

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, November 26, 2001

Immediately following Previous Committees or

8:30 PM

City Hall

Finance Committee

Karen J. Angelou, Chairman

L. Nicholas Hogan

Thomas R. Kneeland

Debra A. Payne

Donald R. Shepherd

David B. Thom

Michael O'Brien, ex officio

W. Jerome Isler, ex officio

ADDITIONAL ATTENDEES:

Weber, Mumma, Collings, White, McAlister, Chief, Williams, Mazeau, Isler, Lee, Murdock, Stinchcomb Hall

ISSUES - From Chair:**Ward Redistricting**

Thom had not seen the proposed new ward boundaries; will be in tomorrow to review.

Recommendation: 1st Reading, Consent; only to come back if Thom has any objections to what is proposed.

ISSUES - From Nov. 5 Council Meeting.**Electric Outages - Mary Flint, AEP**

Mary Flint, AEP, said she is here to receive information on any other outages in Gahanna, other than those reported in the last several weeks; keep track of all outages and call her office and leave a message if cannot get her. Angelou said she had reported several outages in her area. Davies asked that she be copied on any emails from residents. Council thanked Flint for coming.

PENDING LEGISLATION:**ORD-0214-2001**

TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH M.E COMPANIES, FOR THE RESTORATION AND RECOVERY OF BEDFORD LANDFILLS I & II, TO SUPPLEMENTALLY APPROPRIATE \$121,100 THEREFOR; AND TO DECLARE AN EMERGENCY.

White said that two presentations will be given; first by William Murdock of her office, and second by ME Companies on the restoration and recovery of Bedford Landfills I and II. She continued that Murdock has 4 degrees and is our Environmental and Community Planner. She and Murdock have attended several workshops on what to do with landfills; state funds; brownfields and greenfields; have been working on a plan of action for several years. Murdock passed out information to Council; Bedford Landfills I & II: An Analysis, Compendium, & Action Plan, (copies available in the Council office) and said he went thru all City files to compile information; consultants can access all information.

O'Brien questioned Bedford still being owned by Phil Tefft, Bly Inc.; either he owns the property and is responsible for it or he is bankrupt; either bankrupt or responsible to clean it up. White said that ME can answer that in their presentation, or talk to how we get to that; how resolve. O'Brien said there is hazardous runoff all the time to the Gahanna Self Storage. Wetherholt said that he feels that is another problem; General Clay; have diversionary channels; not the same thing; they own the clay and a separate building. He continued that this will be the phase where we apply for grants; proposal from ME; apply for grants and get preliminary things out of the way.

Murdock said we have to answer the question of our liability in this; we have placed our garbage in the landfill; what are we responsible for; many cities put their garbage in the landfill. Angelou asked how we go after them? Weber said that is where the legal proponent comes in; Murdock said ME will also address that. Murdock spoke to the project purpose; action plan; landfill history of Bedford I and II; current status of landfill; challenges; goals; environmental closure and remediation, and possible uses for the land after remediation. A Bedford Action Team has been created.

Mike Pannell, ME Companies, Director of Business Development, introduced Beth Easterday, Vice President, Jane Daily of Hall & Associates and Jerry Jones, Project Manager. Pannell presented Council with "Preliminary Plan for the Restoration and Recovery of Bedford Landfills I and II", dated November 5, 2001; said this is the condensed version of what they gave the Bedford Action Team; a lot of unknowns; want to turn a negative into a positive; reviewed the following. Project Strategy is broken down into three phases; Task 1 a) would be what we are proposing now; Phase 1a will include three tasks; first task proposed at \$30,000 would be efforts to identify and apply for public funding; attention to grant money available and Clean Ohio Program; establish strategy for timely issuance of project funding for each phase.

Jerry Jones, said in Phase 1 will evaluate existing site conditions; Action Plan plugging gaps; work on background information where there is no data; containment problems; contaminant problems; early task to identify grant monies and then proceed thru planning and design phase to take approximately 2 to 4 years to complete project. Jones addressed the need for an outline of public involvement plan; important to get information out to the public; find responsible way; make sound decisions; site assessment and Management Plan rarely end up where you planned.

Pannell addressed Phases II and III as outlined; said Phase II will be a lot of issues, permitting and legal negotiations; understandings with EPA help Gahanna get what you want without liability issues; Phase III will be post monitoring for 30 years. He feels this is a good project for grants; timing is critical; good research, good applications and plans get you money.

Jane Daily, Hall & Associates, said funding and funding sources brings in a lot of different angles for funding; be creative; Clean Ohio Fund, Brownfields, Greenfields; must be done by February for application phase; how costs and steps to get there; public involvement components; over 40 million going out over the next four years.

Pannell said concerning Public Involvement, ME has done this for other municipalities. Easterday said she has found that the earlier you reach out to the public and the more often, the better things go.

O'Brien asked how we go forward with this type of project on someone else's land? Pannell said that they will be working to help the City control the destiny of Bedford I and II without absorbing the liability. The site has been abandoned; think EPA and other agencies will think outside the box and let Gahanna have control, but not inherit the liabilities; ME come back to City that is what the legislature will do for you; State of Ohio release you from liability or at least defend you from liability; until we meet with them do not know if we can control the destiny of Bedford I and II. O'Brien said the owners of the property still exist somewhere; they own the land that is allowing carcinogens into the soil. Weber said there is no way of satisfying a judgment with Tefft; has ownership because no one else wants to take it off his hands. O'Brien said he wants to see the owners gone; hunt him down. Weber said that Tefft has no assets; have to look at practical options; potential gains and losses and goals; then hire legal counsel with expertise in area and define for them what we want to do; then clean up some of the ownership responsibility. Pannell said we have a team developed and part of their goal is to get the responsibility off the City. Weber said the EPA wants to have the problem solved, so help the entity to help solve the problem; they assist us. White said if we are in there early we can get the money. Pannell said this is a good community that wants to clear up the problem; Administration and Council see problem and is are willing to take care of it and have a plan.

