

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, December 10, 2001

6:00 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: Michael O'Brien

Members Present: Debra A. Payne, Thomas R. Kneeland, L. Nicholas Hogan, Donald R. Shepherd, Karen J. Angelou and David B. Thom

ADDITIONAL ATTENDEES:

Mayor; Jennifer D'Ambrosio; Sadicka White; Chief Murphy; Karl Wetherolt; Tracie Davies; John McAlister; Bob Kelley; Angel Mumma; Jerry Isler; Karen Woodward; Tom Komlanc; Raleigh Mitchell; Tony Collins; Gen. Williams; Carla Wilke-Jones; Doug and Rosemary Kohler; Bobbie Burba; Press

PENDING LEGISLATION:

ORD-0261-2001

TO REDEFINE THE JOB RESPONSIBILITIES OF THE PART-TIME PLANNER TO THE DEPARTMENT OF DEVELOPMENT FOR A PERIOD ENDING JUNE 30, 2002; TO SET COMPENSATION THEREFOR; AND TO DECLARE AN EMERGENCY.

Carla Wilke Jones, Doug and Rosemary Kohler, and Bobbie Burba from Gahanna Events, Inc., Parade Committee and Olde Gahanna Community Partnership were present to show support for Gloria Snider. Jones stated that she appreciates the chance to speak; she is here on behalf of Gahanna Events; not the entire committee; Snider is an important liaison for our corporate sponsorships; want to see Holiday Lights get bigger and better every year. Kohler read a letter of support they had received from Leslie Blake, Burba stated she was here to show support also. Angelou wanted to clarify that this was a part time employee under a special contract; restricted by number of hours. White stated that this is not a dismissal; we have relooked at our staffing organization for the department; looking at budget overall; proposed to Snider that hours would be reduced from 1440 hours a year to 720 hours; it would be up to my discretion how those hours would be used; whether it would be the first half of the year or the last half; or spread them out over 12 months; it will still be the same hourly rate; same contribution with regard to benefits; agree with Jones that Snider is dedicated; again the contract is not for dismissal; previously offered her the position of Deputy Director; she chose not to take it.

Angelou asked if we needed to redefine the job responsibilities. White stated that there will need to be further discussion; will have to amend the ordinance. Angelou asked how would the job responsibilities be redistributed. White stated that we will need to look at the six month time frame that would cover holiday lights appropriately. Hogan suggested creating a new position for community liaison. Kneeland stated that would have to come from the administration. Payne stated that she thought that when this position was created a few years ago it was not expected to last; thought it was a temporary position that has been extended each year. Mayor stated that we want to emphasize that this is not a dismissal; it is an ending of a part time temporary contract that we have renewed over and over; it is our responsibility as the administration to look everywhere for budget cuts; this came upon recommendation from the development department; not my intent to rehire anyone if this position should be done away with; this is simply a non renewal of a contract.

Recommended for Adoption

ORD-0262-2001

TO AUTHORIZE THE MAYOR TO PURCHASE PROPERTY LOCATED AT 117 MILL STREET FROM RAY AND JANIS HAGUE THROUGH THE BROKER, THE ROBERT WEILER COMPANY; TO SUPPLEMENTALLY APPROPRIATE \$390,000;

AND TO DECLARE AN EMERGENCY.

Sherwood stated it would have to be amended by substitute; there was a name spelled wrong. Angelou stated that she had gotten a few e-mails and phone calls regarding this; have we done an appraisal. White stated that we have; every property on Mill Street has been appraised. Angelou asked how did \$90,000 come into play. White stated that the appraisals are very extensive; they are certified; cost about \$2500 a piece. Angelou stated that my concern is that this is four times the appraised value; have not seen the appraisal; could it have changed in two years. Shepherd stated it could have increased or decreased. Hogan stated that he feels we need to look at other options; need to take a look at public input; concerned about this being emergency legislation; we need to take our time; see if the seller has a counter appraisal. Shepherd stated every commercial property has a different value; value is determined by what someone is willing to sell and buy for; that is market value. Payne stated that she would like to see it on regular agenda; would like on record that she did not say we would have a public meeting as soon as we get the Stilson report.

