

**PUBLIC WORKS COMMITTEE**  
**June 27, 2017**

PRESENT: Chairperson Mixon, Members Randolph and Hegy, Alternate Member Wintringer

ABSENT & EXCUSED: Member Carroll

ALSO PRESENT: City Administrator Volkert, City Engineer Schall, City Planner Drew

Call to Order – Chairperson Mixon called the meeting to order at 6:30 p.m. in the Common Council Chambers of Hartford City Hall, 109 North Main Street.

Roll Call – All members of the Committee were present except Member Carroll who was absent and excused. Alternate Member Wintringer was present.

Public Comment Period – Greg James, developer of Hartford Square I and II, noted that he would like to build ranch-style condominiums for seniors on property adjacent to South Wilson Avenue. He noted that he would be willing to add curb and gutter and public sidewalk at least between the two driveways that will serve his development. He is not willing to increase the width of the street or make improvements to the lot next to his development. Mr. James asked that the City accept this proposal.

2017 Construction Schedule – City Engineer Schall provided an update on the 2017 construction projects, and responded to questions.

Expansion of South Wilson Avenue from Summerwind Subdivision to Lee Road – South Wilson Avenue currently ends at wetlands adjacent to the Summerwind Subdivision, though the dedicated ROW continues south through the wetlands (80 feet wide). No curb and gutter or pavement was installed along South Wilson Avenue adjacent to the Red Oak Condominium property. A new developer is interested in developing the Red Oak Condominium property and is seeking clarity as to what the City will require as far as South Wilson Avenue improvements at this time. The developer claims that he will not be able to proceed with the project if the City requires curb and gutter, sidewalk, and pavement improvements at this time. He proposes eight 4-unit condominium buildings and has received conceptual approval for the use and layout from the Plan Commission. This has prompted a discussion about what the future of this area of South Wilson Avenue should be, and how it should be accomplished. South Wilson Avenue curves into Lee Road, which is a 66 foot wide ROW. Staff believes, that in addition to the existing 24 feet of pavement width of South Wilson Avenue adjacent to the Scenic Pointe Subdivision, 12 feet of South Wilson Avenue pavement width would be appropriate adjacent to the Red Oak Condominium property. City Planner Drew reviewed some alternatives which include:

1. Do not join the two ends of South Wilson Avenue.
2. Take action to join the two ends of South Wilson Avenue and require that any development of the Red Oak Condominium property include ROW improvements (curb and gutter, sidewalk, pavement) as part of the development.
3. Take action to join the two ends of South Wilson Avenue and require that any development of the Red Oak Condominium property include provisions for the

installation of ROW improvements (curb and gutter, sidewalk, pavement) when the two ends of South Wilson Avenue are connected. This would likely take the form of the City installing the improvements and special assessing the owners of the proposed development for the costs of the improvements.

4. Take action to join the two ends of South Wilson Avenue and have the City install and pay for the ROW improvements (curb and gutter, sidewalk, pavement) when the two ends of South Wilson Avenue are connected.

The Committee discussed this item. Staff responded to questions relating to the alternatives for South Wilson Avenue. Alderpersons Randolph and Hegy both expressed their support for Alternative No. 2.

Adjournment – MOTION by Alderperson Randolph, and seconded by Alderperson Wintringer for adjournment. MOTION CARRIED.

Respectfully submitted,  
Lori Hetzel, City Clerk

LH:pb  
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Compiled by Pat Borlen, Deputy Clerk