

# **City of Gahanna**

*200 South Hamilton Road  
Gahanna, Ohio 43230*



## **Meeting Minutes**

**Monday, April 23, 2012**

**7:00 PM**

**Council Committee Rooms**

## **Committee of the Whole**

*Stephen A. Renner, Chair  
Beryl D. Anderson  
Karen J. Angelou  
Ryan P. Jolley  
Brian D. Larick  
David L. Samuel  
Brandon Wright*

**Members Present:** Stephen Renner, Brandon Wright, Beryl D. Anderson, Karen J. Angelou, Ryan P. Jolley, Brian D. Larick and David L. Samuel

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**Additional Attendees:**

Mayor Stinchcomb, Brandi Braun, Dottie Franey, Karl Wetherholt, Sue Wadley, Mike Andrako, Gen. Williams, Chief Murphy, Anthony Jones, Bonnie Gard, Shane Ewald, Jennifer Teal, Joann Bury, Tony Collins, Isobel Sherwood, Brian Hoyt, Jim Boyd resident, Kathy Weible and Marty Schmayer from Leader Promos, Press.

**PENDING LEGISLATION:****ORD-0093-2012**

TO ZONE .840+- ACRES OF PROPERTY AS SO, SUBURBAN OFFICE; SAID PROPERTY LOCATED AT 790 EAST JOHNSTOWN ROAD; LEADER DEVELOPMENT, LLC, KATHY WEIBLE, APPLICANT.

Renner called the meeting for Monday, April 23, 2012 to order. Jones said as you heard in the public hearing last week, the applicant LeaderPromos is requesting to rezone their property on the Southeast corner of Johnstown Road and Hamilton Road to Suburban Office; we are in complete support of this application; the business needs to expand their current parking facility due to employment growth; they own this property and have a need to expand this campus; this zoning use is congruent with the neighboring properties in this area; there are similar uses adjacent to the property as well as the fact it is in line with our overall development of the corridor; the SO zoning is an appropriate use; it is currently SO but with a limited overlay which is much more restrictive; so they are requesting we remove the restrictions by taking off the limited overlay and going to only SO; for your consideration this is an appropriate use of the land, congruent with neighboring properties, and their use is in line with their current business use and growth model; we request approval of this zoning change; Gard our Zoning Administrator is here to speak to any specifics as well as the applicants.

Angelou said Jim Boyd, adjacent property owner, is here and he may have a few questions; I have questions; I think there has to be a way to make everybody happy on this particular rezoning; would like to ask Ewald, what if there is a minor change in the footprint of the parking lot or the development plan for the area; the limited overlay has to come off; after that, if there would be a small change in what is proposed, could that happen without going through the entire rezoning process again. Ewald said no; once the overlay is removed and it is zoned SO, then all the zoning requirements would apply via Planning Commission; but to apply an overlay would require it to come back to Council. Angelou said but if we take the overlay off and during the development process for the parking lot, it does have to go through a Design Review, correct. Ewald said yes.

Angelou said so if they make a minor change and move the parking lot 7 feet to the west, that would give them what they need for their business; I read the article where they hope to have this as a 100 million dollar business which is pretty large; I can't imagine it would fit on the property at that point; if we could move this 7 feet to the west, I think that makes Mr. Boyd and the people living back there in Jefferson Township have almost what they want; they don't have a problem with the parking lot; they do have a problem with it being as close as it is; that would take a variance for the property along Hamilton Road; can't imagine anybody being upset about that; this seems to me to be a minor change; it is still a parking lot and it is still the same size; it is just 7 feet to the west. Ewald said the problem with moving closer to the road is you would have to have a variance. Angelou said yes but that could be pushed along. Ewald said you could request it but Planning Commission would have to approve it. Angelou said I think it would be a reasonable request; it is the same configuration, 7 feet may be too much; it

makes sense to me; it is not a large change.

Ewald said the only thing before this Council at this point is to retain the overlay which would be to deny the application; or to approve the request and remove the overlay; you could forward comments or talk to the Planning Commission about your concerns, but it comes down to do you remove the overlay or not; that is the only choice you have; I guess you could modify and apply a new overlay, but if you look at how it was done originally on the map, the parking lot is closer to property line than the building; the building was set at 29'; on paper it looks like the parking was halfway to the property line; half of 30' is 15'; you are right about where they are asking for the parking lot to be anyway; show that to Angelou. Angelou said she had seen it. Angelou said so this change would not need to go through the whole process again; it would just be done during the development plan. Ewald said it would be a design review. Angelou said so there is no development plan. Ewald said at this point there is not; there is a design review; there was a variance for the parking lot for gravel. Gard said for a temporary one. Jones said there is a design review application before Planning Commission now. Angelou said so I would ask is this a possibility.