Recommended for Adoption

ISSUES:

From Council Office:

January Meeting Dates.

Council decided to have their organizational meeting on Tuesday, January 2; along with legislation for first reading. There will be no meeting on January 7th. The first committee meeting will be on Monday, January 14th. The first Council meeting will be on Tuesday, January 22nd due to a holiday.

59 Granville St., Creekside Grill - Signage Variance - Recommendation from Planning Commission.

RECOMMENDATION: Waiver of Second Reading; Consent

Boards & Commissions - Organizational Meetings/Appointments

Sherwood stated that there will be a motion resolution setting all the organizational meeting dates for the Boards and Commissions; received e-mail late this afternoon from Phil Smith stating that he will not be seeking re-appointment to Planning; may have to look at the people interviewed recently; John Hurd will be moving out of town; his term will be up on BZA.

ORD-0230-2001

TO ACCEPT THE ANNEXATION OF 5.4+/- ACRES FROM JEFFERSON TOWNSHIP TO THE CITY OF GAHANNA, OHIO, LOCATED AT 4436 EAST JOHNSTOWN ROAD; REQUESTED BY DOUGLAS E. SAGER, ET AL

Weber stated that we can move forward with the annexation; there is no real urgency to have the right of way; can write the letter to accept the acreage; have the right of way done when the area becomes developed; this is not the first time we have done this.

RECOMMENDATION: Motion Resolution acknowledging City Attorney's determination on right-of-way.

Recommended for Adoption

From Director of Development:

YMCA Lease

Weber stated that he and Isler met with YMCA; reviewed the revised lease; made some changes; it is your pleasure to authorize signature of the lease this year; could do it in January; feel it is executable at this point. Payne asked if there was an advantage to doing it this year. White stated it was just be business completed this year. Payne stated she would feel more comfortable having a chance to review the lease. Weber stated that it is very close final form; can have it done this week.

RECOMMENDATION: 1st Reading; Waiver of Second; Regular Agenda

Commitment Letter - Ohio Dept. of Development/Funds for Taylor Road

White stated that we feel fairly comfortable that we will be able to attract the jobs; received the commitment letter from Ohio Department of Development for \$250,000; does not require any legislation at this time.

Creekside Cost Estimate - Stilson

Wetherholt stated that we received cost estimates as requested; it was less than what we estimated; looked at reversing the plan toward the South; immediately adjacent to the parking lot of post office; if the development came before the vacation of the post office we could be in a position to negotiate the lease; could allow us to develop the more expensive land. White went over a cost analysis. Hogan asked if there was anything in there regarding the sewers. Wetherholt stated that we are doing a study to find out the capacity on the existing systems. White stated that there is no action needed; this is so you will know where we are going; looked like it was reasonable; will have more details later.

Hannah Property, 6555 Clark State Road

Mitchell stated that we received a request to the City to sell a portion of the Hannah property; we carved out the house with approximately an acre; had it appraised; the price is within the range of appraisal; asking to sell the house to the purchaser for \$145,000; asking for a supplemental for the closing costs; did not want the costs to come out of the proceeds; need to make it two separate actions; after the agents fees and closing costs we should have a net of \$135,000.

RECOMMENDATION: 2 pieces of legislation; 1st Reading; Waiver of Second Reading; Consent

Promotional CD

No discussion

ADDITIONAL DISCUSSION:

ANNEXATION

Weber stated that we can move forward with the annexation; there is no real urgency to have the right of way; can write the letter to accept the acreage; have the right of way done when the area becomes developed; this is not the first time we have done this. recommendation for 2nd reading regular agenda; isobel mr that his letter will be attached to put that on 1st reading by this ordinance

CITY HALL COLUMN REPAIR

Davies stated that she met with Isler; have come up with the funds to fix the exterior columns; requesting to enter into contract with Charter Hill Construction; have their proposal; they are giving us the standard 1 year guarantee.

RECOMMENDATION: 1st Reading; Waiver of Second; Consent

BOARD OF HEALTH CONTRACT

Sherwood stated that we received the contract from the Board of Health; standard contract; will go into effect next year; would like to put it on this year with a waiver.

RECOMMENDATION: 1st Reading; Waiver of Second; Consent

Stacey Bashore, Recording