

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, July 12, 1999

8:00 PM

Council Committee Rooms

Committee of the Whole

*Debra A. Payne, Chairman
Karen J. Angelou
Sherie James-Arnold
L. Nicholas Hogan
Thomas R. Kneeland
Rebecca W. Stinchcomb
Robert W. Kelley, ex officio*

ADDITIONAL ATTENDEES:

Mayor McGregor, Karl Wetherholt, Sadicka White, Ernest Choung, Jerry Isler, Terry Jordan.

PENDING LEGISLATION

Members Absent: Sherie James-Arnold

Members Present: Debra A. Payne, Rebecca W. Stinchcomb, Thomas R. Kneeland, L. Nicholas Hogan, Karen J. Angelou and Robert W. Kelley

990284

TO AUTHORIZE THE MAYOR TO ENTER INTO PURCHASE AGREEMENT WITH JAMES M. RYAN AND JAMES M. RYAN, TRUSTEE FOR JAMES M. RYAN FAMILY TRUST I, II, III, IV, AND V, FOR PROPERTY LOCATED ON JOHNSTOWN ROAD AND CONSISTING OF 12 ACRES, MORE OR LESS; TO SUPPLEMENTALLY APPROPRIATE \$1,500,000 THEREFOR; AND TO DECLARE AN EMERGENCY.

Payne stated this legislation has had 1st reading; open up for a recommendation or discussion that anyone wants.

Mark Herman, 4443 Johnstown Road, thanked Council for allowing them to come; made a lot of comments and statements at last meeting; hope they were taken to heart, explored, and given some consideration; did follow through on one question which was the possible need for second driveway cut from 62 onto property; spoken extensively with ODOT and that question does become an important point in their mind; the 12 acre property being considered has a driveway access which is the easement that is in question; they say normally, and in this case probably, do not recommend, and if they have a say, will not allow a second driveway on the same property; that would raise a question in their mind; think we made the points we would like to; if any questions since last discussion will be more than happy to answer any questions.

Herman asked what if any considerations will be given to the access issue and ingress and egress. McGregor stated that from engineering standpoint will have to look at our alternatives; feel there are several.

Payne noted that there would be amendments made at the time of 2nd reading if placed on regular agenda; next meeting is on the 19th.

Recommended for Adoption to Regular Agenda (Duplicate)

990164

AN ORDINANCE DECLARING THE ESTABLISHMENT OF THE EASTGATE INDUSTRIAL CENTER TIF DISTRICT AND THAT IMPROVEMENTS TO REAL PROPERTY WITHIN THE DISTRICT ARE A PUBLIC PURPOSE; DESCRIBING PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE MADE TO BENEFIT THE DISTRICT; REQUIRING THE OWNERS OF THE PROPERTY WITHIN THE DISTRICT TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS; APPROVING AND AUTHORIZING THE EXECUTION OF TAX INCREMENT FINANCING AGREEMENTS AND AN INFRASTRUCTURE AGREEMENT; AND DECLARING AN EMERGENCY.

White stated that a 50 acre site at Taylor and Taylor Station would like to be added to the proposed TIF; would make the proposed TIF approximately 250 acres; the addition

is to be known as Crossroads Commerce Center and would have ten office warehouse building totaling about 625,000 s.f. over a development time frame of 7 years; estimated cost of \$2,000,000 in public improvements with anywhere from 625 to 1,550 employees; attorney will provide us with necessary documents to make these changes; all of this is predicated on the agreement with the schools; we are progressing with that; hope to have for you by August.

In response to question from Stinchcomb, White stated that funds would be provided by developer and we would pay the developer back; same as we are doing with the oversized sewer he is building; reduces our risk. Stinchcomb noted Wetherholt's report and request in Service Committee for the East Industrial Sanitary Sewer; because of the over sizing and extra length to handle this additional property will cost an additional \$150,000; trying to figure how this fits in with your proposal; are these costs included in your calculations. White stated they were not; normally he would be building a smaller sewer; is over sizing it and we pay him back for over sizing; since there is a TIF part of this sewer, he would like to do in the TIF; cost would be split between the two funds. Hogan and Stinchcomb requested further information.

White stated the TIF will be going up in an amount to account for the additional land to be added; probably add about half a million to the total; \$300,000 already appropriated will go back to sewer fund; still need Wetherholt's ordinance with a supplemental of \$450,000 from sewer fund to move forward; with changes sewer cost is up to about \$950,000 overall; \$300,000 goes back into sewer fund and whole \$450,000 will go into TIF and these figures will have to go up; still need Wetherholt's legislation; ordinance is written using sewer fund until we can get the TIF in place; basically borrowing this money from ourselves; can appropriate from that TIF; sewer fund capital improvements will have money back into it which we will need for Triangle West Sanitary Sewer. In response to question from Hogan, Isler stated we need to move forward with the legislation from sewer fund and then reimburse it back once the TIF is in place.

In response to question from Hogan, White stated she would hope to take action in August; another meeting set for this week with schools. In response to question from Hogan, Weber stated that the school turn down on the agreement was a technical turn-down; needed to take action in a statutory time frame; should be ironed out soon.

Recommended for Postponement to a Date Certain to Consent Agenda (Duplicate)

East Industrial Sanitary Sewer, Imp. #727

Referred to Committee of the Whole by Service Committee. See previous discussion.

Recommend for Introduction to Consent Agenda (Duplicate)

ISSUE/MONITOR

980526

MOTION RESOLUTION TO REFER TO PLANNING COMMISSION A REVIEW OF CHANGES TO CHAPTER 1171, FENCES, OF THE CODIFIED ORDINANCES.

Payne noted distribution of fence code changes regarding swimming pools; draft dated 6/23/99. Following points were raised:

1. Discussion on pool covers; would be a huge economic deterrent to civic pools; most drownings happen in pool season when covers aren't on; covers do help keep it cleaner; not as much clean up in the spring. No change to this section as worded in this draft.
2. Discussion on locks; current draft only requires locks on residential pools; add sentence to 1171.05(C)(B) that when pools are not in use they be locked; also change

that section in the residential area, 1171.04(a)(10)(C), to be locked when not in use.

3. Discussion held on new section 1171.06; does not cover residential pools but commercial and multi family per the definition of a public swimming pool. Change compliance from 3 years to May 1, 2000. Mayor will check and report back to us as soon as possible as to the number of pools that will be affected by this compliance section.

Discussion held on need to send this to Planning Commission since numerous changes have been made. Weber agreed that it did need to go to Planning Commission. Payne requested that the changes be inserted into the draft and sent to Planning Commission for review.

RECOMMENDATION: Floor motion, consent agenda, to refer to Planning Commission, a review of changes to Chapter 1171, Fences, of the Codified Ordinances.

ISOBEL L. SHERWOOD, CMC/AAE, Deputy Clerk of Council reporting.