Payne asked ME to repeat what Phase I would be; the first part of phase I. Pannell said that it is the research and grant writing portions. Jones said but not to completion.

Angelou said in 1983-1984 she and the rest of Council were told that the best way to close it down was to keep it open; been on the front burner and back burner, thwarted in every way.

Wetherholt said Phase 1a would be \$30,000 so this would change the ordinance; down from \$121,000.

O'Brien said we were told as a community in the mid 80's it was best to keep it open; sold a bill of goods; someone was making a lot of money to put carcinogens in the ground; we need to take the first step; best way to get out of it. Angelou referenced the odor that would come over community; odor has dissipated with the methane plant. Wetherholt said we need to get going here in 2001 so they can get to work on grant applications due in February.

Payne asked how long this portion would take; Wetherholt said about 3 months. Pannell said in addition to applying for grants, ME would also be doing basic development of public information. Angelou asked about accountability as to monthly reports or weekly reports? Pannell said they will be meeting with Murdock and Wetherholt on a regular basis and hammering things out; they can report back to Council, or ME can report back whenever you want.

It was asked if the entire proposal from ME can be made available to Council. Wetherholt said he thinks he has six copies; will get more and distribute them.

Angelou polled Council and all were in favor of proceeding with this first Task 1a)i for \$30,000.

After question about total cost for 2002 so that Council could put a total in the appropriations, Pannell said he will get back to Wetherholt; grants will give us a portion of the funds; will give best thumbnail estimate.

Council thanked Murdock, Wetherholt, and everyone with ME for their wonderful presentations.

Recommended for Substitution and Adoption

ISSUES - From Administration:

GIS

Wetherholt said as part of the plan they met with consultants and tried to work out scope and proposal; in doing that instead of going forward where consultant does everything, they decided to do a self evaluation; instead of handing it over to the consultant, we decided we could do this in house and not hand it over; develop scope from what we can do. Angelou said she would support going back and starting the whole process over; would like a presentation with the detail that ME just gave us; wants to see engineering scope; this is what you get; this is the time line and this is the cost.

Kneeland said Council wants a recommendation from the Administration; not Council's job to do that; give us your recommendation; process was somewhat confused.

Hogan said that it is important that the new Administration have a chance to make a

recommendation; not have to justify to Council; give us your recommendation and we can vote it up or down.

Stinchcomb said she has heard Council loud and clear; after the last meeting took concerns to heart and created GIS Team; Isler, Lee, Wetherholt, Komlanc; Jackson and herself, and anyone else that we may need will be brought in; may have to come back and ask Council for consultant for digitalizing; Isler has concerns that we don't do things twice like some cities have; can do needs assessment ourselves; not committed to any consultant; no Council action needed now; looking to the end of January for the next step.

Emergency Management Plan

Gen. Williams said he would briefly go thru the process that has been followed since last January; did history review of disasters and emergencies that have ever affected Gahanna; and the changes that ensued after each. Williams reviewed the Emergency Operations Plan, dated October 11, 2001(available in the Council office); Hazard Analysis, Basic Plan, and Annexes. In the Spring came up with the format to have a number of annexes, each assigned a particular operation. The primary goals are to save lives and protect property and divided the activities into categories as follows; Mitigation, Preparedness, Response and Recovery. The plan must be continually updated and tested; plan should be on CD. Payne asked if information will be backed up; Williams said Lee is working on it. The second floor of the Police Station will be headquarters if necessary, and if it is an extended emergency, operations will move over to the second floor of City Hall. O'Brien asked about generator backup. Williams said there is backup at the Police Station; moved old generator to the water tower; will need to buy one for City Hall. Angelou asked if our plan will be shared; Williams said after it is signed as for approval by Council. It was agreed that the Emergency Operations Plan should be put into City Code.

Recommendation: 1st Reading; Waiver of Second; Emergency.

ISSUES - From Clerk of Council:

Council Office Staff

Sherwood said after Bernie Williams left she has taken a step back to reevaluate the running of the Council office. We are far behind with our records management, and really no one in the office has time to pursue this; have approximately 3 to 5 years worth of work that needs to be done. She is proposing to Council that Sharon Montgomery, Records Clerk, come to the Council office as a full time employee; continue to do her normal work with records for all departments, and spend the additional 20 hours a week working on Council records, answering phones, research, filing, copy work, and assistance with packet mailings; with primary duties being the records management; with the title of Records Administrator, in the \$25,000 to \$40,000 range, at a salary of \$30,000, since she does have 10 years experience and expertise, and that would give her an approximate 3% raise over what she is making now. Sherwood said she will work to fine tune the job description, and is proposing this begin at the first of the year. The office situation and location will require some creative thinking; Weber will probably have his office moved to the Law Library.

Council agreed that Montgomery would be a great addition to the Council office, and know that she has great expertise in the field of records management. Council asked that an ordinance be prepared to create the position of Records Administrator; position to be funded in the 2002 Appropriations.

Recommendation: 1st Reading, Consent; no need to come back.

Appropriations Meetings - Set Dates

The following dates were set for appropriation meetings; December 10th at 6:00 p.m.;
December 11th at 7:30 p.m.; and December 13th at 7:00 p.m.

Donna Jernigan, CMC/AAE, Deputy Clerk of Council