

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, April 26, 1999

7:13 PM

Council Chambers

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
City Engineer Karl Wetherholt
Director of Parks and Recreation Raleigh Mitchell
Director of Public Service Terry Jordan
Director of Development Sadicka White
Director of Finance Jerry Isler
Chief of Police Dennis Murphy
Visitors and News Media

COMMITTEE OF THE WHOLE ISSUES:**Airport - Executive Jet**

Senior Vice President Administration Gary P. Strapp, Executive Jet, advised they had been asked to present some ideas; said although there had been articles in the newspaper, there had not been interaction with Executive Jet. Strapp said they have outgrown their present location; they proposed to build a 7,000 s.f. facility of office space, a hanger and pad on Bridgeway Boulevard. Advised that Wiley Labs has done noise studies.

Referring to the first drawing on the presentation equipment, said they used the largest plane--the Challenger; said this test was done without any building in place the building has been designed with the thought in mind of the noise and moving to the side of the runway; said they have had the proposed building sitting several different ways; said hanger doors will be facing the hanger; there is a ramp area; is located between IR-270 and the airport; important factor is the cutoff of the noise; facility is 51 feet high and 200 feet long; blast walls are 20 feet long and 20 feet high; felt building will help them out. Said this study was based on a test run; said they will do actual run ups and at what power, and the study will recommend other options if noise levels are too loud. Said they expect to be in the office in August or a little later; in the hanger in October. Said they are still building taxiway. Said tests will be done at different hours of the day. Said Executive will operate ten different types of aircraft.

Members Present: Debra A. Payne, Sherie James-Arnold, Rebecca W. Stinchcomb, L. Nicholas Hogan, Karen J. Angelou and Robert W. Kelley

Members Absent: Thomas R. Kneeland

Strapp said there have been questions of traffic patterns, and concern by Columbus Port Authority on other ways to get to the facility; Bridgeway will be built and will come out to Johnstown Road by Warwicks; noted if you can see some dirt being moved at the present time; is to be completed by October. Said had asked for access from east and west; from IR-270, the nearest is the entrance by the Columbus golf course. Said they have 70 plus people working at Executive Jet from Gahanna. Strapp said he lives in Gahanna. Mr. Smith lives in Blacklick.

Angelou said the City got a copy of the Part 150 report, which is what prompted the a resolution with a very strong tone from the City; asked for clarification that they would do the testing with actual models. Strapp assured that they will do actual on site tests to make sure the computer models are correct; said this is a very positive position for Executive Jet. It was felt Executive Jet and the City can work out problems.

Richard C. Smith, III, Executive Vice President of Executive Jet said the Wiley company has done work for them before; said they did run ups at the south side the airport, and they were right on the money; they feel it is fairly accurate on what is going to happen; said once the hanger is done that and there are doors, and the office building is enclosed, they will do actual tests. Strapp said they will coordinate with Council. Said they want to pick an evening and position airplanes different directions. Columbus Airport Authority will set up noise readings. Kelley would appreciate a couple of days notice. Strapp said they should be able to give a week notice. Stinchcomb asked if this was based on present fleet? what about the future? asked about flight paths, noting complaints on smaller aircraft. Strapp responded that they currently have 8; soon will have 10; will have a Boeing 737; however do not have capabilities to do maintenance on that plane; will takeoff from either runway; use in Columbus will be limited. Smith said the jets have to go to 3500 feet before you turn, where little planes can turn immediately. Jets go straight out until 3500 up and ground is 800, which would be 2700 above ground. Stinchcomb asked if anyone has power to change that? Smith said apparently, because smaller jets do that. Angelou said she understood they can be blown off track by the wind. Smith said he has flown here for 25 years and the ruling has always been straight. Hogan said his concerns are with the 65 decibels and what is referred to as the bulls eye; concerned about Goshen Lane Elementary. Both Strapp and Smith assured that after the tests they will be willing to correct. Strapp said they could possibly add a back wall, and also the direction of the planes facing. Strapp said according to the noise levels we projected, the noise level cuts off before IR-270; said the apron on their hanger goes away from the office. Assured that the goals--are if they do not work-- they want to know the solutions. White said one of the issues discussed frequently, was there is not now landscaping on the other side, but there is a plan. Strapp said they ran a study; most run ups are at night; said the high average is 7 per week, but not every night. Might be 3 a night, and then none. Said the landscaping will be all around Bridgeway Boulevard; the patch of trees by Goshen Lane remains. Noted that the study was done with no trees, just building; each run up runs about 30 seconds, then backs off; said duration of the test is 4 minutes. Said this is done when aircraft comes in and there is discrepancy; they need to run up to simulate; said other maintenance may be just lights; is a test of a fix that had something to do with the engineers; are done from 9 p.m. until 1 a.m. said they can occur at any time; said 1 a.m. to 2 a.m. is for cleaning, getting ready for morning. If a problem, one solution would be to move blast walls to north side where we are now or to build more ramp area to the west. Said they are not giving up lease on Hamilton Road; if everything fails they still have an option of using that area. Said there was an area just south of 5th Avenue where residents called in regarding noise. On questioning, Smith said 3500 feet would be about east of Waggoner Road.