Weible said this is where we are in the process; the 29' was a rule for a building for zoning; now we are within the rules of zoning for a parking lot; the process has gone on and on; we just want to follow the rules. Angelou said the zoning process takes a long time to make sure we do things right for everybody; when we rush ahead items are missed; I just want to know if during the design review, you would have to bring this up; it wouldn't do anything to your design except move it. Schmayer said if we move it 7' we are in the preservation zone. Angelou said that is the whole point; it would take a variance. Schmayer said we are already 116' from the neighbors. Angelou said so you are not willing to do that. Schmayer said no; we have our plans, our drawings, we have spent thousands of dollars; we did everything by the book and we expect to be heard by the book; this is a very long process. Angelou said you came in February; there is a reason these are long processes and it is our Charter. Jones said the current plan before the Planning Commission for design review is completely within the parameters.

Angelou said everyone knows that; the point is we have residential communities albeit in Jefferson Township, that have been there for 30 years; the overlay was a protection.

Weible said everyone says this was a protection but it was zoning for a building; it was not protection it was the building needs to be 29' from the property line; whether someone interjected those words that it will protect your property, I don't know, but it wasn't an exception to the rules at the time; it was just how it would be done for a building.

Ewald said this Council cannot guarantee that the variance to move it 7 feet would be accepted and approved by the Planning Commission; so you approve removing the overlay; have the applicant bring forward the request; it doesn't mean the Planning Commission would approve it; or even want to move or adjust the parking lot in the design review. Angelou said but they might want to; we couldn't be guaranteed they would but they might. Ewald said you could request it. Jones said it is ultimately up to the applicant. Angelou said and they wouldn't. Jones said at this time the applicant feels they have satisfied all of their due diligence requirements and provided this request to accommodate this use and has before Planning Commission a design that is acceptable; we try to stay away from variances because they are an exception to a rule; straight approval is the preferred option.

Wright said with all the discussion I think we should stick to what is being asked for in the zoning; trying to compromise is not relevant to the issue we have before us; the applications do take awhile and you have done your due diligence and been flexible with Planning Commission; at this point we should stick to the request before us; I did look at the parking situation around peak time and what was said during the public hearing is true; now with what they are asking we need to go ahead; if we are going to put businesses through the ringer we won't get many who want to locate in Gahanna.

Samuel said keep in mind the Planning Commission spent a lot of time on this; I am sure there was a lot of this same discussion. Gard said they carefully considered the recommendation to Council for the zoning change; and they knew that this was what was before them; there always has to be a follow up for a zoning change if you are going to build anything whether it is a Final Development Plan or Certificate of Appropriateness; it is going to come back to them; so they looked at whether this business use at this campus was an appropriate zoning and SO is the appropriate zoning.

Jolley said we need to act on the recommendation before us; anything to be done further is up to the applicant.

Anderson said my understanding is if anything is to be acted on, the applicant has to take the initiative after we vote on it; or take action on it; is that correct Gard. Gard said yes that is correct.

Renner any other questions; then 2nd Reading, regular agenda.

Jones said upon its approval, when is it officially enacted. Sherwood said 30 days; it has not been our practice to put emergency on zoning issues. Jones said I understand that; Mayor if I may, I would request Council consider putting an emergency on this to accommodate the applicant who is experiencing a lot of pressure due to job growth; it would be a benefit to their project; I make the request; it is your decision; I would be remiss if I did not represent the applicants need to move forward ASAP. Ewald said Planning Commission has decided to wait on the design review until a decision is made on the zoning. Gard said it is on the agenda for Wednesday night. Jolley said can you give us some history on why we typically don't do emergency on zoning. Sherwood said by putting on emergency you take away the ability of residents to object.

Anderson said Boyd is here; does he have comments. Renner said this is not the public hearing; because the applicant was able to speak in fairness we should let Mr. Boyd speak but time is limited; does Council agree. Jolley said no; we had a public hearing. Samuel said I agree with Jolley. Renner said ok then majority rules.

