

STREETS, BUILDINGS & GROUNDS COMMITTEE MINUTES
OF MARCH 26, 2018

Municipal Council of the City of Vermilion
Municipal Complex, 685 Decatur Street, Vermilion, Ohio 44089

In Attendance: **Vermilion City Council:**
Steve Herron, President of Council; Monica Stark, Council at Large; John Gabriel, Ward One; Frank Loucka, Ward Two; Steve Holovacs, Ward Three; Barb Brady, Ward Four; Brian Holmes, Ward Five

Administration:
Jim Forthofer, Mayor; Tony Valerius, Service Director; Chris Howard, City Engineer; Amy Hendricks, Finance Director

Call to Order: Frank Loucka, Chairman, RESOLVED THAT this Streets, Buildings, & Grounds Committee comprised of the committee of the whole does now come to order.

TOPIC ONE: **Fulper's Lot**

J. Gabriel said previously he had asked the body's feelings on what they were going to do with this lot, and now that the budget has passed, he didn't know if there was any inkling on whether they would sell or keep the lot. If they keep the lot, what is the plan for the lot? M. Stark felt strongly about keeping the lot and using it for parking. One of the biggest concerns stressed in Vermilion is what the city will do about parking because they can't grow a business without it. They have an empty lot so this would be a great opportunity to offer additional parking. Mayor Forthofer said he has heard the same thing about parking and it was brought up to the Edge Group years ago, and they made the observation that foot traffic when it encounters a parking lot feels that's the end; there's no additional buildings beyond that and foot traffic tends to turn around and go back. Therefore, you're faced with not putting a parking lot there or if you do, screen it with something that doesn't look like a parking lot; a park area or something. He has received a number of inquiries about people who were asking for downtown living space and they are at 100 percent capacity as far as commercial space. He also gets asked if they can have more space for art exhibits, so he has asked the downtown businesses and investors if they could come up with something for a multi-use building that could be a combination of commercial, residential, and a designed area for space and parking. There have been interesting ideas regarding the possibility of having an alley pass through between the existing theater building and whatever comes into the Fulper Lot. He said he was going to have the Service Director count up the number of spaces they would gain. He has two parties who may present an idea of what can be done to make this a multi-use location. M. Stark mentioned that when Amherst put in their big parking lot across from the Movie Theater and restaurants, it seems to be that since they added this parking lot their downtown keeps growing. In fact, they had a cut through from one parking area to the next and now they added four extra spots by closing off the cut through because they needed more parking. She said if Vermilion makes parking available then people will visit those businesses. She said there are two, possibly three downtown commercial buildings that are for sale, so they are not at full capacity, and there is living space available. She was firm on her feelings they need to keep parking. F.

Loucka said if they do choose this lot for parking then they need to do a professional job by screening it and possibly make it look like a park-like setting.

TOPIC TWO: Municipal Parking Lot

F. Loucka suggested that whenever the city can open up some funds they need to put their best foot forward with this lot and making sure they have an accurate survey. He asked the mayor if there was an accurate survey because there had been discussion that some of the spaces were private, so he would like delineation on what the city property is. Mayor Forthofer said some of the spaces are private and are associated with the building adjacent to them. He said it would help if they could stripe it. F. Loucka agreed they should stripe and crack seal the parking lot, and the private spaces should be properly marked if they are for tenant use only. T. Valerius said there was a survey done. F. Loucka said they should upgrade the signs and get rid of the pole sign that is on Main Street. B. Brady said if some of the spaces are privately owned, then why don't those individuals stripe it? S. Herron said there are laws about the size of parking spaces, so they want to make sure they are telling them where the stripes will go.

M. Stark asked if the guard rail at the entrance going into the parking lot off Grand Street is coming down so it opens up both lanes entering and exiting the lot. T. Valerius said it could come down. Mayor Forthofer said he would like to see the Guard House and sign removed, but would like a sign that says it's 'Free Parking'.

M. Stark asked the Service Director to come back to council with how many parking spaces are available. T. Valerius said there was a survey done, but there was never a parking plan done, so he would ask the City Engineer to look at this so they can utilize the space for as many parking spots they can get.

M. Stark noted that when the parking lot purchase first came before council she was under the assumption this entire parking lot would be the City's. She had no clue that a lot of these spots are privately owned by the businesses. T. Valerius thought there were only six private spaces and Mayor Forthofer said it is less than 10 percent and they are right up against the buildings. M. Stark asked the administration to provide council with the number of parking spaces the lot can hold. F. Loucka said they need to delineate this on the survey map so there is no question in the future.

TOPIC THREE: OPWC Projects (Grant Terms)

Mayor Forthofer said he has been in contact with the Ohio Public Works Commission regarding the city's grants for the Adams Street Water Main Repair and for the repair of Hollyview. The city will officially be given the grant July 1, which means the city has exactly one year (July 1, 2019) to begin construction and break ground in order to not lose the grant. The Adams Street grant is for \$175,000 and the Hollyview grant was for \$275,000, and the City Engineer has detailed costs of the city's portion.

S. Holovacs said with regards to Hollyview the grant is based on 15" of cut. He thinks they need to get some soil samples. It's a hypothetical guess on how much base they have to take out. When they did Sanford Street they were at 18" with geo grid and it cost an

additional \$100,000+ to get to a solid base. C. Howard said last time they addressed this issue they did talk about soil samples if the project was moving forward. It could cost \$5,000 - \$6,000 to see what they actually have and how it will affect the total cost. S. Holovacs agreed they should know before they get involved in this project. He said they could waste their money by putting it on a bad sub base.

Chairman Frank Loucka adjourned the meeting after no further discussion came before the committee.

Next meeting: April 23, 2018

Gwen Fisher, Certified Municipal Clerk
