

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, March 26, 2001

7:30 PM

Council Committee Rooms

Service Committee

*L. Nicholas Hogan, Chairman
Michael O'Brien
Donald R. Shepherd
Rebecca W. Stinchcomb, ex officio
Karl Wetherholt, ex officio
Roland P. Hall, ex officio*

Members Absent: L. Nicholas Hogan

Members Present: Michael O'Brien and Donald R. Shepherd

ADDITIONAL ATTENDEES:

Press; Tom Weber; Jerry Isler; Raleigh Mitchell; Donna Jernigan; Karl Wetherholt; Mayor, Tracie Davies; Tom Komlanc; Dottie Franey

PENDING LEGISLATION

ORD-0059-2001

TO AMEND CHAPTER 943, SANITARY REGULATIONS, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA REGARDING DISPOSITION OF SANITARY SEWAGE AND THE MAINTENANCE AND CARE OF GREASE TRAPS.

Franey explained that there was just one more change that Col. Hall would like to see made; originally it said that all restaurant owners should clean the grease traps every two weeks and file a quarterly report; would like it changed to as often as necessary; and made it very clear that they have to remove the waste from the site.

Recommended for Substitution and Adoption

ORD-0064-2001

TO AUTHORIZE THE MAYOR TO ENTER INTO PURCHASE AGREEMENT WITH JACK L. & MABEL Y. EDWARDS FOR 1.0 ACRES AT 6010 TAYLOR ROAD; TO SUPPLEMENTALLY APPROPRIATE \$100,000; AND TO DECLARE AN EMERGENCY.

O'Brien stated that he felt it seems like a lot of money with most of it being on flood plain. Wetherholt answered that the property does have a house on it now; only about an 1/8 of it is really all that wet; lot of high ground; possible to assemble part of Armentrout and Edwards property. Shepherd suggested that maybe they could recover some money by doing that. O'Brien asked if anyone had been inside the house. Wetherholt answered that the property had been appraised by Terry Arnold. O'Brien stated that he would feel more comfortable checking the house out; see if the appraisal is based on value of land. Wetherholt stated that the house does not have a very high market value; too close to the road. O'Brien asked if the appraisal was based on the land only. Wetherholt stated that it had been awhile since he looked at the appraisal. Shepherd asked if there was any way to assess the property to see if we could recover part of our money. Mayor stated that he had not had a chance to look at the appraisal; Arnold is an expert. O'Brien stated that he is concerned there may be questions on the value of the house and selling off. Mayor stated that he felt they are solving several problems at once; house too close to road; made sense a long time ago; we would tear the house down; between the two we gain frontage; this winter the property became a big skating park; received complaints from church; trespassing on church property; sent Park folks out there to test; it was shallow and presented no danger; we may be able to trade the church an acre of high ground with a couple of acres of low ground; make sure it is deed restricted to church use only so it wouldn't become a developmental issue.

Recommended for Adoption

ORD-0066-2001

TO WAIVE THE REQUIREMENTS OF SECTION 1317.01, COMPLETION OF STREET REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT, RELIEF, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA; FOR THE VILLAGE AT STERLING PINES, RESIDENCES OF GAHANNA AND CAMERON

RIDGE APARTMENTS, BY TRIANGLE REAL ESTATE SERVICES, INC.; AND TO DECLARE AN EMERGENCY.

Wetherholt stated that we finally got a plan from Triangle that has a construction schedule; drawings are all worked out which will satisfy building and Fire Department; recommended to go forward.

Recommended for Adoption, Consent

ORD-0067-2001

TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR FRA-MORSE ROAD-EAST PROJECT (PID 13897) WHICH PROPOSES TO DO STREET TREE PLANTING AND AREA-SPECIFIC LANDSCAPING WITHIN EXISTING RIGHT OF WAY; AND TO DECLARE AN EMERGENCY

Wetherholt stated that this is standard ODOT legislation; need it to provide our matching share; final agreement for ODOT building it.