Renner said what action do you want on the issue of emergency. Angelou said it can be put on that night; not now, but can be added at vote.

Wright said how many Gahanna residents have commented on this. Gard said I haven't had any. Sherwood said there was one resident at Planning Commission. Angelou said they brought in petitions.

Recommendation: 2nd Reading, Regular Agenda, Possible Emergency Language.

**Recommended for Adoption**

**ISSUES - From Mayor's Office:**

**Strategic Planning Follow Up**

Braun said we continue to follow up on items discussed regarding strategic planning and the critical success factors we began in March; we have had good conversations about these critical success factors, and they form our 5 strategic objectives that we have been framing our work around; they were not finalized; based on the conversations and feedback received from Council, the Mayor, and Department Heads, we really have not changed the factors much, but we tweaked the names and provided directional policy statements that let us know what each of these mean; on the document provided is listed a Success Factor, then a proposed Policy Statement, then some examples of policies or issues that would fall underneath it; once they are finalized, the Mayor has a desire that we continue to work under these as we have done since 2008; now it is up to Council to change, discuss and perhaps adopt them. Renner asked for comments.

Larick said thank you to Braun; you did a great job summarizing and pulling together all we talked about; these factors cover a broad swath of issues and provide some direction for the future.

Wright said I concur with Larick; I read the email and thought it was very professionally

done; one issue I believe to be urgent and we have to work on is developing the brand for Gahanna; need to have it define who we are and use it fully to market; when we nail that down we will be going the right way; communities like Dublin and Upper Arlington are fully defined and know what they are; we could establish something that will make the Gahanna brand unique; could be used to get businesses in here; hopefully we can build an image.

Anderson said that was succinctly put and I concur with that; it is long overdue and needed; as we grow as a city and do outreach and partner with organizations locally or otherwise, it can help us to reach these goals; very important to do.

Braun said Collins, Jones and I serve on the board of the CVB this year defining what our brand has become a high priority; they use it to attract business and visitors; should be an opportunity to partner with them as other communities have done to develop the brand together.

Samuel said we need to make sure this is a living document that we continue to work with; don't want it on the shelf so in 2 years another Council has to spend time with Directors researching a new plan.

Jolley said I appreciate your dedication to internal grammatical consistency concerning citizen centric; the question is we talked at the session about sustainability, did not see anything in that about it unless we are calling it something else. Braun said in terms of economic sustainability, we talked about should it be economic success or sustainability; tried to find a compromise; from an environmental standpoint we did not put it in here; this list is not totally inclusive. Jolley said I was thinking about the environmental piece. Mayor said is this something Council is willing to adopt as a resolution, to confirm it and give it more formality; we will continue to use it administratively as we have but would encourage you to adopt it.

Wright said since we use this as a living document and your staff takes this quite literally, can we make it known these are objectives they need to strive to and they are not to feel defeated if they are not able to meet them completely. Mayor said that is not a problem at all; we have been using this for the last several years; this is just redefining the set of 5 areas that we have been using since Council and the Administration put it together in 2008.

Wright said everyone needs to be a little flexible with how we view this.

Jolley said one thing I have appreciated is in presentations, you don't see all 5 of them; not possible to hit all of them or have them be applicable, but striving to meet several of them with every project is the overall goal.

Recommendation; Motion Resolution, Consent Agenda.

## ISSUES - From Previous Meeting:

### Vision/Mission Statement

Sherwood said this was discussed at last committee and brought back when all of Council is present.

Samuel said in the Gahanna Mission Statement, there was a proposal to change the wording to "strive" from "ensure"; at last committee, I encouraged us to keep to "ensure"; I feel we are at an exceptional level; we still have signs up about being a top 100 city from Money Magazine; we are very fiscally responsible; we are doing very well with development growing businesses; can look down by the school and at things happening down at Hamilton Road and Morrison Road; we should keep this as it is; we are at a high level; not too many places like Gahanna in Ohio.

Renner said I share the same sentiments as Samuel, especially in light of the Critical Success Document; diluting this to "strive" would hurt us; should stay as "ensure".

Wright said this was a contentious point; would like for the Mayor to express to staff if we go back to "ensure", that they don't beat themselves up thinking they don't hit this

mark; I don't like an environment where there are quotas and you are held to this; it needs to be kind of fluid; we are just getting on with recovery, but they should know even if they don't meet 100% they are still ok; need to measure the "ensure" in a flexible way. Mayor said I am fine to leave it the way it is; the point of bringing it up was exactly the dialogue we have had; it hadn't been talked about for years and we brought it up; it is very important that we all understood and that we had buy in; is Council willing to readopt this and reaffirm this as part of the exercise.