Kelley thanked the Smith and Strapp for their cooperation and attendance.

Jim Langkamp, 433 Xavier, asked about traffic. Strapp responded there are currently 15 in a night. Are currently managing 150 aircraft. Columbus is the hub; however they perform majority of maintenance at the manufacturers; technicians are trained, but majority of maintenance is on the road; never scheduled to come back through Columbus, is more for swapping crews; said crews normally come in around 6 a.m.

Mr. Bravo, 398 Dunbarton, said it has been pleasant how close the airport is and the little they hear it. Questioned issues of thrust. Smith said 72 planes in their fleet are small Citations; those engines produce one half the thrust; said they are also asking for noise meters. Said the 737 will be subject to the same requirements. Said the planes from Columbus will not be full and will go out at a very light weight. Payne said they will try to get notices out at the time of the test.

Employee Audit

It was noted that the only position from the Employee Audit to be discussed this evening is the backup position for the Director of Finance. Mayor McGregor said we have a structure appointing the Deputy Director of Finance as tax director; has ignored that; said we have had 4 excellent people in charge of things there. Said with Jan's illness, things began to fall apart; are extremely pressed. Looked at different options, and feels what they need is this Administrative Assistant. Need to create a structure that the Deputy Director is more involved and would like to go ahead with that role. Said the Finance Chairman would be member of the finance investment committee; said in this way, we would fulfil the State's recommendation, and work the Deputy Director in this role. Hogan said the City is very much exposed; wants to be guaranteed; wants him fully cross-trained with all of Jerry's functions. imperative that he be trained. Mayor felt this was an oversight by the Administration. Angelou questioned that maybe Bryan would not want to do these things. Kelley said Jerry does a very fine job; concern is if anything happens to Jerry; feels we need a backup for Jerry; need somebody that knows everything that goes on. James-Arnold agrees with what Isler has done for the City; concerned with area where we need to fill; noted the investment committee was suggested; with all the banks in our community, would like to see all the banks included so we would have several members of the community with investment background. Angelou asked if they would they have authority over the other employees in that department. Mayor, said "Yes," noting chain of command of the Deputy, the Administrative Assistant and the clerical and accounting staff. Hogan noted Bryan already oversees 400 tax returns; questioned adding an assistant; questioned splitting off for this job. questioned someone needed with strong CPA background. Mayor felt there is flexibility in time in that position; felt a need to be careful putting two fighting fish in the same bowl; does not think that would be a good thing; needs to be tasked to do the job. Payne said since he (Bryan) is supposed to be doing that job, would like to do try it that way. Payne officially requested a organizational chart for Finance. Could review in 6 months. Create position, set compensation. Introduce 5/3/99.

