

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, October 27, 2008

Immediately Following Previous Committees or

7:20 PM

Council Committee Rooms

Finance Committee

Thomas R. Kneeland, Chair

Beryl D. Anderson

Thomas C. Evers

Shane Ewald

John McAlister

Nancy R. McGregor

David L. Samuel

Members Absent: Shane W. Ewald and David L. Samuel

Members Present: Thomas R. Kneeland, Thomas C. Evers, John McAlister, Nancy R. McGregor and Beryl D. Anderson

Additional Attendees:

Karl Wetherholt, Mike Andrako, Terry Emery, Deputy Chief Bell, Chief Dennis Murphy, Brandi Braun, Dottie Franey, Mayor Stinchcomb, General Williams, Jerry Isler, Angel Mumma, Sadicka White, Anthony Jones, Isobel Sherwood, Brandi Braun, Kristen Treadway, Robin Rupp-Mondak, Press.

PENDING LEGISLATION

ORD-0172-2008

TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH ADVANCED CIVIL DESIGN, INC., FOR ENGINEERING DESIGN SERVICES FOR LINCOLN CIRCLE ROADWAY IMPROVEMENTS; AND TO DECLARE AN EMERGENCY.

Kneeland called the meeting to order; the first ordinance is Lincoln Circle. Sherwood said this request was postponed until November 3; since the open house was moved to November 13, this needs to be postponed further; if you wish to discuss in committee, move it to December 1. Kneeland said all were ok with that.

Recommended for Postponement to a Date Certain

ORD-0208-2008

TO ADOPT THE BIG WALNUT TRAIL CONCEPT PLAN, DATED JULY, 2008, BY FLOYD BROWNE GROUP, FOR THE CITY OF GAHANNA, OHIO.

Collins said the plan in the legislation text shows all 3 alternatives. Evers asked if residents were checked. Collins said yes; they do know it is a conceptual plan and we intend to work with them to resolve problems prior to implementation. Anderson asked if any others have gotten called about it. Collins said he had provided the same explanation to another resident. McGregor said she got one call from a resident, the same one the rest of the folks are referring to.

Recommended for Adoption, Consent

ORD-0230-2008

TO AMEND CODE SECTION 921.11, SEWER RENTAL RATES, OF CHAPTER 921, SANITARY SEWER CONNECTIONS AND RENTAL RATES, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA.

Emery said the next 4 items are ordinances for the rates discussed at the last meeting; there is a 0% increase, depending on usage, which is good news; we are able to do this because our fund balances are strong and we now know our EPA requirements over the next few years; the item for water rates needs amended by substitution because of an error in 929.12; the \$5.58 should be \$4.58; you received a breakdown in the committee report of how the average bill for a family would work: we are pleased with this and recognize the good work of Franey and the Finance Department. Kneeland asked for questions and there were none.

Recommended for Adoption, Consent

ORD-0233-2008

TO AMEND CODE SECTION 927.17, CLASSIFICATION OF PROPERTY AND ERU ASSIGNMENT AND RATE, OF CHAPTER 927, STORM SEWERS, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA.

See discussion under ORD-0230-2008

Recommended for Adoption, Consent

ORD-0235-2008

TO AMEND CHAPTER 929, WATER CONNECTIONS AND RATES, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA, TO AMEND SECTION 929.08, METER SERVICE FEE; SECTION 929.12, WATER RATES; AND SECTION 929.17, SPECIAL CHARGES.

See discussion under ORD-0230-2008

Recommended for Substitution and Adoption

ORD-0236-2008

TO AMEND CODE SECTION 941.15 PICKUP AND DISPOSAL FEES, OF CHAPTER 941, GARBAGE AND RUBBISH COLLECTION.

See discussion under ORD-0230-2008

Recommended for Adoption, Consent

ISSUES - From Director of Development:

Proposed Purchase of City Property by Emerald Light Investments

White said we have the opportunity to sell property to Emerald Light Investments, Ltd. for Donatos Pizza and the Grotes; they are asking to buy this parcel of 0.548 acres on Landrum Court; it is a small parcel off Claycraft Road just before Taylor Station; it is surrounded by other properties that are theirs; they have asked for the purchase; prior to the request we did not know the value of this property so we asked them to provide the appraisal; they paid for it and we have a copy of it. Anderson said she would like to see it. White said it's here; the appraiser valued it at \$80,000; we are asking for the Mayor to be able to accept the purchase agreement. Weber said when this is done, we need to include in the Ordinance information that this was done in accordance with our Urban Renewal Plan; refers to how we can transfer real property without competitive bidding. White said this is part of the original TIZ loans; in keeping with this it is for industrial development. Evers asked how did we obtain the property. White said it was part of the Industrial Zone left over; it was never purchased or leased by anyone; it would not do anyone else any good; it is only large enough for Donatos to use for parking or a building expansion; they could add a possible 20,000 square feet of space. Anderson asked why do we want to sell it at this time. White said the best use and value for this parcel would be Donatos and they are ready to buy. McGregor asked do we own the property they are currently situated on. White said some of their leases are set to expire; the lease agreements provided for payment in full for 30 years with a last year payment of \$100. Anderson asked which properties are we talking about for that lease. McGregor said their plant and headquarters operations are located there. Kneeland asked since the CIC was involved in the Industrial Zone, are there any ties back to them. White said I will check into that. Kneeland said so what action is needed from Council. White said you need to give the Mayor the authority to sell the property; Weber has to approve the sale from a legal buyer; we want to go ahead while they want to purchase it.