Recommended for Adoption, Consent

ISSUES - Carried Over From Previous Meeting:

Service Garage - Benatec Proposal

Franey went over the information that Council requested from Benatec; there will be two gentlemen doing the study; they gave names of a couple of projects they have worked on; gave billing rates; not to exceed \$25,000; the most recent references raved about Benatec; very pleased with their performance. O'Brien stated that he feels a lot more comfortable with that information; gives us something to go with; not to exceed \$25,000; would like to use information Franey received as an attachment to the Ordinance.

RECOMMENDATION: 1st Reading; Consent; Bring back to Committee of the Whole

ISSUES - From Director of Public Service:

Permission to Bid - Traffic Light Bulbs

Franey explained that they would like to start switching the signal bulbs to LED. Shepherd mentioned an e-mail received from Kneeland that had a note to replace half this year and replace the rest next year. Mayor stated that the point of doing it all this year is because of the labor; the present light bulbs are inexpensive but you have to put one in every year; it's the labor; if they replaced every bulb every year it takes two men to do it and a bucket truck; takes about an hour each light; time element could create an extra man in Service Department; the LED have a 10 year life expectancy; not something we would have to change as often. Franey added that the standard bulbs are 135 watts and the LED is 10 watts; we would save about \$9,000 a year going to LED is operating costs. Komlanc stated that they are easier to see in inclement weather; you can't miss them.

RECOMMENDATION: Motion Resolution, Consent

2001 Equipment Purchases

Request permission to purchase skid steer and trailer for water/sewer department; request permission to purchase an S-10 pickup truck for water/sewer department; request permission to purchase a 1-ton dump truck for the water/sewer department; request permission to purchase two tractors for the streets department; request permission to

purchase two mowers and a loader for the Parks department; request permission to purchase a chipper for the streets department. Money has been appropriated for this equipment.

RECOMMENDATION: 1st reading, Consent, Does not need to come back to Committee

Supplemental - Street Light Globes

Wetherholt stated that the money was appropriated in 2001 budget in capital account; money is there; needs a Motion Resolution to bid out.

RECOMMENDATION: Motion Resolution, Consent

ISSUES - From City Engineer:

Lansdowne Rebuild, Improvement #760.

Wetherholt stated that they are in a position to open bids on Friday prior to the Council meeting; usually try to have bids before the Committee meeting but this got delayed by one week; Sherwood recommended that we go ahead and open the bids on Friday and introduce the Ordinance for the contract from the floor for 1st reading on Monday night to get it back in sync. Council members stated that they had no problems with this recommendation.

RECOMMENDATION: 1st Reading, Added to the Agenda Monday evening, Bring Back to Committee

2001 Street Repair, Improvement #764.

Wetherholt stated that they would like to do the same thing with this item. Council had no problems with this one.

RECOMMENDATION: 1st Reading, Added to the agenda Monday evening, Bring back to Committee

Personnel - Full Time Secretary

Wetherholt stated that the employee is willing to start off at the bottom of range; no problems; have to recalculate the whole package; have to generate the data with the benefit package; what the additional amount would be; information will be forth coming from Wetherholt.

RECOMMENDATION: 1st Reading; Consent, Bring back to Committee

ISSUES - From President of Council:

Helmbright & Havens Corners

Komlanc stated that they have put in a request to have the intersection video taped for analysis; Franklin County Engineer will review it; speed study analysis; if it meets the warrants they will proceed with a design. O'Brien asked what time of day the video taping will be done. Komlanc stated that the taping is done during the peak hour; the

video taping also picks up turning movements which applies to analysis.

ADDITIONAL DISCUSSION:

Wetherholt stated that the ODOT estimate was high; going to bring it within the \$650,000 target in order for us to get the \$440,000; original design had a lot of landscaping on the sides; going to cut it back some; revise the irrigation system to about one third.

RECOMMENDATION: 1st Reading, Consent, Does not need to come back to Committee

Stacey Bashore, Recording