

## **Executive Summary: Committee of the Whole Meeting – March 12, 2026**

This meeting of the Committee of the Whole focused on **financial updates, infrastructure planning, capital projects (particularly the municipal pool), grant funding, neighborhood concerns, and operational issues affecting the village.** Discussions included capital funding management, sewer and stormwater infrastructure impacts, upcoming construction projects, public safety concerns, and potential policy changes.

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### **1. Financial Status and Budget Outlook**

#### **Budget Improvements**

The fiscal officer reported that **the village's financial outlook has improved compared with projections from five months earlier**, indicating stronger-than-expected fiscal stability. The annual financial report was reviewed with only minor questions remaining.

#### **Audit Status**

- An external audit is currently underway.
- Results are still pending and expected soon.

#### **Bond Proceeds and Spending Requirements**

The village must comply with rules governing previously issued bonds:

- **36-month expenditure requirement:** At least **85% of bond proceeds must be spent within 36 months.**
- The deadline passed in **May 2025**, and it is unclear if the village met the threshold.
- The fiscal officer is reviewing eligible expenses to determine whether the village can count additional expenditures toward the requirement.
- Meeting the 85% threshold avoids potential compliance issues.

#### **Interest Earnings and Arbitrage Review**

- Approximately **\$426,000 in interest** has been earned on bond proceeds.
- After five years (May 2027), the village must perform an **arbitrage calculation** comparing interest earnings to bond yield (~3.7–3.8%).
- If earnings exceed allowable levels, the village may owe funds to the IRS.

#### **TIF Revenue Concerns**

Tax Increment Financing (TIF) revenues are lower than expected due to **county levies being deducted from PILOT payments.**

Key points:

- Expected annual TIF revenue: **\$750,000**
- Actual revenue after deductions: **~\$490,000**
- Roughly **\$190,000 annually** is redirected to levies such as:
  - Westerville Library
  - County social services programs
- Legal review is underway to confirm whether these deductions are required.

This revenue reduction limits funds available for projects within the TIF district.

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## 2. Municipal Pool Project

The **pool remains the most significant capital project under consideration.**

### Engineering Assessment

Brandstetter Engineering will provide a **separate proposal to assess the pool and equipment**, determining whether it is more practical to repair or replace components.

The original engineering proposal includes:

<b>Phase</b>	<b>Cost</b>
Concept Design	\$17,000
Preliminary Design	\$37,000
Construction Documents	\$120,000
Bid/Permit Submission	\$15,000
Construction Administration	\$70,000
<b>Total</b>	<b>\$259,000</b>

The assessment will help determine the future direction of the project.

### Sewer Capacity Concerns

The pool project has raised concerns about the **sanitary sewer system capacity**, specifically:

- Existing system may include a **6-inch sewer line**.
- Backwashing pool filters releases large volumes of water into the sewer system.
- Engineers are evaluating whether the current system can handle the load.

Potential solutions discussed:

1. **Upgrade to an 8-inch sewer line** (if downstream capacity allows).
2. **Install a holding tank** to slowly release wastewater.
3. **Use alternative filtration systems** requiring less backwash water.

Additional verification is needed to determine pipe sizes and downstream capacity.

### Stormwater Considerations

If the **pool parking lot is paved**:

- Stormwater runoff will increase.
- Existing **15-inch storm sewer lines** may need evaluation to determine capacity.

These issues must be resolved before final design decisions are made.

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## 3. Infrastructure Projects

### Valley Road and North Lake Court Projects

Two infrastructure projects were combined to improve bidding competitiveness:

- **Valley Road**

- **North Lake Court water line replacement**

Current anticipated construction timeline: **Spring 2027.**

### **Project Delays**

The projects are currently stalled due to unresolved engineering questions regarding:

- Sewer capacity
- Stormwater drainage
- Pool system impacts

### **Resident Waterline Concern**

A North Lake Court resident reported repeated **waterline breaks affecting their property and home.**

Key issues raised:

- The waterline replacement project has been delayed.
- Council members expressed concern about continued delays potentially increasing costs.
- Officials questioned whether **North Lake Court could proceed independently** from the Valley Road project.

Infrastructure costs are rising significantly, increasing pressure to move forward sooner.

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## **4. Grant Funding for Sidewalks and Paths**

The village secured **\$800,000 in grant funding** for pedestrian infrastructure.

Sources:

- **\$550,000 from ODNR**
- **\$250,000 from COTA**

Actions underway:

- Creation of a **Sidewalk and Pathway Fund** to manage grant money.
- Passage of appropriation ordinances allowing the funds to be used.
- Selection of an engineering firm to design the projects.

Council will later decide **where sidewalks and pathways will be constructed.**

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## **5. Transfers and Capital Funding**

A resolution proposes transferring funds from the General Fund:

<b>Transfer</b>	<b>Amount</b>
Pool Improvement Fund	\$1,000,000

<b>Transfer</b>	<b>Amount</b>
Street Improvement Fund	\$250,000
Storm Sewer Fund	\$250,000

Combined with bond proceeds, the village would have **approximately \$3 million available for pool improvements.**

If the project does not proceed, the funds can be transferred back to the General Fund.

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## **6. Safety and Community Issues**

### **Dirt Bike Noise Complaints**

Residents have complained about **frequent dirt bike riding on private property.**

Findings:

- Police measured noise levels **below the ordinance limit of 85 decibels.**
- A voluntary agreement was reached with the owner to stop riding after **8 p.m.**

However, some residents report:

- Long durations of noise
- Difficulty enjoying outdoor spaces
- Possible safety concerns from riding near streets

Potential policy options discussed:

- Updating the **noise ordinance**
- Creating limits based on **duration rather than decibel levels**
- **Banning off-road vehicles in residential zoning districts**

Legal review is required before implementing restrictions.

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## **7. Street Parking Concerns**

Residents have raised complaints about **excessive street parking**, particularly on Wildwood.

Issues include:

- Streets becoming **single-lane due to parked vehicles**
- Some homes leaving driveways empty while parking cars on the street
- Delivery trucks worsening congestion

Possible solutions discussed-these will be revisited in future work sessions:

- Permit-based parking systems
  - Street parking restrictions
  - Parking fees or disincentives
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## **8. Traffic Data Collection**

Council requested access to **data from speed radar signs** placed throughout the village.

Goals include:

- Identifying speeding trends

- Using data to address resident concerns
- Informing future traffic enforcement decisions

Staff will begin compiling and sharing the data electronically.

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## 9. Meeting Scheduling

Upcoming council meetings were adjusted due to attendance conflicts:

- **March 19:** Possible special meeting/town hall if quorum is present
  - **March 26:** Cancelled
  - **April 2:** Next scheduled work session
  - **April 9:** Potential alternate meeting if needed
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## Key Strategic Takeaways

1. **Pool project remains unresolved** pending engineering evaluation and sewer capacity analysis.
2. **Infrastructure coordination issues** are delaying road and waterline projects.
3. **TIF revenue reductions** may limit funding available for future improvements.
4. **\$800,000 in pedestrian grants** creates an opportunity for new sidewalks and paths.
5. **Community quality-of-life issues** (noise, parking, traffic) are becoming more prominent as density increases.
6. Several **policy updates may be required**, particularly regarding noise and residential vehicle use.

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Jeffrey Wilcheck, Fiscal Officer

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Tiffany Southard, Mayor