

# **City of Gahanna**

*200 South Hamilton Road  
Gahanna, Ohio 43230*



## **Meeting Minutes**

**Monday, September 13, 1999**

**8:00 PM**

**Council Committee Rooms**

## **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:**

McGregor, Isler, Jordan, Press.

**PENDING LEGISLATION**

**Members Absent:** Sherie James-Arnold and Thomas R. Kneeland

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

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**990427**

AN ORDINANCE SUPPLEMENTING ORDINANCE NO. 990164, PASSED BY THE CITY ON AUGUST 16, 1999, TO EXPAND THE EASTGATE INDUSTRIAL CENTER TIF DISTRICT TO PROVIDE THAT IMPROVEMENTS TO REAL PROPERTY WITHIN THE AREA AMENDED INTO DISTRICT ARE A PUBLIC PURPOSE; DESCRIBING PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE MADE TO BENEFIT THE ADDITIONAL AREA AMENDED INTO THAT DISTRICT; REQUIRING THE OWNERS OF THE PROPERTY WITHIN THE AREA AMENDED INTO THE DISTRICT TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES; ACKNOWLEDGING THE EXISTENCE OF A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS; APPROVING AND AUTHORIZING THE EXECUTION OF TAX INCREMENT FINANCING AGREEMENTS AND AN INFRASTRUCTURE AGREEMENT; AND DECLARING AN EMERGENCY.

**Recommended for Adoption, Consent to Consent Agenda (Duplicate)**

**NEW LEGISLATION****ISSUES****Water Contract**

Jordan stated Columbus had submitted a revised water contract; distributed memo showing the two differences they made in what we sent them; in Section 4 we took out last paragraph; they did leave it out but added a sentence; basically said what we said just in different words; other change is in Section 15 where we had first anniversary and changed from 3 years to 5 years; these are the only changes. Hogan stated he had no problem with the Section 15 changes; read Section 6 of the contract; now says that they can take any direction and annex that property. Weber stated it did not say annexation; annexation clause was deleted; Section 6 was already there; need to make sure that Section 4 dovetails into Section 66; can do the tap in that Section 6 permits; no discussion about right to annex; feel this is signable; can nickle and dime it.

On question from Clerk, Weber requested this item be placed on the consent agenda with waiver of second reading and repeal of the ordinance passed earlier this year on the water contract.

**Recommended for Immediate Adoption to Consent Agenda (Duplicate)**

**Medwin Place - Mayor's Memo dated Aug. 20, 1999**

McGregor noted he had distributed memo on August 20 entitled problem parcel; fear is that eventually someone builds on this parcel and will have miserable drainage problems; feel the least expensive way out is for us to purchase; have been given money by developer; current owner has come down a lot in price. Angelou stated she did not

think it was right to buy a person's land because it didn't turn out to be the development they thought it was; if drainage problems occur then developer should fix. McGregor noted they go away and leave us with the problem. Kelley stated he had a problem buying property because somebody isn't happy with an action they took; buyer beware. McGregor stated we have \$28,000 given as fees in lieu of for open space for that subdivision; this would be nice open space; asked her if she would sell for the park money we received and her response was they can't sell for that little bit of money; came way down from her original price. Council asked if she had tried to sell to someone else and not been able to sell. McGregor replied not to his knowledge; as long as it is undeveloped it is ideal for us but will develop at some point; would give us access to the ravine; is overgrown and is a wooded hillside; it will sell and something will be built on it. In response to question from Hogan, McGregor stated this lot was part of the original plat. Hogan stated we have drainage laws on our books; must follow our drainage ordinances; can't fill in creeks and swales. McGregor stated there was an area on this lot that can be filled; is not in direct flood path. Hogan noted a home could be built with a walk out basement. problem with purchasing something every time somebody can't sell and would want the City to buy. In response to question from Angelou, McGregor stated the neighborhood abuts the Northeast School; this purchase would expand our reserve in this area; feel it would be cheaper in the long run to run; adds value to the City; have \$28,000 for open space; Reserve A is bottom of the ravine. Kelley stated he was not in favor of buying based on speculation that there may be drainage problems down the road. Angelou noted that a drainage plan must be followed. Payne stated it sounds like the issue was they expected a higher scale development and a lower scale development went in and they don't want to build. Stinchcomb stated she was lukewarm at this point on this issue. Payne stated that the general consensus was we don't want to buy right now; if they can show significant problems, make developer fix them. McGregor noted there is a flood pool there; is very steep; when they start filling in it won't run off like it did in the past. McGregor stated he would have Soil Conservation Service take a look at the parcel.

RECOMMENDATION: Remove from agenda.

### **Taylor Road House - Mayor's Memo dated Aug. 23, 1999**

McGregor noted memo of August 23 regarding the Taylor Road House; have a solution there temporarily if it is satisfactory to Council. Angelou stated that we will tear house down at some point; what kind of cost is involved to tear down. Jordan stated it would run between \$7,000 and \$10,000. Kelley stated he was not comfortable with allowing a City employee to live there without paying rent. Isler stated he has to pay rent. Weber noted Charter Section 23.01. McGregor stated that Council could authorize the employee living in the house on a temporary basis. Kelley stated he would not be comfortable authorizing something against Charter. Stinchcomb stated she had spoken with neighbors at length; Fire Department had stored tanks there will remodeling; feel tearing down at this point would be cleaner all the way around. In response to question from Angelou, McGregor stated employee does not have a lease; is there on a day to day basis.

RECOMMENDATION: Motion Resolution authorizing the Director of Public Service to go out for bids for tearing down of the house at 6000 Taylor Road.

### **Lola's**

Jordan stated that Lola's is having problems with landlord; discussion held on amount of time, effort, and money the City has in this building; possibly need an advocate for her with landlord. In response to question, McGregor stated City has the right to approve any tenants and we have a facade easement; several things are prohibited but rights for

another tenant can't be unreasonably withheld. Kelley requested that McGregor have White work with tenant and owner to see if the problems can be worked out.

### **Police Supplementals**

Kelley noted that requests had come down Friday afternoon for two supplementals; asking for waiver and emergency; requested McGregor to speak with Murphy about agenda deadlines. In response to question, Isler stated the overtime grant has now been received; need to appropriate the money so they can spend the grant. In response to question from Council, Isler stated there does not appear to be an urgent need for the overtime money to warrant the waiver.

RECOMMENDATION: 1st reading, consent agenda, no waiver.

### **Bauer Plaque**

McGregor stated a citizen's group got together on Harry Bauer memorial and started raising funds for dedication at Flea Market; at this point have not raised enough money although they are still raising funds; would like us to buy and be reimbursed; they have raised \$400 and need \$1,600; like us to front the money and allow them to continue raise money. Discussion held on this purchase and consensus of committee was not to move forward with this request.

### **ISOBEL L. SHERWOOD, CMC/AAE, Deputy Clerk of Council reporting**