990178

TO AUTHORIZE THE MAYOR TO ENTER INTO A PURCHASE AGREEMENT FOR MCCORKLE PARK FOR THE AMOUNT OF \$686,400.

James-Arnold said she had all the paperwork on this proposal going way back; expressed concern it was \$500,000 and he was thinking about giving us some land. Seemed everyone was pleased he would be agreeable--and if we would name the park after him. Mitchell said at the original discussions, he wanted \$60-65,000 per acre for it; said he felt we would bring him down from that. Said he realizes it is more money than projected. We know there are developers wanting that piece. Said it is now being used for soccer practice; football will be using this fall. Said with appraisal on it, feels it is in line. James-Arnold felt it has just been gone up and up; felt land was not valued any where near what we are paying for it. Mitchell recommended that we name it McCorkle park. Angelou would like Parks and Recreation recommendation on this.

Recommended for Adoption, Consent to Consent Agenda (Duplicate)

FINANCE COMMITTEE ISSUES:

Water Contract

Jordan had presented Council with a water contract, which had been revised pursuant to a recent meeting with the City of Columbus. Jordan recommended that we proceed with the rate increase to comply with all other master metered municipalities. It was noted

that the City has been without water contract since 1992; have been working under terms of the old contract; have before us a water rate with a fairly large increase over future years. Angelou noted there is a new Section 15, which is because there had been a different map discussed. Reminded we have been asking for a new contract as long as we have been going to National League of Cities. The City looked at an alternative area; had talked to Ralph Smithers; we are now back to the original map. Angelou read Section 15. Said hopefully we can do something on the service area; had talked to Jerry about the rather large increase; there is \$2.8M in Water Fund. There is a 21% increase cost to the City; it was felt we may be able to make these increases more incremental over more years to residents. Jordan said the 21% begins July 1, 1999; then 11% per year thereafter. Isler can then see where our costs are. Payne said she would like to get this on for 1st Reading. Hogan pointed out that we have certain fixed costs and this increase does not affect the fixed costs; asked about the service area. Kelley said we are going back to the original service area; is to be reviewed. Kelley noted we discussed some kind of publicity; said he would like for this to go out so people are not taken by surprise. James-Arnold cautioned that as it appears in the newspapers, it should be noted there is sewer, trash, and water; hoped both papers would make it clear that the bills are broken down. Stinchcomb questioned whether we are going to look at a rate study. It was noted nothing is scheduled for 1999. Jordan said the worse scenario to the average customer would be \$3. MONITOR - for bring up in October. Introduce, 5/3/99.

Vehicle Reimbursement

Jordan noted this came out of the audit for department heads; is currently \$185 per month. It is more than just the mileage; it is carrying people around; taking your car out. Jordan said right now they only have one service vehicle; 80% of the time is used by zoning enforcement. Jordan said in his duties, is all over the place, the travel is so frequent; questioned doing a log. Hogan noted doing logs for a number of years. in order to get tax code breaks. Felt the City should either put some City cars out there or keep track of mileage; felt these are the only two fair ways. Hogan favored mileage reimbursement. Kelley thought department heads have more to do than do than to keep track of mileage, and has no trouble supporting increase to \$300-350. James-Arnold noted working in sales most of her life; never worked where she did not have to keep a log; if she did not keep a log, was not reimbursed said in real estate, you cannot beat tax benefits without a log; suggested going to \$200-250. Payne questioned vehicles. Mayor said initially 2 vehicles had been assigned in the Service Department. In 1982, Council set a lease rate, which is where it is now. Hogan noted that \$310 would mean that person was driving 1,000 miles per month. Mayor felt City-owned cars are a burden, noting short runs are harder on vehicle; hours are astronomical on city vehicles. Stinchcomb said she gets 18 cents per mile. and has to keep a log; felt we may have to look at reimbursement as to the particular position. Jordan said they did a comparison with all the cities--what they were doing with the directors, which he had forwarded to Council; said his duties do put an extreme amount on his vehicle; in addition to responding to his people in the field, there are also some emergencies and weekend required. Angelou felt we are looking at accountability. James-Arnold said you take the mileage when you get to the office, and take it when you leave. Angelou asked department heads to put together what they are doing in miles. Hogan felt hard miles that tear up a vehicle should be a city vehicle rather than a personal vehicle. Raleigh said he does not want a city car; drives a pick-up truck; is applicable to what he does.