RECOMMENDATION: First Reading, return to Committee.

ISSUES - From Director of Human Resources:

Renewal of Military Ordinance

Treadway said this legislation is for the renewal of our Military Ordinance; it allows us

to make up the difference in pay for our employees in the National Guard or Reserves who are called to active status; this would be a 2 year extension for 2009 and 2010. Kneeland clarified that it is an Ordinance, not a Resolution.

RECOMMENDATION: 1st Reading, Consent, no need to come back, 2nd Reading, Consent

Personal Services Contract - Charlie Henderson

Treadway said this request is for a 3 year contract for our Animal Control Officer; we are looking at increases of 3% in 2009 and 2% in 2010 and 2011; we are adding a fuel surcharge of \$200 a month and, when he is required to go downtown to court, he would receive a \$100 payment. McAlister said is there any wording in the contract that the fuel surcharge goes down if the price of gas stays down; it could stay at \$2.43 a gallon. Bell said \$200 a month is not much but this request is based on \$3.00 a gallon; odds are it will go back up since this is a 3 year contract. Mayor said the original request was for \$300 and we backed it down to \$200; does it have to be for 3 years. Weber said the wording could change to "subject to review on an annual basis" or anything like that you may want in the contract. Anderson said the fluctuations in price are more frequent so the time frame should be shorter than annually like every 6 months or as needed. Kneeland said the request is for an increase in the contractual salary as well as fuel; do we pay him and provide a 1099 so as a contractor he receives the IRS tax credit. Isler said yes, he gets to deduct mileage; and it was just raised by the IRS. McAlister said so the fuel charge just increased, he reports that and deducts cents per mile and additionally we are asked to provide an increase of \$2,400 a year. Kneeland said so what is the will of Council. Anderson said I still have questions about the gas and him taking it off taxes. Treadway said we don't have many of these contracts; others I looked at have split fuel costs out; this is our only personal services contract. Emery said the other option is to do a per mile allowance with a per trip, per mile figure and we didn't want to track that. McAlister said we should renegotiate the \$200 and review annually. Anderson said I still believe 6 months would be better. McGregor said she agreed with annual; it should go on the regular agenda and back to committee since this would be first reading. Evers said it should come back with the corrected language; I would like to know how we got the rate of \$100 for the flat fee for a court appearance; with an annual salary I would have expected that to be part of the job description. Bell said this is an infrequent occurrence; he did have one occasion where he was required to go and sit there for 6 hours; nothing else got done that day and no money was made but he had to testify for the City. Evers said so this is infrequent, but at an hourly rate for 6 or 7 hours downtown, that should be covered by his regular contract rate. Bell said we tried to stay away from hourly rates and use the flat fee. Evers said a court day as part of his contract would cause him to have 6 less animal control issues that day; whether he is chasing down animals or at the courthouse; why would this be outside the scope of his contracted work. Bell said he works with police officers who make additional money for testimony; they get a 3 hour minimum for a court appearance so we were applying that concept. Kneeland asked what is he paid now on a monthly basis; and what is his new rate. Treadway said she will get that information back to the committee along with the adjusted language on the fuel review; is that 6 months or annually. Anderson said she still believes the 6 months is appropriate. McAlister said we could vote on it with 5 members here. Kneeland said lets go with first reading then back to committee; go with 1 year and we can amend from the dais if necessary. Anderson said we could use the "reviewed as needed" phrase. Weber said or "as needed but no less than annual". Evers said what is the objective measure used then to change it; ok at \$3 a gallon but it goes to \$2.25 then we reduce it. Weber said he would have to submit his gas receipts on a monthly basis then.

RECOMMENDATION: Return to Committee in 2 weeks.

Health & Wellness Plan Presentation

Treadway introduced the proposed Health and Wellness Plan with a power point program (copy available in the Council office); the partners are Healthy Merits and Mount Carmel Corporate Health and Wellness; the upcoming Health Fair at the Gahanna Senior Center was announced during the presentation with a date of Thursday, November 13, 2008 from 1-5 P.M.

The Finance Committee meeting adjourned for a Special Council Meeting and Executive session at 8:15 P.M.

Finance Committee resumed at 8:40 P.M. for questions on the Health and Wellness Plan.

Evers said he likes the direction we are taking; my company is going down the same path; I agree this is the trend; nationally we are trying to get a handle on these long term problems; what are the goals of the program; will each employee receive a bonus; like for weight loss goals, they will have 1 year to lose a set number of pounds.

