

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, December 11, 2000

8:00 PM

Council Committee Rooms

Committee of the Whole

Rebecca W. Stinchcomb, Chairman

Karen J. Angelou

L. Nicholas Hogan

Thomas R. Kneeland

Michael O'Brien

Donald R. Shepherd

Debra A. Payne, ex officio

Members Absent: L. Nicholas Hogan

Members Present: Debra A. Payne, Rebecca W. Stinchcomb, Thomas R. Kneeland, Donald R. Shepherd, Karen J. Angelou and Michael O'Brien

ADDITIONAL ATTENDEES

Jerry Isler; Tom Weber; Col. Hall; Raleigh Mitchell; Karl Wetherholt; Mayor McGregor; Tom Komlanc; Isobel Sherwood; Tanya Word; Press

Representatives from AEP

Representatives from AEP canceled attendance at meeting tonight per D'Ambrosio.

Al Groves/Urban Studies

Groves stated a couple of things had developed for Creekside.

Groves pointed out on display that there will be a point at which the City will own from point A to point B. Angelou stated the Post Office won't be available until 2004, at the latest. Groves stated that developer advised that they can't make hotel work for \$69.00 rate. Groves advised using the Mill Street extension rather than excavating; we could excavate the embankment by the canal giving us more green space; the fire station has a basement; if the canal went beside fire station we could open up the channel which will have PVC pipe to carry brine and freeze the bottom of the channel to make an ice skating rink; you could use ice making equipment which could go into the parking garage; you could use the 2nd floor for dinner and eating. Groves also stated that we could have fully landscaped sidewalks. Groves added that until the first development happens you really don't need the flood wall with the exception of the basement in the fire station. Groves added he informed CIC that he will have the numbers at the January meeting on this phase.

Stinchcomb asked about the mill race and the water movement. Groves replied the water movement will be tied to the Mill Race and there will be a pump system to circulate the water. Stinchcomb asked if the numbers will include the pump system as well. Groves replied yes it will be included.

Angelou asked is there any possibility that this structure could be sold. White responded yes there is that possibility; the building could show the exemplary design of the street level and the 2nd level. Kneeland said the Ice Skating recreational facility could actually be so that we wouldn't have to worry about staffing.

O'Brien stated that he was disappointed that the hotel wasn't able to get prices comparable for the Gahanna area. Groves replied that the group that they worked with just weren't excited about the Gahanna area. Stinchcomb stated she did some checking on her own and wanted to know what parameters the marketing personnel used.

Groves stated he noticed where he is staying here in Gahanna his rate is \$69.00 per night; did notice that people had checked in after him and their rate was \$70.00 per night. Groves stated the developers haven't given up at this time and they are still interested; a hotel will be a necessity for conferences and workshops and the people from the hotel recognize the strategy but the marketing analysts used another strategy. This is a landmark that has extreme value and you don't want to ignore it; it is a good

development for the city.

Angelou stated the post office was a different situation and we were shoved into it. O'Brien stated we need to think about generating an income on our land rental. White said we could use our tax revenue to offset some of the expense; this project has to be made doable; if we do this and the development doesn't sell it is still good development.

ISSUES:

West Gahanna Entry, Phase II - Information from Development

White said that the City has already experienced positive change as a result of the initial implementation phase of the Gateway Plan; the Department of Development met with several office, restaurant, and retail developers to discuss the potential development of the land at the intersection of Route 62 and Stygler Road and other areas of West Gahanna.

White listed developments which have occurred in the area as a result of the entryway improvements and adoption of the West Gahanna Plan; projects include: Rite Aid, City Barbeque, Small Town Pizza, Massage Therapy, Time Warner, A.B. Enterprises, Mifflin Township, Family Health Center, Dalicondro Buildings, and Suncraft Corporation all totaling \$7-\$8,000,000 of improvements. As we review the listing we can see the City has made great improvements.

Kneeland said there was discussion that questioned the development of the West Gahanna area. Stinchcomb stated all we wanted to do is review Phase 2 and attempt to get an understanding of what the improvements and redevelopment would entail.

