

**LYNCHBURG CITY COUNCIL
PHYSICAL DEVELOPMENT COMMITTEE
MEETING HIGHLIGHTS
Tuesday, April 8, 2014
9:00 a.m.**

Members: Council Member Turner Perrow, Chair, Council Member Joan Foster, Vice Mayor Ceasor Johnson, Mayor Michael Gillette, ex-officio

Staff Present: Kimball Payne, Bonnie Svrcek, Gaynelle Hart, Kevin Henry, Jim Talian, Greg Poff, Lee Newland, Starlette Early

Others Present: Alicia Petska (News & Advance), Will Sigler (Berkley-Howell & Associates, P.C.)

Contract Awards:

There was one (1) new contract award for this month. Wingate #2 tank will allow the existing Wingate tank to be taken off-line for maintenance while continuing to support current needed capacity.

Update on Priority Projects:

Mr. Newland provided an update on projects changed since the last PDC meeting:

- Wards Road Pedestrian Crossing 2B- Plan to start construction on May 5th
- Kemper Street Bridge/Interchange- Working with consultant on re-design to incorporate items from value engineering to bring closer to budget
- Memorial – Park – Lakeside Intersection– Undergoing discussions with engineer to determine options that will allow for a rebid closer to budget

There was discussion regarding the pending completion of construction on Lower Bluffwalk at 12th Street and Commerce and status of planned drainage work for parking spaces on Jefferson Street.

General Business:

1. ***Vacate a portion of right of way in front of 2134 and 2138 Langhorne Road***— *Beacon Credit Union, Inc. and Mr. Morris E. McCrary, III are petitioning to vacate a portion of right-of-way in front of 2134 and 2138 Langhorne Road. The area is approximately two hundred twenty-four thousandths (.224) of an acre and runs three hundred sixty seven and twenty six hundredths (367.26) feet along the frontage of Langhorne Road and Tate Springs Road. This section of right-of-way includes a grassed area and a driveway entrance which serves 2134 Langhorne Road. The petitioner is requesting the vacation in order to accommodate a new sign, stormwater, and parking at 2134 Langhorne Road for a future bank (Beacon Credit Union). The adjacent property owner of 2138 Langhorne Road (Mr. McCrary) is also in agreement with the right-of-way vacation in order to provide more land for future growth of the office use on his property. There is no planned expansion of this intersection and staff feels there would be minimal impact from the vacation of this portion of the right-of-way.*

Mr. Henry presented the petition, noting the area was needed for signage, storm water and parking for redevelopment of one of the sites as a new Beacon Credit Union. Mr. Sigler indicated both property

owners were in agreement with the new property lines that would result from the vacation. There was discussion regarding the impact on the taxable value of the lot given the size and location of commercial land involved in the right-of-way.

There was further discussion regarding planned revisions to the existing entrances allowing access to the new Beacon Credit Union, additional signalization at existing stop light, storm water management issues, current maintenance of right-of-way at corner area, and whether there may be a future need for City to use this land for potential intersection growth.

Consensus from the committee was to move the request forward to Council with their approval.

2. ***Change in Status of Main Street Bridge*** – *In 2012, City Council approved an application for FY2014 Revenue Sharing Funds from VDOT for maintenance work on Main Street Bridge over the Lynchburg Expressway. A portion of those funds were approved and made available July 1, 2013. Staff has performed further evaluation on the concrete crib walls along the expressway at the bridge and has determined that their condition is poor and need to be rehabilitated. To minimize disruption to the travelling public, it is recommended that these walls be rehabilitated when the bridge is being worked on. With the additional work that is required, the project is no longer a maintenance effort and will be a construction project. Council approved an additional application for construction funds in November 2013. To be able to transfer the maintenance funds to the more in-depth construction project, a resolution is required.*

Mr. Newland explained the City is required to request that funds originally received from VDOT for maintenance work on Main Street Bridge be reclassified as construction funds in order to most efficiently complete the additional scope of work identified after further evaluation of the expressway at the bridge.

There was discussion regarding potential bridge and lane closures while work is being completed on the bridge. Small closures are expected on the expressway during beam work, and lane closures are anticipated during work on the walls. The project is scheduled for Spring 2015 following award of funding on July 1.

The committee agreed to move the request forward to City Council with their support for the resolution to VDOT.