New Fund Accounts - Police - Resolution

Isler needs authorization to set up two new accounts: one, for seizuershup, and one for grants. Motion Resolution, Consent Agenda.

SERVICE COMMITTEE ISSUES:**Hamilton Road Traffic Study**

2nd Reading. Consent Agenda.

Asphalt Overlay (Bid Opening)

Opened bids on Friday. RCA should have various breakdowns. Introduction.

Olde Gahanna Alleys. \$16,000 - did not want to do supplemental, found we had double appropriated for Waterbury/Morrison intersection, so we can use that money. Motion resolution. Consent Agenda.

Fund Transfer - Platform Lift

Jordan is requesting authorization to purchase a platform lift which will enable us to replace Chamber lights and clean gutters. Current appropriation is \$8,000. Requested authorization to use \$1,500 from the Line Lazer Painter amount, which came in at \$3,500 and \$5,000 was appropriated. Floor motion, Consent Agenda.

James-Arnold called attention to Granville Street, where South High Street comes out by the Roby building; questioned line of site easement. Wetherholt said it is a perception that the nose of the car is out too far into the intersection; said it is 18 feet; is enough distance; but doesn't seem as though it is; said it is a problem that has been recognized for some time. Said George Parker has plan to modify the Roby Building. Now has to see what Mrs. Roby will do with the plan. Mayor said we are negotiating; will have something before Council regarding the construction costs.

Jordan called attention to his report of April 22, regarding emergency back-up power; said the police building, the fuel station, and the maintenance garage are the first priority. Advised he has determined that the police building is not adequate; however that generator could be used for the fuel center. Is reviewing back-up sources for all three divisions. Will be coming forward with some recommendations.

Payne announced that with the Knox Study, cities are going to be required to have alternative fuel areas by year 2002. M O N I T O R

DEVELOPMENT COMMITTEE ISSUES:**Creekside Grand Opening**

GRAND OPENING - June 12, 9:00 a.m. On questioning, White said the project will be 80% complete; still some of the little work; the refinements. Payne asked if this will take the walkway all the way across. White responded, "Yes." Said there will be an electro fish demonstration, fishing derby, speeches. Asked President to determine who from Council will be speakers. Said there will be lots of food; maybe a bahama mama; a mystery guest; will be exciting.

Has copy of the annexation bill; does not look too promising.

Electric deregulation is progressing; is a very nice presentation; would like to show to Council.

Kraner legislation. Introduction, then back to committee.

990177

TO ZONE 0.748 ACRES, MORE OR LESS, AS CC-2, COMMUNITY COMMERCIAL MODIFIED; FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF MORSE AND HAMILTON ROADS; THE NEW ALBANY COMPANY, OWNER

Recommended for Adoption, Consent to Consent Agenda (Duplicate)

SAFETY COMMITTEE ISSUE:

990175

TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT WITH LEE AND ASSOCIATES, FOR GRANT ASSISTANCE SERVICE; AND TO DECLARE AN EMERGENCY.

Payne noted calls regarding speeding tickets on Granville Street; said people think we are making a lot of money on Granville. Chief Murphy said in the first 4 months of this year we have had 44 accidents on Granville Street.

Recommended for Adoption, Consent to Consent Agenda (Duplicate)

Hogan said there are still inquiries on the speed on Granville Street; feels it is 25mph because of site problem; from Shull Avenue out, however, does not need to be 25mph.

OTHER.