



City of Gahanna

Meeting Minutes

Public Service & Safety

Office of the Clerk of Council
200 South Hamilton Road
Gahanna, Ohio 43230

Karen J. Angelou, Chair, Thomas R. Kneeland, Jamie Leeseberg

Kimberly McWilliams, CMC, Clerk of Council

Monday, September 22, 2014

Council Committee Rooms

Immediately Following Finance

Roll Call:

Present 3 - Karen J. Angelou, Jamie Leeseberg, and Thomas R. Kneeland

Additional Attendees:

Mayor Stinchcomb, City Attorney Ewald, Lt. Dan Williams, General Williams, Dottie Franey, Matt Holdren, Karl Wetherholt, Rob Priestas.

Item - From City Engineer

[2014-0140](#)

Service & Engineering Supporting Docs

Attachments: [Service Report 09-22-14](#)
[Deed of Easement](#)
[Rock Salt \(Bid Summary\)](#)
[Service RCAs](#)

1. Taylor Pointe Sanitary Sewer - Vacation of Existing Easement

Angelou called the meeting for Monday, September 22, 2014 to order. Wetherholt said Taylor Point is a residential project of multiple dwelling units; original piece of land had a sanitary sewer easement that could serve territory to the north of it; the site plan involves having buildings on top of it; as part of the development they have moved the sanitary sewer; built it around the buildings; we need to vacate the existing easement then we will get an easement overtop of where it now goes; Planning Commission has approved this; needs an ordinance to vacate the existing sanitary sewer easement ordinance and to authorize the Mayor to execute a Quit Claim for an Extinguishment of Easement recordable document.

Recommendation: 1st Reading, no need to come back; 2nd reading, Consent.

Items - From the Director of Public Service

1. Road Salt Contract

Franey said each year we bid road salt through an organization SWOP4G, consortium of 100 suburbs; we got 1 bid from North American Rock Salt; price is extremely high at \$113.65 per ton which is over \$65 more than we paid last year per ton; we are also limited to only being able to purchase about 1300 tons; we are requesting to enter into this contract to lock in the ability to buy that salt; in the mean-time, we are looking at alternatives on how it is spread and using beet juice; you will see some new things happening on the streets; we are also looking for other sources for purchasing salt; you may see more on salt at some point.

Leeseberg said we did a lot more with less last year. Franey said last season we used between 3 and 4 thousand tons; right now we have about 1200 tons in the bin. Mayor said we did less with less. Franey said we did use a lot of brine; beet juice with the brine will make it stick.

Angelou said is there any possibility of a lower bid. Franey said if we would buy it somewhere else, the State of Ohio's price was about \$20 higher than last year at about \$70 per ton; we are asking if we can buy some from Columbus but they are reluctant since they were hit hard last year as well. Angelou said can we get it from the State. Franey said we have checked into that and we cannot add on to the State's supply.

Recommendation: 1st Reading, no need to come back; 2nd reading, Consent.

2. Janitorial Services - Permission to Bid

Franey said our janitorial contract will expire at the end of this year; we are asking for permission to bid that contract for next year.

Angelou said do you go out to bid. Franey said yes; they do a good job and they were low bidder.

Recommendation: Motion Resolution, Consent.

Updates

1. Windward Trace Drainage Concerns

Franey said there is an item on the update list; Windward Trace drainage concerns; not on the agenda (updates added to the agenda); Priestas will provide information; a copy of the slides displayed is available in the Council office.

Priestas said in response to concerns from citizens raised at the September 2nd Council meeting about the rezoning of the Spectrum development, we investigated rear yard drainage which they believe may be caused by the Windward Trace development to the west of them; I did a drainage analysis; looked through the original files for the project as well as current site conditions; based on that analysis, I ran a rainfall event model (slide displayed) which shows a decrease of anywhere from 25 to 54% in runoff from the Windward Trace development; based on that it is my belief that this development is not contributing to the issues the adjacent homeowners are experiencing.

Priestas posted a slide of a map developed by Spectrum; said can see a small portion of Windward Trace that naturally drains to an existing stream channel; if you follow the natural flow path through the rear yards you see an extremely large low spot which traps the water and prevents it from getting into the existing swale; based on this we believe it is best for this to be resolved between the private property owners with coordination through Jefferson Township; another item we noted is another off site drainage area of 11 acres; we will work with the developer of this site to make sure this off site location does not negatively impact these homeowners.

Kneeland said this is a pass through. Priestas said yes. Kneeland said when Windward Trace was built and the drainage plan designed and implemented, was it normal for it to drain on other property like that. Leeseberg said if it is a pre-existing condition, then yes. Priestas said yes it is; they actually reduced the acreage that drains here from about 5 to 1. Leeseberg clarified if the storm criteria had changed. Wetherholt said there has been no change.

Angelou said is this happening because of so much wetness this year. Priestas said we had a rainfall event that approached what we call a 50 year storm; it is infrequent and they probably never saw rain of that magnitude.

Angelou said I encouraged them to talk to Jefferson Township. Leeseberg said he had spoken to them after the meeting; they are concerned with the City growing all around them; I did also tell them to

take it up with the Township.

Priestas said he would follow up with the property owners.

2. Electric Supply RFP

Franey said we have been with AEP Energy; we decided to get an RFP and price from Tradition Energy for our electric supply rates; after doing that, the rate that came in with Champion Energy gives us the ability, based on historical usage, to save \$23,000 over the next 3 years; we decided to sign up with Champion.

Item - From Council

1. Building Safety

Angelou said Larick asked this be brought to committee because of concerns primarily with the increased case load handled by Mayor's Court; want to insure the safety of everyone present; the meeting continued with a general discussion of Building Safety precautions.

General Williams said we have practices that are taught in a training course to all employees in the City; done annually and just completed several weeks ago; we cover all types of emergencies; Lt. Williams provided a significant portion of that training.

Lt. Williams said our case load in Mayor's Court is growing significantly; we have implemented some schedule changes that may help and we have just completed City employee training; we will continue our safety efforts with additional training as we are always looking at ways to make things better.

Kneeland asked if due to the increased case load we have considered other options like night court. Lt. Williams said the current case load is still manageable; we would probably consider adding a second day if that becomes necessary.

Ewald said we have discussed other options for Court previously; night court is not realistic given the constraints of the Court employees under a union contract; we are trying the schedule changes as a first step.

Angelou said it is good that our employees are so well trained; want this to not only be a great place to work but a safe place.

Meeting Adjourned.

Della Brandenberger, Reporting