Samuel said we should reaffirm what the previous Council set in writing.

Angelou said I felt the statement was exactly what it should be when we did this back in the 1990's; as a part of that I took great pride seeing it on every document we had; I am definitely willing to reaffirm it.

Anderson said I am willing to reaffirm it, particularly after hearing the Mayor share sentiments; I agree we need to make sure staff is not held to this to where it impacts their performance reviews; it is well written and addresses what and who we are; exemplifies the standards we expect; reflective of what Gahanna is; willing to keep it as is.

Wright said I noticed the statement is only on Council's page of the website; can that be looked at and moved more to the front. Braun said absolutely.

Renner said how do we adopt. Sherwood said however it was adopted originally I will do that same legislation; believe it was a motion resolution.

Recommendation: Motion Resolution, Consent Agenda.

## ISSUES - From Council Office:

### Civil Service Commission Rules & Regulations

Sherwood said I sent you a memo on Friday with changes attached; these changes are the result of the Charter change that passed in November; once that was adopted, Human Resources and Council Office worked closely to amend the Code; once the Code was adopted by Council, we had the Civil Service Commission adopt their Rules of Procedure; this is the final step in the process; Wadley, Cochran, Jernigan and I went through it many times; met with the City Attorney at the completion of it; this is final document recommended by the Civil Service Commission; asking for legislation to adopt these Rules and Regulations.

Wright said there are a lot of changes; only got through half of it; it appears it is drastically different now because of the Charter change.

Angelou said did Civil Service recommend this. Sherwood said yes they did; I would like 1st Reading, then back to committee, if you want to take some time; as you are reading, if you have any questions, please call to clarify the changes. Mayor said point of order, if Council makes changes, does it have to go back to the Commission.

Sherwood said no because of the Charter change it does not.

Recommendation: 1st Reading; back to Committee of the Whole.

## ISSUES - From Director of Parks & Recreation:

### Parks & Recreation Master Plan

Collins provided a power point presentation; a copy is available in the Council office. Angelou asked how do you pick the consultant. Collins said the folks we are working with were the lead consultants for the 2006 plan; they have our data and information so we were looking for the most efficient and cost effective way, and they were very good, so we went to them again. Angelou said in 2006 was it decided this should be done every 6 years or is this a Parks standard. Collins said there was no discussion in 2006 as to when we would renew the plan; in terms of standards, it is not a Parks standard, but

more a strategic plan standard across private and public sectors that plans are good for 3 to 5 years; we used to look at 10 year plans; this is a great example of the fact that a lot changes in that amount of time. Angelou said will this insure an exceptional quality of life. Collins said it will insure the quality of life the residents of Gahanna would like to see.

Jolley said how does this timeline fit in with the budget. Collins said that is why I would like this completed by November; we would like to have the information back in time for the appropriation process; our plan going forward, some is operational, but there are things in there that would be adjusted based on this information; in 2006 we adjusted as the information came in. Jolley said in terms of the new budget process with the longer time line, it sounds like this won't be in yet. Collins said some of it is more long term goals appropriate for a 5 year plan.

Wright said when we had planners in house was this part of their job responsibility. Collins said we have never had a planner for the Parks Department; my staff does it; when we set up a steering committee, which we will do for this, we invite the Development Department's planner to be part of the process; they were part of the 2006 group. Wright said we should be dusting off all departments master plans and getting them together; if we invest in the master plans and pay consultants to come in, they should not be just on the shelf; do you see for sure that if we invest the time, effort and money, your department will use it as a living, breathing document. Collins said in 2005 Councilman McAlister asked me the same thing; every funding item I have brought forward since then has been determined from this plan. Mayor said this plan has absolutely not been sitting on the shelf. Angelou said it should rule everything. Mayor said and it does. Collins said one of the challenges is the standards that were adopted in 2006 were never able to be met because of a lack of funding resources; that is one of the reasons we need to go back and look at these.

