



## Minutes of the Oberlin City Council Work Session

Held on March 15, 2010

6:30 P.M.

President Sloane called the Work Session to order at 6:34:58 PM. The purpose of the work session was to hear and discuss a presentation from ARCADIS regarding the public infrastructure needs in the area of US 20 and SR 58 in Oberlin and financing options.

**Members Present:** Sharon Soucy, Scott Broadwell, Kate Pilacky, Kenneth Sloane.

**Members Tardy:** Bryan Burgess, Elizabeth Meadows

**Members Absent:** Charles Peterson

**Staff Present:** Belinda Anderson, Clerk of Council; Sal Talarico, Finance Director; Eric Norenberg, City Manager; Jeff Baumann, Public Works Director

Public Works Director, Jeff Baumann offered introductory remarks and introduced consultants Dave Frank and Tim Warren of ARCADIS. Baumann explained that the purpose of the meeting was to provide Council with a brief history on the Infrastructure Planning Study completed by ARCADIS in 2007. Baumann stated that when the time came the infrastructure planning study would help the City develop mechanisms that would ensure that costs associated with future required improvements in the US 20 and SR 58 Oberlin area are borne primarily by the beneficiaries of those improvements.

Presenters Dave Frank and Tim Warren provided Council with a general overview of the ARCADIS Planning Study.

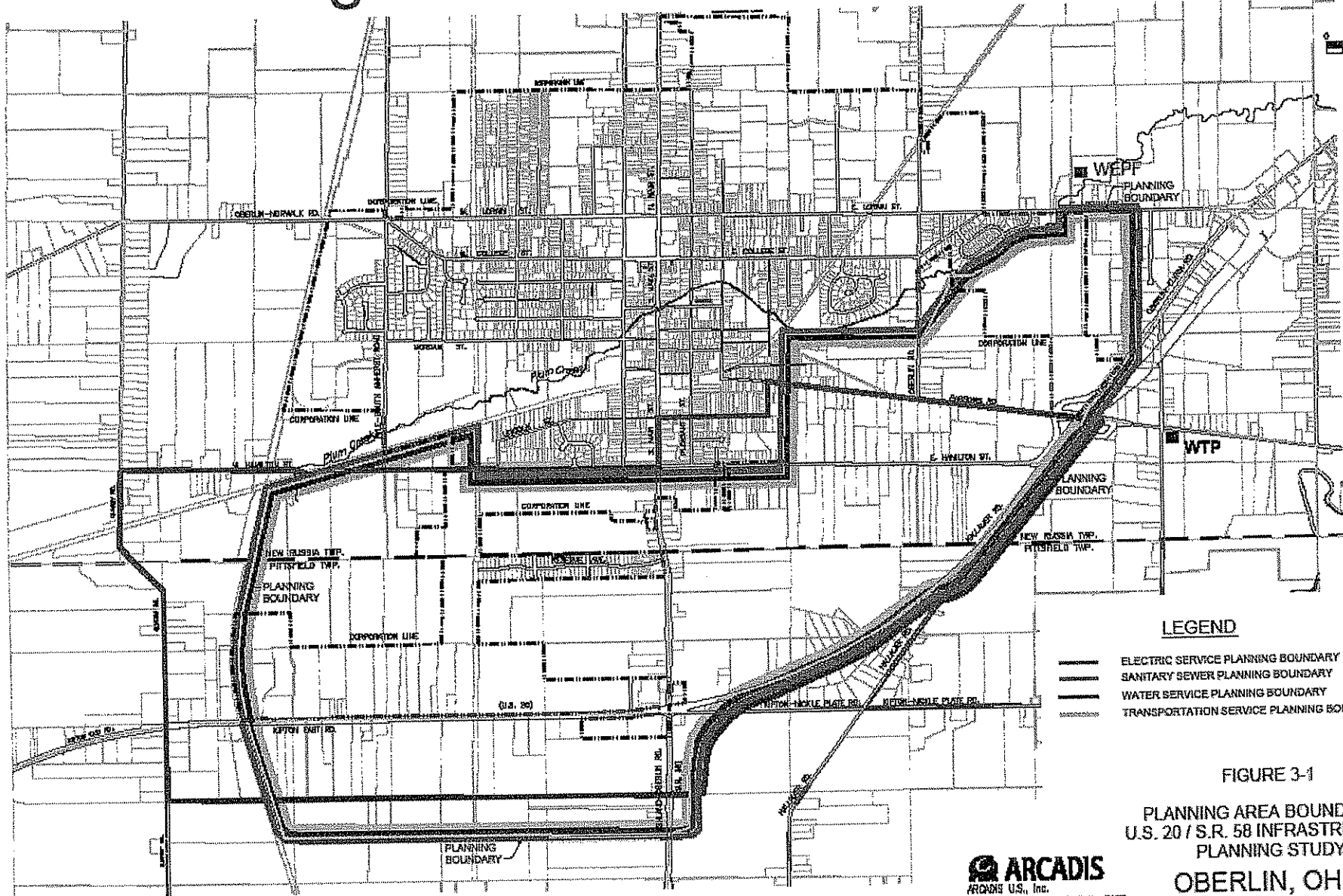
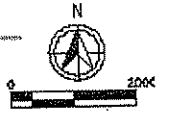
Frank advised that the main purpose of this study was to:

- Predict infrastructure needs in the study areas associated with water, sewer, roadway, and electrical.
- Review technical & financial alternatives
- Develop financing plan

In short the basis of this study was to determine what was needed, how much it would cost, and how the City would pay for future development projects completed in the planning area. Planning area map is attached for reference.

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# Planning Area



### LEGEND

- ELECTRIC SERVICE PLANNING BOUNDARY
- == SANITARY SEWER PLANNING BOUNDARY
- - - WATER SERVICE PLANNING BOUNDARY
- ..... TRANSPORTATION SERVICE PLANNING BOUNDARY

FIGURE 3-1  
 PLANNING AREA BOUNDARIES  
 U.S. 20 / S.R. 58 INFRASTRUCTURE  
 PLANNING STUDY

OBERLIN, OHIO

2007

**ARCADIS**  
 ARCADIS U.S., Inc.  
 520 South Main Street, Suite 2400  
 Akron, Ohio 44311



Frank explained that one of the reasons why it was so important for the City to conduct such a detailed study was because it was recognized that if the City were to see strong development in this area, it would require pretty significant improvements to extend City services to this service area. As a result the infrastructure planning component looked at:

- Water Supply system
- Sewer Collection System
- Transportation and Storm Drainage
- Electrical Distribution

Those areas were the basis for the first four study steps which included:

1. Review demographics/land use
2. Forecast Development
3. Estimate infrastructure needs
4. Develop infrastructure alternatives/costs/schedule

In recognizing that the vast majority of infrastructure costs should not be borne by the existing residents since most of the improvements would be to serve the new developments additional study steps were examined.

5. Review financing options
6. Develop financing plan

Warren highlighted four financing options looked at when conducting the study they included:

1. Special Assessments
  - Benefited property owners pay
  - Based on frontage of abutting property
  - May be paid in annual installments
  - Existing customers do not pay.
2. System Development fees
  - For projects that serve a broad area (i.e.. pumping stations, elevated tank)
  - Cost based on benefit
  - Paid at time of connection to system
  - Existing customers do not pay
3. Developer/Cost Share Agreements
  - Historically used by City of Oberlin
  - In the case of electric, city constructs the improvements and enters into cost share with developer
  - Portion of costs attributable to general growth is financed through utility rates
4. Impact Fees
  - Based on cost to serve new development
  - "Dual Rational Nexus Test"

- Paid at time of development
- City share paid through income tax

In conclusion the preliminary financing plan determined that a combination of all of the financing options mentioned would be successfully utilized.

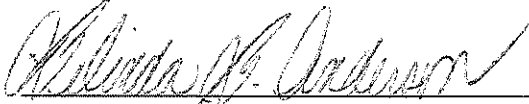
- Potential options for water: Special Assessments/ System Development Fees
- Potential options for sewer: System Development Fees
- Potential options for electric: Developer Agreements – recovered through utility rates structure.
- Potential options roadway/drainage: Impact Fees – recovered through Income Tax.

Warren advised that the completion of the next steps would support growth and assign costs appropriately to the new development. They would include:

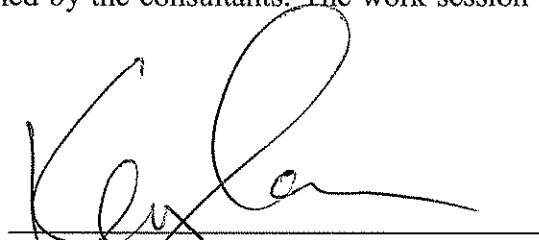
1. Revising infrastructure needs analysis
2. Updating construction cost estimates
3. Developing formulas and fees
4. Retaining legal counsel – to develop/implement legislation for fee system(s)
5. Designing and constructing improvements

Following the presentation questions were entertained by the consultants. The work session adjourned at 7:38:41p.m.

**Attest:**



BELINDA B. ANDERSON, CMC  
CLERK OF COUNCIL



KENNETH SLOANE  
PRESIDENT OF COUNCIL

**Approved: 04/05/2010**

**Posted: 04/06/2010**

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