

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, May 22, 2000

7:00 PM

Council Committee Rooms

Committee of the Whole

Rebecca W. Stinchcomb, Chairman

Karen J. Angelou

Sherie James-Arnold

Michael O'Brien

L. Nicholas Hogan

Thomas R. Kneeland

Debra A. Payne, ex officio

ADDITIONAL ATTENDEES:

Mayor McGregor, Jerry Isler, Sadicka White, Jennifer D'Ambrosio, Raleigh Mitchell, Karl Wetherholt, Tom Komlanc; John Igel; Press.

Members Present: Sherie James-Arnold, Rebecca W. Stinchcomb, Thomas R. Kneeland, L. Nicholas Hogan, Karen J. Angelou and Michael O'Brien

Members Absent: Debra A. Payne

HAROLD DAVIS - A.E.P.

Mary Flint, Alan Whitlow and Bob Ivinskias, were in attendance to address Council about the May 7 sub-station fire and power outage.

Flint said that she works with Harold Davis and they are here to address Council concerns. Stinchcomb said there are two issues to discuss; sub-station fire and power outage and what is being done to prevent anything like that in the future, and ongoing problems with the tremendous growth Gahanna has been experiencing and will continue to experience. She wonders, and many people she spoke with felt the same way, what will happen in July when everyone has their air conditioners running full blast. Also her power was out for approximately 6 hours the next day (May 8).

Flint said that is why Ivinskias is here, he is the Engineering Manager, and Whitlow is in charge of Station Activities. Ivinskias said that what happened was a direct result of work with the third transformer; were upgrading cables; the third transformer would roughly double the capacity of the station. Whitlow said he sees two separate events. The mobile transformer was installed on April 5th for system improvements to keep things going; 5 transformers at station and 3 will be connected. There was either failure of a 13kV cable disconnect switch at the station that caused the fire and subsequent outage, or an animal (bird) came in contact with equipment to cause the initial problem. The mobile transformer at the station did not have DC power due to failure of the transformer's battery system; isolation devices were not activated as they should have been and that allowed the transformer to fail and catch fire. Typically when something like this happens isolating devices trip, but they did not. No alarms went off at the sub-station, and with the amount of current going thru the components at the distribution station, there was no way it could handle and it burnt up.

There was discussion that the mobile transformer took the place of the two transformers, but one at a time; alternating while cable upgrades were installed; third transformer was there but had not been installed. The third transformer should be ready to go on May 26, Friday. Discussion continued with Ivinskias referencing Gahanna area circuits by number (available in Council Office), explaining which circuits service which areas and why power was on at some locations and not others; picked up areas from other sub-stations to get power back on. The alarm monitor did not receive an alarm, so did not know what was happening.

Whitlow said this was an abnormal situation. The two transformers are there in service and cables have been upgraded; with the third transformer being operational on Friday.

Stinchcomb asked if these 3 transformers will be adequate with the growth of Gahanna, and the growth that is being planned? Will this hold up in July? In 1401 rarely go

without outage for a two week period; a lot of growth in that area in the past 5 years.

Ivinskas said they are continuing to do additional routine maintenance on a regular basis, and seeing the results. Whitlow said they have taken on an aggressive maintenance plan and are utilizing new technology that was not available 5 years ago; diagnostic test tools; have outages with less frequency.

Ivinskas also addressed additional improvements.

Council thanked Flint, Ivinskas and Whitlow for the information provided.

ISSUES

Liquor Permit - Small Town Pizza

There were no objections to the liquor permit. Motion Resolution, Consent Agenda.

Southeast Sanitary Sewer

Wetherholt said after getting the appraisal, he decided to get more quotes. He will come back with this at the June 12th committees.

Claycraft/Taylor Station Road Intersection

Wetherholt said the Taylor Road traffic management in the industrial zone is becoming critical. The Taylor Station/Claycraft road intersection is becoming more difficult to get through during peak hours. Also improving the traffic flow here may encourage traffic away from Morrison and Hamilton. He has received proposal from Larry Creed, EMH&T, to do preliminary engineering on the intersection, and it is funded in the 2000 appropriations. He is requesting an ordinance to authorize a contract for the work.

Recommendation: 1st Reading Consent - Does not need to come back to committee.

Orchard Drive Sanitary Sewer

Wetherholt stated that there is no sewer in this area and the properties are too small to permit the on site treatment systems to be replaced. He is recommending that an assessment project be initiated by the City to sewer the area of Orchard Drive , consisting of 5 houses. He has received a proposal from GCC engineers to perform the engineering work necessary to get started. A supplemental appropriation of \$7,190 will be needed.

It was agreed that Wetherholt would get the cost estimates, and then City would speak with the homeowners. Council wants to make sure that the burden is not too much on the homeowners. Mayor said City would agree to pay a certain amount of the assessment; certain percentage, but very minimum. After Wetherholt has estimates from GCC will come back to Council in Service Committee.

Recommendation: 1st Reading, Consent Agenda - Does not need to come back to committee.

