

ECONOMIC DEVELOPMENT COMMITTEE

City of Germantown

February 18, 2021

Meeting Minutes

PRESENT: Tom Winning, Mayor Steve Boeder, Mark Heistand, Jeff Fannin

ABSENT: Mike Kuhn,

ALSO, PRESENT: Judy Gilleland, City Manager, Kelli Novak, Clerk of Council, Keith Brane, City Planner and Pat Higgins, ED Consultant/City Grant Writer

The Zoom meeting was called to order by Tom Winning at 9:02am

Approval of the Minutes

Tom asked for a motion to approve the January minutes. Mark had one correction, Kile Genslinger's home is on South Main Street, not South Market. Mark made a motion to approve the minutes as corrected, Mayor Boeder seconded the motion, the minutes were approved.

Business

Tom asked Pat Higgins to cover the business items as follows:

Canoe/Kayak Livery Discussion

Pat reported that she had a conversation with Kile regarding his business plans for 2021. Kile indicated he was going forward with the zoning request; however, they have found an alternative location on West Market. He said they have worked out space for their operation in the back of the store front Branding Fire Outfitters. The store owner is not using all of the space so they are going to use the back of the store to arrange for kayak rentals. Judy added that they are also planning tents for changing clothes and porta potties. Keith asked what the zoning for the storefront was and Judy confirmed that the zoning is C-1 which allows outdoor recreation activities.

Tom asked when the zoning meeting would be held. Keith stated the meeting will be on February 24 using Zoom. Judy indicated after the Planning Commission meeting; Council would not hear the request until the April meeting of City Council with a decision finalized by the end of June. Therefore, having alternative plans was good.

Review of Germantown Strengths and Opportunities

Tom indicated due to COVID, workload and the snow, he was not ready to discuss the strengths and opportunities. Therefore, he asked if this item could be postponed until next month.

Tom asked Judy if she and/or City Council had priorities they were thinking of. Judy indicated she had prepared a list of priorities that will be discussed at a Council Retreat that will occur at the end of March or early April. Judy reviewed the priorities to date:

1. Paving of Alleys

For the last several years, the city has been working hard to pave the streets throughout the city. This year, the downtown alleys in the block of Market, Plum, Center and Main will be paved. At the retreat, the balance between paving alleys vs. streets will be discussed.

2. Major Ditch Improvement

There is a ditch that runs from Camp Miami to the Stubbs property on S. Main that is not been consistently maintained by adjacent property owners. As a result, some property owners have been negatively impacted. The ditch needs to be regularly cleared but the city does not have easements adjacent to the ditch, nor the staff to maintain. To address this problem, Council will discuss at their retreat. The cost estimate could be in the multi million-dollar range. Assessments or other financing would be discussed.

3. Police Levy

Last Fall the Police Levy was on the ballot. A large campaign effort was not made last fall and the levy lost by 200+/- votes. Discussion is needed to determine if the levy will be on the ballot in November.

4. Park Levy

The Park Board is looking into increasing the levy or leaving the levy amount as is. City Council and the Township Trustees will be waiting to hear from the Park Board before making any decisions regarding the levy.

5. Public Services Building

Public Services is in need of a new building. The city has recently purchased additional equipment and the equipment needs to be sheltered. Staff has thought about constructing a pole barn but the cost of meeting the standards required in the City will make the project more costly than originally planned.

The Mayor continued the discussion by urging everyone to participate in the discussions regarding these priorities. For example, after the streets are completed, what should be the next priority. Could Camp Miami become a staging area for recreation and connect to Daniel's Peace Memorial Park and the Five Rivers Metroparks.

5. Covered Bridge Repair

Several years ago, the city hired an engineering firm to look at the bridge's structure to determine the type and extent of the repairs needed. The cost estimate was determined be over \$300,000. Staff has asked the engineer to prioritize the repairs so a budget could be determined. However, the engineer has not responded. Questions have come up with regard to how the bridge repair can be funded and if the bridge should be moved to a more visible location. More discussion is needed regarding the location and the overall benefit to the community.

6. Camp Miami

A charette has been discussed in the past to discuss the reuse of Camp Miami. Many ideas have been discussed including Camp Miami being part of the future development of recreation in the area.

Judy mentioned that staff had a meeting with Ben DeGroat regarding his land next to the veterinary clinic on West Market. At that time, we were looking for possible sites for the kayak business. Discussion continued with regard to his land being an opportunity for the right use.

Further discussions continued regarding the former Vape Shop and if that site could be used for the kayak business. Jeff indicated the site has had interest from 25 different people/groups. Others asked if there was any movement on the Cherry Street church. Jeff indicated it is a difficult site; a large building on a small site with little to no parking.

Committee members thought the priority list was extensive and very impressive. Regarding the covered bridge, Mark wondered if something could be done now to make the bridge more visible to reduce the amount of vandalism, while the city considers repairing the bridge at its existing location or should there be conversation regarding moving the bridge.

Judy also updated the members regarding the Steve Rauch housing development. The city received new drawings for the project showing 76 lots, which is an increase from the 51 lots mentioned previously but not approved. The existing Planned Unit Development permits 44 lots. An increase in the number of lots would require Planning Commission and City Council approval. The new plan has each lot being ½ acre with no curb or gutter on the private streets. Jeff indicated the larger the lot, generally the larger the home in size and price. Discussion also included the possibilities of townhouses for young professionals. Consensus of the committee was the topography of the land would not be conducive to high density development.

The Mayor asked how businesses were doing in Germantown. Pat indicated she is interested in visiting the businesses again to see how they are doing, like they did last Spring after the shutdown. Tom indicated businesses are operating conservatively at the present time. Retail and restaurants have been hard hit and are waiting to get back to normal.

With no other business the meeting was adjourned at 10:05am.

