

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, April 28, 2008

Immediately Following Previous Committees or

7:20 PM

Council Committee Rooms

Finance Committee

Thomas R. Kneeland, Chair

Beryl D. Anderson

Thomas C. Evers

Shane Ewald

John McAlister

Nancy R. McGregor

David L. Samuel

Members Absent: Shane W. Ewald

Members Present: Thomas R. Kneeland, Thomas C. Evers, John McAlister, Nancy R. McGregor, Beryl D. Anderson and David L. Samuel

Additional Attendees:

Hugh Clark, Angel Mumma, Jerry Isler, Brandi Braun, Mayor Stinchcomb, Tony Collins, Sadicka White, Isobel Sherwood, Tom Weber, Karl Wetherholt, Terry Emery, Kevin Marchese, Kristen Treadway, Deputy Chief Bell, General Williams, Press

ISSUES - From Mayor:

Resident Survey

Kneeland called the meeting to order.

Mayor said she would like to defer to Braun. Braun said there has been a team working on this request; we would like to enter into contract and provide a letter of agreement to CJI, a company that will survey 800 residents by telephone for the City; would be 200 residents per ward; gauge the level of satisfaction with existing services, propose new services they would like to see added, and changes they would like to see, and determine if they would be willing to pay for changes in services; like to introduce Dr. Clark from CJI, whose company will formulate the information collected into a scientific document with benchmarks to track the levels of service.

Clark said CJI is a research company based in Columbus that does projects for public agencies and transportation entities; work with city planners primarily; just completed a major study in Illinois about mobility, bike paths and development downtown; company was established in 1983; local clients include Nationwide Children's Hospital and Battelle, we have done a number of jobs for school levies to give voter sentiments; your survey would be about services and the interest in paying for those services; we would contact 800 people; our error rate is low and this would give the information by voter ward; final report is very extensive; includes graphs and is easily understood; action oriented.

Samuel asked who the project manager would be. Clark said he would do that.

McGregor asked how you get the phone numbers; do you use cell numbers? Clark said telephones are in a transition phase; the survey remains accurate even though we use primarily land lines and some folks have only a cell phone.

Samuel asked if you use focus groups. Clark said he would like to if they are affordable but they are not in the basic contract; can do some informal interviews with city officials to get their feedback.

Weber said the issue of cell phones is important as younger people only have cell phones; would expect results to be skewed if they are not included. Clark said we use lists from voter registrations; if a voter listed his cell phone we would attempt to use it even though it is costing them money; the cell phone issue doesn't really reflect age; most younger folks have access to a land line and some older folks use only cell.

McAlister asked if you could provide an example of questions that were asked and the answers received that caused a city to take action. Clark said in a transportation study where they have a light rail system, customer concerns on the rail line were for safety; study determined why; the city then came up with answers and did a public relations effort to improve this service; in another example, a city had a difference in building densities so the streets were not walkable; sidewalks were in disrepair and not clean; the city worked to improve. McAlister asked how much research is actual feedback and how much is a wish list. Clark said I don't create the questions; it is interactive with the City; use what questions you want asked; up to the Administration and Council; start by stating 5 or 10 topics you must learn about; they are named and at the end of this study we know the answers to these things. Evers said he had received a good report; only keep folks on the line for 15 minutes.

Anderson asked how you insure an equitable sample. Clark said there are 2 types of samples; go with voter lists and use listed telephone numbers matched to voter registration lists; this is what we planned to use here; also can use random digit dialing; telephone companies have working blocks of numbers; we have a program that picks randomly through these numbers; not as precise and can't determine wards; when you take the lists of all the Gahanna numbers and pick at random to interview, rules of statistics say it will be representative of the whole; error rate is determined by a statistical rule. Anderson said the community is not homogenous; how do you make up the difference in demographics of the community; is that factored in your formula? Clark said representatives of different groups either by age or ethnics, if they are on the voter registration list, will have the same opportunities; it is a statistical fact.

McAlister said he had a problem with only sampling voters as the number would be small. Mayor clarified it is registered voters; not actual voters. Clark said you get a good representation of ethnic groups and age demographics. McGregor asked about those who live in the city but have a different address or they are outside of the city. Weber said zip code doesn't factor in to it; just voter registration.