Morse Road 36" Wate Lline Project

Mayor introduced John Igel, of George Igel & Co. and said there were alternate bids on

the water line project. Reynolds was the low bidder if we open cut Morse Road. Wetherholt said this information is on the bid tab from Columbus. Open cutting Morse will save approximately \$100,000, but traffic will have to be closed for several days. One alternate was to bore instead of open cut the road. Mayor would like Council consideration on changing the award of the bid to Igel, since they had the lowest bid to bore, and he prefers this method. This would cost both the City of Columbus and Gahanna approximately \$50,000 more dollars, but he feels it is worth it; City of Columbus has agreed to pay half.

Igel said that in addition to the fact that Morse Road would not have to be closed to traffic for several days and detoured; to bore would put in a steel casing of 60" with casing for a 36" pipe; 10 " would be vacant space under Morse Road; could be used for fiber optics.

Stinchcomb asked if the Mayor is asking that we change the ordinance we gave first reading to? Mayor said yes. Discussion.

Council asked that written agreement be obtained from Columbus that they will pay 1/2 the cost; approximately \$50,000, also open space ownership.

Recommendation: Legislation be withdrawn; new legislation prepared to award bid to George Igel & Co.; come back to Committee of the Whole.

2000 Asphalt Overlay Bid

Wetherholt said Friday is the bid opening for the Asphalt Overlay projects. He would request ordinance for first reading to award this contract, and will supply Council office with the information on Friday.

Recommendation: 1st Reading, Consent Agenda - to Service Committee.

Convention & Visitors Bureau

White said she is requesting legislation to enter into contract with the Community Improvement Corporation (CIC) for the creation of a Convention and Visitors Bureau, and presented copy of draft Agreement. The agreement does not call for any money; they will provide a marketing plan and a budget will be developed from that and funds will be appropriated from the hotel/motel tax fund. The bureau would be housed in the Chamber building.

James-Arnold said there are very strong state statutes about sharing of funding with the Convention Bureau; need to check this out before we enter into anything.

Weber said Section III needs some changes and clarifications; does not like how that is worded. It was agreed to bring this back for June 12th Committee of the Whole; hopefully in final draft form.

Creekside Peddlers

White presented sample Creekside Island Peddler Ordinance for Council review. Council is to e-mail any questions, comments, or changes to White or D'Ambrosio and then will bring it back at committees June 12th.

The Development Team

White said that at the last CIC meeting it was agreed that the roles of those participating

needed to be established, and the Roles & Responsibilities is what they came up with. White reviewed roles of City Council, CIC, Urban Spaces, including Robert Weiler Co., George Parker, TriCar, others, and Administration/Development. (Creekside Development Team Roles & Responsibilities attached.)

White also presented 4 different ownership structures for the Creekside development and reviewed.

The Development Department is recommending Proposal I; that the City of Gahanna leases land to developers on a 99 year renewable lease; that the lease rate be based on 8% of the market value of the land; developer owns 100% of the project upon leased land; all development costs (hard and soft costs) to be at the expense of the developer.

Discussion followed. White said the 8% should be reevaluated every 5 years, and the City would retain ownership.

Stinchcomb polled Council members and all said they preferred Proposal I. Hogan expressed a concern about using tax payers money to buy additional property.

Recommendation from Planning - Refund Variance Application - Amari

Motion Resolution, Consent.

North Triangle Roadway System

White said that Planning Commission has recommended that the City proceed with the proposed loop road. There was discussion about the road going in when developers come in; developers should build it; cost of at least 5 million to City. Wetherholt said the landscape has changed since this was proposed in late 1999. White said there is a major retail center proposing to come in; would not need loop road. Mayor said it is important that Council know how strongly the Administration feels that the City not do this project, but that it be done by the developers, only if it is necessary; not the way we build roads in Gahanna. Council members agreed that the City should not proceed with this road.

Engineering will let Moody-Nolan know that we do not intent to pursue this project.

Stinchcomb said that we can continue discussion on this at the June 12th committee meetings, if necessary.

There was discussion of a Resolution of Necessity and Intent for June 5th.

PENDING LEGISLATION

ORD-0112-2000

TO ACCEPT PROPERTY KNOWN AS 121 MILL STREET, GAHANNA, FROM ROBERT J. ECKART AND JERRY L ECKART; AND TO DECLARE AN EMERGENCY

Recommended for Adoption, Consent

ORD-0113-2000

TO ACCEPT THE FINAL PLAT FOR PROPERTY KNOWN AS CROSSROADS COMMERCE CENTER; TRIANGLE REAL ESTATE SERVICES, INC. BY EXXCEL CONTRACT MANAGEMENT, INC., APPLICANT; AND TO DECLARE AN EMERGENCY

Recommended for Adoption, Consent

ORD-0006-2000

TO ADOPT THE CREEKSIDE TRAILWAY LOOP STUDY, DATED NOVEMBER,

1999, AS PREPARED BY TRICAR LTD.

Recommended for Adoption, Consent

DONNA JERNIGAN, CMC/AAE, Deputy Clerk of Council