Wright said is it a situation where you requested funding and Council said no. Collins said it has just never been available when balancing the needs of what has to be done. Wright said so that is something you can put together and determine the funding that will be needed. Collins said that is part of the budget process; establishing what it costs to provide the standard; in parks defining the exceptional standard is different person to person; this document in 2006 gave us the citizens definition of what the standards are; we need to go back and ask that question again based on the new economy, where the community is six years later; what is that standard; how do we move forward.

Wright said so is there a big need for a community center. Collins said I am asked about that the most. Angelou said people want it but don't want to pay for it. Collins said I don't go out and look for an answer for it; in terms of the financial reality, it has never even made the list; we have gotten a ton of items accomplished; made significant progress over the last few years and done some amazing things and raised the standards; the community center is not on the list but should be discussed as well as what do you want to pay for; any additional questions please send them to me; will provide copies of the power point.

## ISSUES - From Director of Finance:

### 2012 1st Quarter Presentation

Teal provided a power point presentation; a copy is available in the Council Office; introduced the new Deputy Director of Finance, Joann Bury.

Wright said I wish we all had a passion for numbers like you; it is good you have a passion for what you do and you show it for all the department heads to see; I would like to see more of that displayed; in the budget process where we see line items, do we ever get the results of the projects when it is done; how long does the line item stay on there. Teal said projects are not appropriated at a line item level; you see all the engineering

projects in one bucket; that account or bucket does not go away year to year; next year it could have all different projects; we detail down pretty far but not to the individual project level. Wright said there are a few that have a fund balance of zero. Teal said we have some funds, from a presentation standpoint, I am working so they will not show; if there has been no activity for a number of years we won't show them; unless we officially delete the funds legally, since they are established legally, they will stay on the books.

Samuel said does the ORC give you much flexibility on investments. Teal said we have infinite flexibility as a charter city; we have chosen to follow the ORC sections that were in place in 1998; they have changed quite a bit since then and are more permissive; even if we stuck to just the ORC we could do more; as a Charter City we can do what we want; we just have to answer to the public.

Anderson said why does our treasury have Star Ohio if the interest rates are so low. Teal said because there are entities with limited financial skills and cities don't want them to run amuck; this is a way for them to be limited in what they do; they are set up for those groups who choose not to make riskier investments; it is also very convenient; when I need money for a check run or for a large deposit in the short term, it is a phone call; getting money from other accounts can take a much longer period of time; so it is both administrative and protective; and there were times when their yield was high; just not now. Anderson said with government bonds and CD's, how do we make that determination on what to use and for what term. Teal said we have relationships with a number of investment brokers who deal solely with municipalities; they are aware of constraints within the ORC; they have signed and reviewed our investment policy so they know what we can and can't do; they monitor the market on a daily basis and when they see bonds or CD's that would be attractive to us from a maturity standpoint, interest rate standpoint and liquidity standpoint, they call; here are some screenshots. Anderson clarified they call us. Teal said yes they call us; the issue is, I can review what they are offering, but I am not an investment professional who studies the market and is up on all possibilities; so it is comforting to me that we don't do anything too risky and the result is about the same for us right now; they call, I say up or down; if they purchase on our behalf, they get in touch with Morgan Stanley Smith Barney and put the security in our portfolio; the benefit of that is we get one statement; we used to get 5 different ones that had to be reconciled; this situation works best for us. Anderson asked what type of investments do we have that have the most liquidity. Teal said most of it would be in Star Ohio; we have 2 million dollars in there; at any given time it is between 2 and 4 million; if we have a debt payment due soon, we will make sure that we have sufficient funds in the Star Ohio account so when the time comes we can move it to U. S. Bank and write a check and be done; you saw the maturity distribution chart, each of those columns will mature and become liquid in that year; at any given time, 1/5 or 1/6 of our portfolio is liquid and will become cash that year.

Angelou said for the transfer of \$2,782,680 into the Capital Improvement Fund, nothing would be spent out of that unless it comes through Council for action. Teal said it is simply a segmentation; it contains no authority to spend it. Angelou said and it could be transferred back at any point. Teal said it cannot; I reviewed this thoroughly; the Capital Improvement Fund was created with wording for allowable purposes and says funds could go back to the General Fund upon dissolving the Capital Improvement Fund; so the funds would be there but not available if priorities change or something terrible happened and you needed Capital money for something different. Angelou said nothing could be transferred to different line items. Teal said certainly if it is still Capital then it could be transferred but it has to be for the purpose of acquiring or improving Capital infrastructure. Anderson said it can do anything in that definition. Teal said yes; it just can't leave and go back to the General Fund.