Mayor said this is a goal she has had for several years; we need to know what the city thinks; important to ask and hear what they want; I will be pleased to get this accomplished. Kneeland said this is to get the legislation for the contract; once that occurs the 2nd part is to determine the questions. Mayor said she hopes Council will be full participants in that process. McAlister said the cost is just under \$35,000; he is ok with it. Evers said he is ok. McGregor said she is not sure about the need to have these questions; we have elected officials to convey the residents' views; not convinced it is necessary since it is a lot of money. Samuel is ok for it. Anderson asked McGregor what she means by constituents' input. McGregor said during campaigns, she goes door to door and talks to residents. Evers said this format gives folks the opportunity to speak on the issues and we can say what the top issues are; analysis is done in a scientific manner for appropriate results. Kneeland said it gives us another method to communicate with the folks; stuff they may not have been able or willing to discuss at the front door; would like to have it on regular agenda so Ewald will have an opportunity to discuss.

Recommendation: 1st Reading, no need to come back, 2nd Reading, regular agenda.

PENDING LEGISLATION:

ORD-0101-2008

TO AUTHORIZE THE MAYOR TO ENTER INTO REAL ESTATE PURCHASE AGREEMENT WITH THE JEFFERSON LOCAL SCHOOL DISTRICT RECREATION COUNCIL FOR THE PURCHASE OF REAL PROPERTY LOCATED AT 148 PARKLAND DRIVE; TO SUPPLEMENTALLY APPROPRIATE \$645,000

THEREFOR

Collins said the pool issue came back for additional questions. Kneeland said this is really 2 issues; one is financial and the other is philosophical; do people believe we should be in the pool business and own this pool.

McAlister said there may not be enough of a market in Gahanna; we paid \$2 million for the YMCA; a local swim club can't compete; there are also private venues like the zoo; rather than a club membership folks would rather go to the zoo water park several times a year; after paying \$2 million to support the YMCA, I have a hard time with this purchase; we did a lot of hand-wringing when we saved the Hunters Ridge Pool; now we are talking \$650,000 and, even though it borders my ward, it is an extraordinary expense to save this one. Mayor said this pool is not out of business; they can compete and they will stay open; offering us the opportunity to purchase the pool and the land appraised in 2000 for \$1.2 million. McAlister said we are thinking of it differently when we say land purchase; if there is no economic value supporting the value of the pool, then close the pools. Mayor said we are not closing the pool, but identifying the underlying asset of the land. Collins said anytime we can protect the Big Walnut corridor it is important; hope to provide park area there someday as the residents there need improved access to a park; this piece is also close to Creekside which gives it great strategic value.

Kneeland said that he struggles with this decision; the front pool could be a liability; there is a risk to this investment when it does breakdown; but I realize the Parks Master Plan says we need to support the various outdoor pools and private clubs as well as the YMCA. Collins said we are doing a long term plan for several pools in the City; the Gahanna Swim Club serves so many residents we can't separate the pool from the land; those residents are saying the pool is important. Mayor said they are not out of business but they know their limitations and they came forward to talk about the future; they want to continue but can't provide good service with the current number of users.

Samuel asked how it compares to other local cities in central Ohio. Collins listed most of the Columbus suburban communities that he knew had city pool facilities; most are new or rebuilt; would like to see residents stay in Gahanna instead of going to places like the New Albany pool that is nice and inexpensive. McAlister said the Parks Master Plan supports what is said in general; but it does not say we want to own and run this; asked where the pool stands in Parks priorities; voted for Master Plan and feel we need to abide by the plan; but nowhere does it say get into the pool business.

Parks account for 6% of the City's spending; need spending to be prudent based on priorities. Isler said even though part of this land is in a flood plain at that price it is a good value; we do need the pool because our residents don't want to go far because of gas prices. Evers said back to the Master Plan; residents said they want aquatics in the City; the opportunity has presented itself to buy this asset; it is a \$2 million asset and it fits in; gas prices are going up so people want to stay close to home; supports the future development plan of "lifestyle centers" where people can walk everywhere and not drive; makes sense to obtain this while we can.

Mayor said the YMCA pool can't absorb more people; it is filled to the hilt since folks swim at it year round; many can't afford its monthly cost anyway; this pool is reasonable at a family membership for about \$250 so it is affordable to a different economic group.

Anderson asked how it was determined what the citizens wanted in the Master Plan. Collins said it is a very large document; began with a survey of 600 residents; used

focus groups; had stake holder meetings; all that information was combined to make this record and it looks at what we have and ends with what we need; there is no detail that says go buy pools; first step was to make all pools work together; doesn't spell out what to purchase; as a 10 year plan it gives you a direction, not specifics; coordinated with our budget and the 5 year plan this opportunity comes up now; we feel it fits right into the plan and our priorities. Anderson asked when this was done. Collins said primarily done in 2005 and adopted in 2006.

