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DEVELOPMENT COMMITTEE MINUTES August 23, 2023

The Development Committee of Wheeling City Council met on the above date at 4:45 p.m. Committee members present: Mayor Elliott, Vice Chair Thalman, and Member Thorngate. Others present: Councilors Seidler, Ketchum, Sklavounakis, Palmer, City Manager Robert Herron, City Solicitor Rosemary Humway-Warmuth, Community Development Manager Nancy Prager, City Clerk Jessica Zalenski, and media.

The following matters were discussed:

Discussion on general parking policy downtown post-Streetscape project

Mayor Elliott opened up for discussion ideas for downtown parking that is being affected by streetscape project, mostly Main and Market Street, 10th, 12th, and 14th streets. Meters have been removed and are not planned to be placed back. Mayor Elliott suggested a 2-hour free parking for downtown areas similar to a system he saw in place in Greenville South Carolina. Enforcement of the 2-hour limit can be enforced by a proposed solution Mr. Thorngate saw in his travels in Fredericksburg, Virginia. The system called Auto Chalking would digitally chalk cars and once the time limit is up it produces tickets. The system can scan multiple cars in seconds and the equipment could be outfitted onto our current parking enforcement vehicles. A discussion ensued around other solutions considering kiosks which many felt the maintenance and being targets of vandalism that a digital system may be better. Mr. Thalman moved, seconded by Mr. Thorngate for city administration to consider and research two-hour free parking, being enforced by a digital chalking system. All in favor. Motion carried.

Update on request for City Staff to present options for a potential Sidewalk Program

City Manager Herron presented research from city staff in regards to a sidewalk program based off the Friends of Wheeling preservation loan. A revolving loan program would be provided by a local bank that would be able to assist residents in replacing slabs of deteriorated sidewalks. Terms and conditions of loan would need to be discussed with bank, bank would have power if loan was defaulted on, city could place lien on property if defaulted, city would hold no liability for sidewalk if giving out loan. Current projections just for replacement of needed sidewalks within Wheeling Island, Woodsdale and Warwood total between 3.4 million and 7 million, with whole city totaling between 15-20 million. Mr. Thalman requested a 3–5-year payback for loan, and to start program with \$100,000. Discussion ensued regarding enforcement, loan parameters and qualifications for program. Mr. Thalman moved, seconded by Mr. Thorngate to have city staff review further with bank, using the Friends of Wheeling loan program as a model, and discuss closer to October. All in favor. Motion carried.

Discussion re: outdoor dining program

Discussion regarding adding tables and chairs to outdoor dining program, Ms. Ketchum asking to consider amending outdoor dining ordinance to expand supply eligibility. Many councilors expressed concern over adding items that would not be structural to a property. Mayor Elliott asked Community and Development Manager Nancy Prager to explain the program further. Ms. Prager stated the program was popular but does not have as much interest as before, program was made out of a result of COVID pandemic. Committee members agreed not enough support to expand on the program. No motion.

Discussion re: expanding the Façade Improvement Program to include the sides of buildings revealed by third-party demolition

Mayor Elliott requested for the Façade program to cover the sides of buildings as well as the fronts. Ms. Prager stated the program does cover sides as it is any side able to be seen from the street, applicants can receive up to \$15,000 and can re-apply if they do not meet the threshold first time. Mayor Elliott thanked Ms. Prager for clarifying. No motion.

There being no further business to come before the Committee, Mr. Thalman moved, seconded by Mr. Thorngate, to adjourn. Time: 5:49 p.m.