

The COMMUNITY DEVELOPMENT COMMITTEE
held a Meeting on MONDAY, SEPTEMBER 27TH, 2021
beginning at 6:00 P.M.

CD PRESENT: Chair Callahan, Cerra, Oswald, Jessie, Mitchell

FINANCE PRESENT: Chair Stewart, Tollett, Baird, Jessie, Davis

OTHERS PRESENT: Law Dir Deery, Safety Service Dir Brubaker, Finance Dir Pileski, Asst Finance Dir Farrell, Asst Dir Calvert, Engineer Schneider, WWPC Superintendent Korzan, CD Manager Almabayyed, Water Dist Supt Rothgery, Sanitation Supt Eye, Fire Chief Pronesti, Councilperson Keys and Simmons

1. Approval of the Regular CD Meeting Minutes ~ AUGUST 30th, 2021.
Motion made by Mr. Cerra, second by Mrs. Mitchell to approve the said meeting minutes.

2. The matter of accepting the Final Plat for Harvest Meadows Subdivision No. 1, Phase 1

Referred by: Planning Commission Clerk Ballard

(This matter was passed by Elyria Planning Commission on September 7th, 2021 with no conditions).

Engineer Schneider said this subdivision is located off Indian Hollow Rd. It will ultimately connect over to River Run subdivision off of Middle Ave. This first phase for Harvest Meadows will have about 65 houses. The City has a Developers Agreement to complete the project. They just started not too long ago, by moving dirt around and installing sanitary sewers. They are a ways away from getting it up and going, but would like to file the plat so they can work toward getting lots parceled off. The Developer is in the audience and will speak to the Committee.

Jeffrey Rutushin, Land Development Manager with K Hovnanian Homes. Mr. Rutushin and K Hovnanian are excited to be working in the City of Elyria. The Harvest Meadows will be a 4-phase subdivision and they are submitting for the 1st phase which will include around 65 homes.

They are currently under construction with earth work and sanitary operations. They are hoping to get pavement in and about 37 homes built by the end of this year.

Mr. Oswald brought up the K Hovnanian development at Four-Seasons where they gave customers temporary occupancies to move in and our Engineering Dept. went there and did a lot of grading. They were to make changes to about 30 things and they were to work with the City to get those things taken care of. And they still have not completed their part to complete these issues. If we're too quick to give occupancy permits, the City must do their work to make sure it's proper before those permits are issued. Mr. Oswald said he doesn't want to see things rushed and that we do those things right. We don't want to happen, like what happened at the 'Connector Road'. We know how important Engineering is. Mr. Oswald feels it's important that these developments get finished the way they're supposed to be.

Mr. Rutushin said that he's receptive to those comments. He's new to the K Hovnanian Company, though he has been working as a Land Development Manager for some time.

Mr. Rutushin said he is also an architect and has worked with engineers over the years and he's focused with getting these gradings right. K Hovnanian has actually extended a significant amount of money in doing grade studies, mass grade studies and soil balancing plans, developing final grade plans, and balancing plans that work. They've instituted a level of quality control with site contractors. They are continuously spot checking grades. It also costs the company money on the developers end. They have expended a large number of dollars to make sure that they get the approved final grade plan that is approved by the City. Mr. Rutushin feels they will do a lot better on this new project.

He realizes there are continuing struggles out at Four Seasons which they are trying to wrap up. Right now they've been facing a lot of unprecedented challenges in material delays and it's throwing a lot of improvements off and it's forcing different cycles of scheduling and planning. They are working on the grading right now to do a final last one.

Mr. Rutushin said he will be available if there are any comments or questions from anyone in the city, he's receptive to hearing anything about any of their subdivisions.

Mrs. Keys asked what the average cost of these homes will be?

Mr. Rutushin said they will sell for the mid \$200's. These homes will be between 1,200 to 2,000 square feet.

Motion was made by Mr. Cerra and second by Mrs. Mitchell to authorize the approval of the 'said' plat of Phase 1 of the 'said' subdivision.

MOTION CARRIED

COMMITTEE REPORT WRITTEN

Chair Stewart called Finance to order so that the JOINT Meeting of Community Development and Finance Committees which began at 6:15 P.M.

Mr. Cerra moved and Mrs. Mitchell seconded to adjourn the Community Development portion the this evening's meetings at 6:22 P.M.

MOTION CARRIED

This evening's meetings continued with Finance which began at 6:25 P.M.

Respectfully submitted by,

*Colleen Rosado,
Council Clerk Secretary*

(Meeting was attended by Secretary Rosado and Meeting Minutes transcribed by Secretary Rosado)