

SERVICE COMMITTEE

JULY 27, 2016

The meeting was called to order at 5:00 p.m. by Chairperson Becky Williams. Committee members present were Rick Rettig, Barry VanHoozen and Becky Williams. Also present were Bridgette Kabat, City Administrator, Jon Eckel, Service Director, Doug Dariano, City Engineer and Brody Walters, Planning and Zoning Administrator.

PERMISSION TO HIRE MANNIK SMITH FOR CARRONADE/ECKEL JCT ROAD ROUNDABOUT RPR

Mr. Dariano requested approval of a contract with Mannik & Smith for inspection services during the construction of the roundabout at Eckel Junction Road and Carronade Drive. Qualifications were solicited and then ranked. The quote for the inspection services was \$49,632.40 and there is \$63,000 in the budget. The Committee agreed 3-0 to recommend approval of a contract with Mannik Smith.

DISCUSSION REGARDING DRIVEWAYS

Ms. Kabat stated that she had separate discussions with each committee member regarding several driveway issues. Those issues are number of curb cuts allowed, the maximum width of a driveway, and the percentage of the front yard that is allowed to be driveway. Currently there is an administrative policy that limits the number of curb cuts to one, and the Code limits the width of driveways in residential areas to 24' wide but it is in Chapter 10, not in the Planning and Zoning Code. Driveways are also limited to 35% coverage of the front yard which is in the Planning & Zoning Code. Ms. Williams said that she has no issue with these restrictions for new development; the problem is with existing driveways. Mr. Rettig said that near his home there are properties with multiple curb cuts and driveways that are greater than 35% of the front yard. He said this could have been due to an oversight but his concern is residents who want to do maintenance on these driveways. Ms. Kabat said that there are a myriad of reasons that these exist, but if the trigger to fix non-conforming driveways is not when they are replaced, she doesn't know what it would be. Mr. Rettig asked what the considerations are regarding the EPA. Mr. Eckel said that the push is to get away from an overabundance of impervious pavement. Ms. Kabat stated that the one curb cut mirrors ODOT's rules and is not unusual. The Committee had a lengthy discussion regarding how to deal with existing driveways that are non-conforming and need to be replaced.

Todd Friesner, 417 E. Front Street, expressed concern about the limitation of one curb cut and the 35% limitation. He said that in Carrington Woods and the Sanctuary a large percentage of homes are configured around a circular driveway. He said that the 35% limitation is arbitrary and perhaps an exception could be made if drainage calculations were done.

Tom Steinecker, 1942 Hamilton Drive, said that he would like to see the 24' width be appealable up to 35% of the front yard. Mr. Walters stated that he is not sure the Board of Zoning Appeals is equipped to consider issues such as runoff.

Mr. Rettig said that it should be easy for residents to maintain their property and for whatever reason their driveway is non-conforming, that horse has left the barn. Ms. Williams said that she thinks it is important that impervious surface not increase. Mr. VanHoozen said that it was his initial thought that residents should be able to do what they want with their property as long as it does not impede on someone else, but these rules have been in place too long to throw out the work we've done because 2% of the population has special circumstances.

The Committee agreed 3-0 to recommend approval of an ordinance adopting the administrative policy regarding curb cuts. They also agreed that the verbiage regarding the width of driveways for one and two family residences which is in 1022.15 should be moved to the Planning and Zoning Code. With regard to existing non-conforming driveways, the issue was tabled.

STREET TREE PROGRAM AND ASSESSMENT

Mr. Eckel requested approval of the assessment for Street Trees in the amount of \$50,000 which is the same as last year. He said that along with the \$35,000 from the general fund, the funding is adequate. He stated that they are in the 4th year of the Tree Tracker program and all dangerous trees have been removed and they are working on those in poor condition. The Committee agreed 3-0 to recommend approval of the Street Tree assessment in the amount of \$50,000.

PERMISSION TO ACCEPT BIDS FOR 2016 PAVEMENT MARKING PROGRAM

Mr. Eckel requested permission to accept the low bid in the amount of \$76,394.85 from Zimmerman Paint Contractors for the 2016 Pavement Marking Program. Mr. Eckel stated that Zimmerman has done the work the last three or four years and they are an excellent company. Bids received ranged from Zimmerman's low bid up to \$135,224. The Committee agreed 3-0 to recommend approval of the contract with Zimmerman Paint Contractors.

PERMISSION TO BID COURT BUILDING HVAC UPGRADE

Mr. Eckel asked for permission to accept bids for the Court Building's HVAC upgrade. He said the existing rooftop unit is in extremely poor condition. Campbell has estimated the cost at \$110,000 and it is in this year's budget. The Committee agreed 3-0 to recommend approval of accepting bids for this project.

There being no further business, the meeting adjourned at 6:30 p.m.

Respectfully submitted,

Becky Williams, Chairperson
Service Committee

Next regular meeting: Wednesday, August 24, 2016 at 5:00 p.m.