

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Tuesday, November 13, 2001

8:30 PM

Council Committee Rooms

Committee of the Whole

Donald R. Shepherd, Chairman

Karen J. Angelou

L. Nicholas Hogan

Thomas R. Kneeland

Debra A. Payne

David B. Thom

Michael O'Brien, ex officio

Members Absent: Thomas R. Kneeland

Members Present: Debra A. Payne, L. Nicholas Hogan, Donald R. Shepherd, Karen J. Angelou, Michael O'Brien and David B. Thom

ADDITIONAL ATTENDEES:

Mayor; Karl Wetherholt; Raleigh Mitchell; George Jackson; Col. Hall; Jerry Isler; Angel Mumma; Tracie Davies; Sadicka White; Larry Creed; Karen Woodward; John Rohr; Tony Collins; Tom Komlanc; John McAlister; Bob Kelley; Mike Schirtzinger; Press

PENDING LEGISLATION:

ORD-0231-2001

TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT FOR THE SALE OF LAND KNOWN AS 57-63 MILL STREET FOR THE AMOUNT OF \$157,000; AND TO DECLARE AN EMERGENCY

White stated that we purchased the land for \$157,000; we gave the Summerfield's \$5,000 to move; it was a separate amount; the actual land sale was recorded; we put out an RFP to developers; received one full response; John Rohr and Doug Maddy proposed that according to our guidelines they would remodel the Mill house; proposed to demolish the second building and put up a brand new building; includes flood protection and public walkways; bringing the Old Bag of Nails Pub in; we have the elevations; they have asked to purchase the property from us for \$157,000; have talked to Weber; he said we need to have two separate pieces of legislation; the first one being for the sale of the land; the first part of their offer would allow them 120 days that they would do due diligence; they would expend funds on behalf of engineering studies and other architectural work; they would then come back provided that flood protection is not an issue; it is going to require certain materials; public areas will be given back to us; they are estimating that cost would be around \$153,000; it may not be \$153,000; could be more or less; after the 120 days we would then proceed with the transaction and closing; proceed with the development of property; property being completed second; no one had been able to purchase or do anything with this property; we would have condemned but the citizens asked us to save it; we are looking at the investment of this partnership dollar for dollar; works out to about 6 to 1; we are asking Council to authorize the Mayor to enter into agreement for land sale with 120 day period of due diligence; proceed with actual transaction; come back with legislation upon completion of those public improvements; make that purchase back from them at a specific price. Rohr stated that we are excited to move forward; perfect use to kick off the catalyst; if we did not have the Old Bag of Nails we probably wouldn't be here; it is going to take some cooperation; this will be a great thing for Gahanna. Hogan stated that he had been receiving calls about a misleading article in the paper; will we be able to back out of the deal if the price goes up. Rohr stated that the amount was based on meetings where we have been looking at everything; best guessed estimates; we don't want to spend additional money until we know that we have a contract; if those costs are a lot higher you won't be the only ones that want to back out; the costs are going to be what the costs are; need to let people know what they will be getting for the money. Hogan stated that before this is finalized the public will know what they got for their dollar. Question was raised about the facade easement. White answered that the facade easement is they have to develop and restore the building back to what it looked like; they could have made the building larger; but the community asked us to save it and restore it back to what it was; exchange for that criteria we are willing to pay for that; we think that is what it will cost; it could be a little more; they do not want to start looking into this and testing without

some kind of contract; there will be no transaction of money until they come back with due diligence.

Recommended for Adoption, Consent

ORD-0233-2001

TO ADOPT THE THOROUGHFARE PLAN, AUGUST 29, 2001 BY EMH&T, INC., FOR THE CITY OF GAHANNA, OHIO

Larry Creed from EMH&T gave a presentation on the thoroughfare plan. Copies are in the Council office. Thom stated that he totally agreed with this in Planning Commission; how much relief do you feel these plans will provide. Creed stated that we feel very comfortable with what it will provide; Tech Center Drive has a huge impact on Morrison and Hamilton; could be reduced by half; really critical. A change was made on page 21; change to Taylor Road from Morrison Road to Taylor Station (*change from Mann Road). O'Brien stated that we need to remember that this does not build a road anywhere; this is merely a document with technical information that helps us plan.

Recommended for Adoption, Consent

ORD-0234-2001

TO AMEND SECTION 145.02, THOROUGHFARE PLAN, OF CHAPTER 145 OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA.

Recommended for Adoption, Consent

Court-Part-Time Salaries

There was discussion about organization of part time employee hours to stay within budgeted amount. Council went over staffing and workload issues with Woodward.

RECOMMENDATION: 1st Reading; No need to come back to Committee; Waiver of 2nd Reading; Consent

GIS

Angelou stated that she has concerns with the price of Malcolm Pirnie's proposal; gave a packet to Council that showed differences between their proposal and EMH&T's proposal. Copies are in the Council Office. Council reviewed the differences and made comments. Angelou stated that we have a responsibility to get the best service at the most cost efficient price. Mayor stated that there was a process started when I was on Council; there was a qualification review committee that these firms had gone through to get to this stage. Wetherholt added that this is what state law requires the selection process to go through; each of the committee members rated the various firms and narrowed it down to a list of 5; that is how the consultant selection process was done. O'Brien asked about field work. Wetherholt answered that field work takes up a small percentage of this project. Mayor stated that we would like to better understand the process; first we go out and request qualifications then a determination is made for the best qualified to do the work and at that point price negotiations would take place; we did not undertake a bid process; what we are doing now is looking at bids; do we throw the qualifications out. Wetherholt stated that according to the state procedure we would need to go to the number two firm on qualification list and get price. Payne stated that step 2 is to negotiate a price; we had not negotiated a price yet with Malcolm Pirnie; if we are unhappy with that price you move on to the next qualified firm. O'Brien stated that we would like to see the Mayor and staff come back with a final recommendation; take that recommendation and then all 7 members vote our conscience like any other personal contract award; trust the administration to come up with a good recommendation.

Stacey Bashore, Recording