Larick said the spectrum of investments we use is extremely narrow; our portfolio is liquid. Teal said we could cash it out at any time. Larick said there is a market for

everything we have; we could sell tomorrow; the liquidity factor is the time from that sale to when we would have access to that money. Teal said in chatting with an investment professional, if it makes sense to cash out early and reinvest consider it; we never cash out early; there are strategic or liquidity decisions we could be making; nothing says we have to hold for that long. Larick said to the question of liquidity, if we needed cash tomorrow, Star Ohio is where we could go; if it is within a week, it could be whatever the transactional process would allow; that is our liquidity window; we don't have to wait a month for the ability to sell or cash in; there is a market for everything we are invested in; we are essentially pure liquid in our investments; Teal said absolutely; the issue is we loose the future earning capability of those funds that are currently invested; I could call Morgan Stanley Smith Barney today and say I need 40 million dollars. Anderson said but the turnaround time is different for each one of these. Teal said it would take a couple of days; then they would clear in about a week. Anderson said but for Star Ohio. Teal said 2 hours. Larick said so our narrowest window is the 2 hours. Teal said the longest is about a week. Jolley said we are not invested in real estate that would take months. Larick said or we are not invested in something with a small market that you have to wait for a buyer.

Teal said I haven't even talked to the Mayor about this yet, but there is a different business model available; rather than me getting calls from brokers we could for a lesser cost, be working with an investment manager who works with us day to day and has our best interest at heart not a brokers commission; this is a concept to consider and pursue; different because we would have an expense every month rather than having commissions paid; believe it would possibly be cost neutral; not done before; would be a paradigm shift; I am researching it now. Angelou said do other cities do this. Teal said the majority do; talking to Larick about risk; we have options available to us that yield more but have risk; you don't want me making those decisions; job is not just researching investments; this scenario could lead to us maximizing results if we allow a little more flexibility; this is just for discussion right now.

### **Transfer of Funds - Capital Improvement Fund**

Renner said the last item is the transfer of funds into the Capital Improvement Fund. Angelou said how did you come up with the number. Teal said using the slide, we identified which items would be appropriately funded from the Capital Improvement Fund; added the sum of all of those with the sum of offsetting revenue; that gave us the figure to consider for transfer.

Larick said I would like this to have 1st Reading then come back to committee; I would like to have the opportunity to look at the investments; then if there is no further discussion go forward. Teal explained the funds are identified in orange; and the transfer is a permanent solution; there is no question we will spend this much on Capital over the next few years; the question is do you want to be beholden to it now.

Anderson said it was a good presentation; what is the major benefit of this. Mayor said many Council members have talked about this in campaigns and otherwise how important it is to have money for capital improvements and I agree; we have never had a dedicated source of funding for this; always had to move money, primarily from State Tax; it is not a regular thing; we need to start talking about having a source of funding for Capital Improvements; that is the primary reason and it can't be used for anything else; it is a commitment by the Administration and Council to Capital Expenditures; take the list and move the money for 2012 and 2013 and make the commitment; if we decide during appropriations to change projects it is not a problem as long as it would be used for a Capital purpose.

Anderson said I understand the concept; but what if we need money for salaries. Mayor said remember the green ball; we would take it down to 4.6 million; additionally that does not touch our 5.6 million in mandatory reserve which many cities have had to use; we are no where close to a place where I would panic; we have spent money

conservatively; this is still a conservative move. Anderson said this is a one time move. Teal said yes.

Wright said it is a good idea; I don't know of any city striving to become metropolitan that doesn't have a Capital Fund; this is the way we should be going when we are looking at moving Gahanna forward; instead of doing things only if we had the money, this shows staff we have made the commitment with designated funds. Mayor said this is a one time vote; we still do not have a regular revenue stream to this fund.

Jolley said to clarify, if there is an emergency, we could terminate the Capital Improvement Fund and put the money back in the General Fund. Teal said then in the future, to create a new fund, it would require Council action; there is a fail safe it is just not easy.

Angelou said I was one of the people that talked about Capital Improvements during the election; feel strongly that this is a positive move; lucky to have the ability to do this and take the quality of life up a notch; it is a good thing to do.

Recommendation; 1st Reading, back to Committee of the Whole.

Meeting Adjourned.

**Della Brandenberger, Reporting**