Mayor said we can wait and see and they may sell to someone else. McAlister said good; best if someone else buys it and runs it privately. Collins said we operate Hunter's Ridge in the black; we could do this in the black also; we do have to reinvest in assets for maintenance. Samuel asked how many acres would be obtained. Collins said 6 acres; there is parkland and a lot of grass area. McGregor if you have thought about other uses. Collins said we have talked about joint uses between the pool and Friendship Park; could be used from both sides and do joint parking.

Kneeland asked if we can hire someone to tell us the condition of the pool; do an inspection. Collins said we have done a walk through and talked to the board and not identified any issues. Kneeland said could we do a structural assessment with leak detection and plumbing appraisals. Collins said we can do that at our own expense; most companies who are doing that are looking for things to fix however. Evers said it is the location; the only pool on the west side of the City; \$600,000 for a \$2 million asset seems fine. McGregor said even if the pool leaks, it doesn't make any difference; the land is centrally located; I would vote for it anyway. Kneeland said but we do need to go into this with eyes wide open. Anderson said it does make sense to know what you are buying. Mayor said if the pool is inspected it does indicate risk. McGregor said the front pool is 50 years old. Mayor said if the front pool fails we could put a zero depth entry splash pool there or a lot of other things. McGregor asked if the pool board has any inspection reports; maybe they could provide one for 2007; and ask them about their Health Department records. Collins said it is a complex purchase. Kneeland said we will put it on regular agenda assuming we have all appropriate paperwork.

Recommended for Adoption

ORD-0102-2008

TO ADOPT THE FISCAL IMPACT ANALYSIS/ECONOMIC DEVELOPMENT PLAN, DATED DECEMBER, 2007

White said the Fiscal Impact Analysis/Economic Development Plan was brought back to committee for questions; did not receive any questions or emails myself. Kneeland said he had received a couple of emails; appears those reading the plan feel it is specifying a direction we take rather than giving some direction. White said we have other plans in place and they have a say; the Heartland Plan says that Olde Gahanna is primarily residential; our zoning calls for single- and multi-family, and detached condos; the new plan has no desire to change that residential use; it does put criteria and boundaries on it for other uses; for other uses they have to aggregate sites; come in for rezoning; does not preclude commercial use; they just have to meet criteria for rezoning; the new plan can be used for infill development for economic growth; now gives us strategies for growth in any sector; we have methods and the fiscal impact to use for determinations; may chose to look at other factors; lots of criteria to use in a matrix; we just want to be able to include significant economic data; so we can make decisions based on that; would now have more tools and information for decisions.

Recommended for Adoption

ISSUES - From Director of IT:

Renewal - Phone and DS1 Service Contracts

Marchese said we are asking to renew the phone contract for 3 years and our DSI contracts for 12 months; DSI contracts are shorter since the wireless network will be available in March of 2009; also we need to add a DSI for Hunters Ridge Pool since dial up did not work last year; it is just too slow.

Recommendation: 1st Reading, Consent, Waiver of 2nd Reading, with Emergency language

ISSUES - From Director of Human Resources:

Unclassified Ordinance

Kneeland welcomed back Kristen Treadway. Treadway said I submitted a report on the unclassified ordinance request; while auditing the Deputy Director of Planning and Development, it was determined that the corresponding classification of Deputy Director of Parks and Recreation should also be changed from a 38 to 39; the report details why it was like that and why it should now be changed; also added a job share option; any questions? Anderson asked if the job share would allow opportunities for outside personnel and is there a time frame they work. Treadway said the determinations are done on a case by case basis. Anderson asked how soon you are looking for this. Treadway said the Deputy Director request is an emergency; I would like to do it all at once so the job share language is in there. McGregor said when we raised the Deputy Director of Development it was \$9,000 but this one is only \$5,000; is that correct? Treadway said a full year will be \$9,000.

Recommendation: 1st Reading, consent, no need to come back, 2nd Reading, Consent, Emergency Language

ISSUES - From Director of Finance:

2007 Year End Financial Report

Mumma said she had a presentation for the 2007 end of year report; also available via electronic copy; first quarter 2008 data will be presented to Council in late May; a copy of the presentation for these minutes is available in the Council office. Anderson asked if net was included for income tax receipts. Mumma said she would find out. Anderson asked what the current interest rate was. Isler said it is 3 to 3.2; anything at or above 4 is gone and has been called. McAlister said he is still waiting for 2nd quarter data showing Creekside actual revenue against projections. Kneeland said we will provide it when we have it. Isler said the gas tax is up because we get November and December information for this report; people are now cutting back; also license plate allocation is trending down. Evers said remember this is cash basis.

