ordinance third reading

Tabled / Delayed / Pending

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## PLANNING COMMISSION

April 4, 2018

- PUD 18-1, Lehman rezoning, public hearing
- PUD 18-2, Holiday Inn Express, public hearing
- PC 18-5, KNH Motors & Service Center conditional use, public hearing
- PUD 17-2, Speedway Minor MOD

### Currently Tabled / Delayed

- PC 17-4, ASRA, 4090 Indian Ripple (Roddy), public hearing (tabled and continued 9/6/17)
- PC 18-1 Ohio Craft Cultivators conditional use, public hearing
- PC 18-2 Midwest Integrated Natural Therapies, conditional use, public hearing

### Commercial Permits Submitted and Under Review

- Clover Senior Apartments
- Trinity residential units
- BSM Properties (formerly Logan's)
- Home 2 Suites by Hilton



**BOARD OF ZONING APPEALS**

April 11, 2018

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Currently Tabled or Delayed

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