3. ***Urban Project Request for Odd Fellows Road P3 Projects*** – *In 2009 VDOT created a project to construct an interchange on US Route 460 at Odd Fellows Road (segment A). This project would tie into the existing Odd Fellows Road which is substandard and would need to be improved. The portion from the new interchange to Mayflower Drive was included in the preliminary studies and included a roundabout at Mayflower Drive (segment B1). In 2013, an unsolicited Public Private Partnership (P3) proposal was submitted to VDOT and included the section of Odd Fellows Road from Mayflower Drive to the Lynchburg Expressway (segment B2) and Greenview Drive (segment C). Since neither segment B1 or B2 was included in the earlier description of the VDOT Odd Fellows Road project in the Six Year Plan, in order to meet Federal and State requirements, City Council needs to ask VDOT to include these additional segments in the project. Also, since segment C, Greenview Drive, a City project, has been included in the scope of the P3 proposal Council needs to ask that Greenview Drive be included in the VDOT P3 project and transfer the awarded Revenue Sharing funds to that project. The City has been assured that if the P3 project does not proceed with segment C, the funds previously allocated for Greenview Drive would be returned to the City of Lynchburg for us to complete as a City project.*

Mr. Newland indicated this item had previously been discussed by PDC and the required resolutions have been reviewed by City staff and VDOT. Mr. Payne further clarified the reason for each resolution and reported on his previous discussions with various VDOT officials to ensure the transfer of the City's awarded Revenue Sharing funding for Greenview Drive to the P3 project would be protected should the P3 project not proceed for any reason. VDOT has indicated they will not seek formal approval from CTB that includes Greenview Drive until they have an agreement on the P3 project that includes Greenview Drive.

There were no objections to the resolutions and will move forward for consideration by City Council.

4. **City Reimbursements to Developers** – *Discussion of City Code and Policies concerning reimbursements to Developers for public infrastructure installed with developments. There are two main areas of reimbursements, residential and commercial, which can be general fund items like curb & gutter and sidewalks, or water and sewer fund items for water and sewer extensions and service connections. The residential reimbursements can sometimes be for individual homeowners or for subdivision developers. Public Works/Engineering takes the lead in reimbursements which is a carryover from when Utilities was a part of Public Works. Decisions are made for reimbursements from City Code, Chapters 24, 34 & 39, the City of Lynchburg, Manual of Specifications and Standard Details, and the Engineering Policies/Practices for the Extension of Public Improvements. The latter was created after Council Action on January 13, 1976 and revised on August 17, 2001.*

Mr. Newland explained the background for this item and detailed the reimbursements currently made by the City. There was discussion on the guidelines used to determine the feasibility of a reimbursement, large reserves necessary for funding these reimbursements in a future CIP, and policy issues related to subsidizing costs of private development in the City.

There was consensus for staff to develop a list of key issues this committee could vet and shape further before bringing to full Council in a future work session. Categories of issues should include Commercial and Residential development, Water/Sewage reimbursement, Curb/Gutter/Sidewalk reimbursement, and other storm water implications.

5. **Daniel's Hill Community Garden Update** – *On October 8, 2013 the Physical Development Committee considered a request from the Lynchburg Area Food Council for a waiver for a water connection fee for a community garden located at 904 Cabell Street in the amount of \$1,045. Following discussion, the Committee directed staff to explore the possibility of using Community Development Block Grant (CDBG) funds to pay for the connection rather than approve a fee waiver. City staff has explored this issue and the Department of Housing and Urban Development has approved the use of CDBG funds for the water connection (\$1,045) as well as the cost of installing the water line to the property, the bib and backflow preventer (not to exceed \$954) on the property which is owned by the non-profit, Lynchburg Grows. The total cost is estimated at less than \$2,000. If costs of installation exceed this amount, Lynchburg Grows or the Food Council will be asked to pay the additional cost. This reallocation of funds is considered a minor amendment in the Council adopted Citizen Participation Plan for CDBG and does not require public review or any additional action by the City. Lynchburg Grows has agreed to fund the annual inspection fee and monthly utility fees. City staff is preparing an agreement between Lynchburg Grows and the City.*

Ms. Svrcek presented the report, indicating CDBG funds have been approved for this particular request. Ms. Foster inquired whether this approval would set a precedent for funding water connections for other community gardens and Ms. Svrcek explained CDBG regulations would require each situation to

be reviewed for eligibility. She noted the City is working with the Health Department to develop a Community Garden toolkit to provide resources and assistance for those starting and supporting a Community Garden and basic guidelines for eligibility could be incorporated in those materials.

6. *Discussion of May 13th Meeting Time due to Police Week Ceremony and Breakfast* –

Due to a conflict with the Policy Week Ceremony and Breakfast, the May 13th meeting of the PDC will be held at 3:00 p.m. on Tuesday, May 13, 2014.

Roll Call:

There were no items.

Next meeting: May 13, 2014; Note time change to 3:00 p.m.