Treadway said weight is not a measure we used at this time; if they choose individually to lose weight they can use the Wellness Coach to assist; our measurements are from the Health Risk Assessment and Blood Screen; the employee needs to be in the range determined for them when those are set up; they are personal goals and there is no provision for going half way; nothing in between works; the goals are reachable; the Wellness Coaches have said these are attainable goals. Evers said so if you just missed your goal you are out. Treadway said if you achieve your goal you get to continue to receive a 2% reduction in the cost of benefits; if they participate in the plan, they get a 6% cost of benefits; then at the end of next year, they get to keep 6%; if they don't meet goals or opt out of participation, they will pay 15%. Anderson said can they opt out for 8 %. Treadway said our current rate is 8% but that is gone; if they don't participate it is 15%; the figures will actually come in when we do salary ordinances in December or January; additionally this presentation was to get an idea of what you think of the plan so we know what to do on salary ordinances prior to blood draws being done.

McGregor said the presentation says we get 6 hours coaching a month; that does not seem to be enough time. Treadway said the initial 45 minutes is above and beyond; they are basically donating that time; after the initial workup it will be 5 to 15 minutes per employee. McGregor said what if an employee has high cholesterol that runs in the family and they can't meet goal. Treadway said they can provide a doctors excuse to explain the condition; there are disease conditions or pregnancy that could come up and prevent goals from being met. Anderson said so if they don't meet goals and pay 15% for one year, the following year they could go back to 6% if they do meet it. Evers said since spouses are required to participate, what if one reaches goal and one does not. Treadway said the rate goes to 15%; they both have to do it.; research says far more folks meet goals when the spouse is required to do it and they do it together.

McGregor said it is a good idea but somewhat like "Big Brother"; the gym requirement says we check to see if they go to support the \$25 reimbursement; if they don't meet goal, it would mean they didn't go to the gym. Treadway said in the committee we had a big discussion about this issue and the group was divided about half and half; we came back to this as we felt the accountability was important to show you went. Evers said most gyms will provide a printout of attendance; we are paying for it; if it motivates someone to go twice a week instead of once then it works. Anderson said so if you take the money, you have to follow the rules. McGregor said can we see actual numbers on the different premiums instead of just percentages; I am curious to know. Isler said our premiums went down this year; I have literature.

RECOMMENDATION: Human Resources to provide additional information.

Contract - Mt. Carmel for Coaching Services

Treadway said this is the legislation for the Coaching Services explained in the Health and Wellness Plan presentation; Mount Carmel Health will provide the 6 hours of counseling and the initial 45 minute session; the cost is \$7,320 for the year; it has already been budgeted for employees as the \$600 bonus per employee program we had this year. Kneeland said it is an annual renewal; where are they based. Treadway said they are located on Broad Street but they will be coming here. Weber asked did you get competitive quotes. Treadway said yes; some were extremely expensive; most, like OSU, don't do this. Isler said they were located in Gahanna until their new buildings were done; they are strong supporters of our events as well. Treadway said we looked everywhere. Kneeland said if we move this forward; it gives the first presentation approval in form. Evers said we should bring it back; it could have first reading and come back to committee with numbers.

RECOMMENDATION: 1st Reading, return to committee.

Supplemental - Safety Program

Treadway said this request is to appropriate the Worker's Compensation refund for participation in their safety program to our Safety Supplies account.

RECOMMENDATION: 1st Reading, Consent, no need to come back, 2nd Reading, Consent

ISSUES - Requested by Council:

Creekside Financials

Kneeland said as requested by Council, we have a report on Creekside Revenue. Isler said several of us in the administration will present; I will go first and discuss the TIF; a Power Point Presentation was done (a copy is available in Council Office). Emery presented the financial information on the parking garage (the spreadsheet documents are available in the Council Office); said Council Members could receive these documents on a quarterly basis. McAlister asked what annual gross revenue do we need to hit on the garage. Isler said \$116,900 for the year; since the TIF has produced greater revenue we don't need as much. White presented the lease revenue. McAlister said after the total invoices are paid; we have these 3 items plus income tax. Isler said tax is not a factor at all. White said in the business model, income tax is in excess of revenue to provide the City it's margin of profit; other services are the cost of doing business. McGregor asked how much is the payment on Creekside. Isler said \$ 750,000 annually. McAlister said given the newness and state of the economy, we can't hang our hat on the revenue at this point; after we see these reports over the next 2 or 3 years we should find a pattern. Kneeland said we could continue to monitor this once a quarter. Evers said the bulk of the information is annual. Mayor said we can provide whatever you want to see. McAlister said we don't need a presentation every time, just a report. Isler said we will know the TIF in February or March and provide that. Anderson said in order to develop some correlations on the garage figures, what type of things were going on for use of garage. Emery said in May we had the grand opening and that shows. Anderson said having events and revenue side by side on the document would be helpful. Mayor said one of our early reflections is tied to the events; a big change will take place as stores and condos fill in. McGregor said that won't tell events at the conference center as they are private; just public events. Anderson said it will give us a barometer. McGregor said I would rather have the paper all at once. Kneeland said I like having the level set once a year; and then once quarter we could get numbers.

Meeting Adjourned.

Della Brandenberger, Reporting