ISSUES - From Council:

Building Ohio Jobs

McGregor said we had been asked to do a Resolution in support of the Governor's bond package; they have changed it so it is less money borrowed now and Collins has said it includes the Clean Ohio Program that we have benefited from; my concern previously was the amount of borrowed money; now I will support it as it is a bi-partisan economic stimulus package; the language in the Resolution is updated. Sherwood said a copy was in packets sent Friday. McAlister said it doesn't address any of the main problems we have in Ohio including high unemployment; solution is not in having the state pick winners and losers; continued by providing quotes from Staley of the Freedom

Foundation; ended by saying he could not support this Resolution but would support something that supported economic freedoms and lower taxes.

Recommendation: Regular Agenda

ISSUES - From Clerk of Council:

Taylor Road Annexation

Sherwood said her first issue is the Taylor Road annexation; this is a boiler plate services ordinance with waiver and emergency. McGregor asked why it needed that. Sherwood said it has to be passed within 21 days of filing so we pulled this filing back until that is obtained.

Recommendation: 1st Reading, consent, waive 2nd Reading, Emergency Language

Council Office Staff

Sherwood said that Maxwell has requested to return to work part time instead of full time; am willing to try this schedule; she would work the middle and end of the week; Wednesday, Thursday and Friday; review how it is working out in 30 days and the end of the year; this is just for your information at this time. Anderson asked if this could be a job share. Sherwood said not at this time; Maxwell will return around the middle of June.

Issues Moved from Development & Parks Committee Meeting

Creekside Programming- Supplemental Appropriation

Collins said this item is a supplemental request to support Creekside programs since its opening; this area is a great economic engine driving the whole community; we have a series of events planned over the summer with opportunities for residents that we would like to book; these are not in the budget as we did not know time lines; now that we have definite dates locked in we are requesting a supplemental appropriation for \$50,000 from the General Fund to support the summer programs and concerts including hosting the Make a Wish Foundations 9th Annual Walk for Wishes that has been previously held elsewhere. Kneeland said this is a supplemental because of the fluctuations this year; next year it will be in the budget. McGregor said she has a concern that the Creekside Island is being overused. Collins said the high density activities are being scheduled in the Plaza but I will also pass along your concern to event planners.

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

Collins said a 2nd announcement is about this weekend's events; actually starts Thursday; hope to see you there as this is good family fun; Saturday night is the Parks Foundation Gala; we can accommodate a maximum of 300 so reserve now; also April 30 is our deadline for Community Awards for volunteers; let's honor those that are giving back; forms are on the website.

Job Ready Sites Grant

White said in order to encourage revenue for 2008, we want to apply for a grant from the Ohio Department of Development for \$1.2 million; for use on property located in Central Park; it is our current fuel site; now we plan to make this site the crown site of

the project; looks at the Columbus skyline so we consider this to be very marketable; need a Motion Resolution to authorize the application due May 15; award will take place in October which will give Council a second opportunity since we will come back then; there is a match that would be a capital outlay of \$150,000; use for tank removal and concrete clearing; costs for the rest of the underground work could be from the grant; this is our second attempt so I feel we have a good chance to get it. Kneeland said the \$150,000 match for the removal of the tanks would have to be done anyway; there are environmental issues there so there will be costs for that in the future; any other questions? McGregor asked where the City fuel service will go. Emery said we are looking into other fueling options; a new facility site; outsourcing so we could go out for bid and see what kind of wholesale price we can get from the community. White said the time frame would mean we are not doing any construction until spring 2009. Kneeland said so you are asking for a Motion Resolution for grant support now; if successful, another opportunity with the specific funding will be required in the fall.

Recommendation: Motion Resolution; consent agenda.

Collins said for the Creekside grand opening beginning on Thursday, the Chamber has arranged for 7 actual ribbon cuttings at some of the companies; asking you to participate; Council members still have time to plan to attend the Creekside Gala on Saturday night and Council needs to be represented at this event; on Saturday we have for the first 1000 people a gift packet from the City and local businesses including Bicycle One who is raffling a bike.

Meeting Adjourned

MONITOR:

2007-0013

Monitor Items:

- 1) Whiteboard
- 2) Wireless Communication Legislation
- 3) Basement Renovation

Della Brandenberger, Reporting