Wetherholt distributed pictures of the West Gahanna Gateway and stated the funds from MORPC will be good through summer 2001 concrete work will begin in the summer with landscaping beginning in the fall of 2001. Stinchcomb stated basically wanted breakdown as to where the money is going to go. Weatherholt stated received a bid of \$850,000 from Myers Schmalenberger. Stinchcomb asked what specifically are we bidding for. O'Brien stated that we have been planning for years and still all we see is the back of the laundromat. Angelou stated on the scale down from Stygler to Ridneour we don't want to forget the area behind Stygler and 270. Wetherholt said that we need some type of screening behind Big Bear.

Wetherholt said the local match was \$650,000. Kneeland stated that he thought it was necessary to reevaluate the project. Angelou stated this is not a beautification project it is a re-development project. Wetherholt said there is another consideration and that is maybe consider doing the jersey brick in 2001 and the next phase the following year.

Wetherholt said we don't have another step until ODOT comes back in April.

PENDING LEGISLATION

ORD-0243-2000

TO ACCEPT THE FINAL PLAT FOR PROPERTY KNOWN AS WOODMERE PLACE; BROOKWOOD CONSTRUCTION CO., INC., APPLICANT

Mayor stated he had met with Glen Dugger, C.V. Perry, Carlisle Perry, and Doug Maddy earlier today to discuss Woodmere Place and came up with a consensus that the City could abandon 50 yards of road in middle; Dugger, Perry, and Maddy are very pleased with this. Mayor also stated that he would like to run the approval of Woodmere contemporaneously; has a surveyor surveying an area at the entrance to McCorkle Park; the right of way would begin around Armor Hill and extend to the east end of the C.V.

Perry lots.

Payne asked if the green shaded area on the diagram (distributed by the Mayor) is the area where traffic would come from. Mayor replied yes traffic would come from out this area such as sidewalks or bike paths.

Sherwood stated that we would need to extend the motion resolution for another 60 days on this Ordinance 243-2000; and that we can postpone until we meet in January.

Recommendation: Postpone until January; Consent Agenda

Motion Resolution: for another 60 days per Section 11.06 of the Charter.

O'Brien asked what liability do we have. The Mayor responded none.

Recommended for Postponement to a Date Certain

ORD-0296-2000

TO AMEND SECTION 929.12, WATER RATES, OF CHAPTER 929, WATER CONNECTIONS AND RATES, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA; AND TO DECLARE AN EMERGENCY

Recommended for Adoption, Consent

ORD-0297-2000

TO AMEND SECTION 921.04, SYSTEM CAPACITY CHARGE, AND SECTION 921.11, SEWER RENTAL RATES, OF CHAPTER 921, SEWER CONNECTIONS AND RENTAL RATES, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA; TO REINSTATE THE SEWER CAPITAL IMPROVEMENT FEE; AND TO DECLARE AN EMERGENCY

Recommended for Adoption, Consent

MONITOR:

Morse Road Right of Way

Wetherholt said it will take a year or so to complete this process; requires something similar to a deannexation; several sections are unincorporated on the north side; have been working with the county; and the developers are going to be paying for the maintenance; the western portion is already mostly Columbus and we have the lawn area and the curb and a few feet of the south lane. Kneeland asked if this was all or nothing. Wetherholt stated the county said let Columbus have the right of way and Gahanna take the middle section; don't have to make a decision on the eastern section. Angelou asked in terms of Columbus doing various things what kind of controls will we have for them to come out and do these things. Wetherholt stated he would check into that and find out; is in full agreement to let Columbus do maintenance. Angelou stated that some things we might be concerned with is: will Columbus sweep the streets as often as we will sweep the streets, etc.; we need to protect our northern border. Stinchcomb stated that when you come in on 62 to get on Mill Street traffic is not backing up like it used to.

Stinchcomb stated she would like to see some type of agreement with Columbus.

Recommendation: Resolution Consent Agenda

Chapter 505 - Animals & Fowl

Recommendation: Carry over to January.

Tanya Maria Word, Deputy Clerk of Council

