

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, March 12, 2001

8:30 PM

Council Committee Rooms

Committee of the Whole

*Michael O'Brien, Chairman
Karen J. Angelou
L. Nicholas Hogan
Thomas R. Kneeland
Debra A. Payne
Donald R. Shepherd
Rebecca W. Stinchcomb, ex officio*

Members Present: Debra A. Payne, Rebecca W. Stinchcomb, Thomas R. Kneeland, L. Nicholas Hogan, Donald R. Shepherd, Karen J. Angelou and Michael O'Brien

ADDITIONAL ATTENDEES:

Press, Mayor; Angel Mumma; Jerry Isler; Gen. Williams; Col. Hall; Jessie & Albert Hamm; John Bickley; Sadicka White; Isobel Sherwood

PENDING LEGISLATION

ORD-0021-2001

TO REZONE 5.1+/- ACRES TO L-AR, LIMITED OVERLAY MULTI FAMILY RESIDENTIAL, FOR PROPERTY LOCATED AT 329 WEST JOHNSTOWN ROAD; ALBERT AND JESSIE HAMM, APPLICANTS

Stinchcomb stated after our last meeting the Hamms requested a meeting with Council without attorneys; I met with them last Friday afternoon; got a chance to take a look at their property; went point by point through the legislation; came up with a revised version; changes to be made to this; prepared by our Counsel as a suggestion; went through it with Hamms; asked Sherwood to go through with comments from a Planning Commission perspective; coming close to agreement; everyone should have a marked up copy. Stinchcomb went through each change that was marked on the revised copy. There were no problems with the first change. Hamm asked if it is currently commercial; thought it had to be rezoned. Stinchcomb stated that she will check that. Stinchcomb stated that she tried to express to the Hamms that it is the will of Council that this development comport to SF3 standards, especially if it does not succeed; provided them with our 1143 code; wondered how they would care for disabled persons in anything other than ranch style homes; SF3 does not require single story or multi story; whether we leave it out. O'Brien stated that he remembered during the original presentation of this, there was an architectural rendering of a single story home that was planned to be built. Hamm stated they are going to follow SF3; it doesn't state what kind of home. O'Brien replied that his point was that the Planning Commission approved their request based on information presented; what appeared to be a single floor dwelling; anything other than that would be in violation of what Planning Commission approved and what we are looking at now. Weber stated that they have a new application now. Sherwood stated that she went through the files and did not find any architectural rendering. Stinchcomb added that we need to be as specific as we can. Angelou stated that if this is going to be primarily for the disabled it makes sense the homes would be ranch style. Hogan stated just to eliminate it altogether; there are other provisions that accomplish what we want to accomplish; that is their decision. Weber agreed by saying he doesn't think that language has to be in there. Council was polled and all agreed to take ranch style out. Hamm read the section in the ORC regarding Adult Care Facilities; they would be building under these regulations. Stinchcomb added that they would use that section of the ORC to say what they can or cannot do by notation. Weber agreed that would be okay if you reference that code. Mayor wanted to make sure that it would only be homes for 3 to 5 adults not a congregate home for 16. Hamm stated it is not their intention to make these congregate homes; not what we want; standard is only up to 5. Angelou stated that if they are going to build under that section, they are going to need clarity on adult family home; make sure it cannot be a congregate home. Stinchcomb went on to show what other changes had been made; lot definition will stick with SF3 standards; be consistent; no problems; 58 foot not supposed to be in there. O'Brien stated he had an exception with one thing; conflict with square footage requirements. Hamm replied that room living space minimum is 9 x8; will not be that small. Council had no problem with 1500 square feet for the wording.

Hamm stated they were not going to build a house that small. Stinchcomb stated that this only covers the four homes you are planning to do. O'Brien added that regardless with house living area now; do we change it now; minimum homes under SF3 house living area is 1500 square feet; typical homes as planned are usually 2000 square feet. Stinchcomb stated the homes shall be numbered with an "8x11" sign to identify them. Wetherholt stated that he assigns the numbers; there is a code section that tells you how to do it. Stinchcomb asked if everyone was okay with the changes and everyone agreed they were; we need to see a final draft as quickly as possible.

Recommended for Adoption

ORD-0044-2001

SUPPLEMENTAL APPROPRIATION - Council, Universal Network Access

Kneeland there are still some things that need to be discussed with Isler; need to postpone it for 2 weeks; bring it back to Finance Committee.

Recommended for Postponement to a Date Certain

ORD-0046-2001

TO ESTABLISH THE RATES OF PAY AND BENEFITS FOR SUPERVISORY PERSONNEL OF THE CITY OF GAHANNA FOR THE PERIOD JANUARY 1, 2001 THROUGH DECEMBER 31, 2001; TO REPEAL ORDINANCE NO. 980441; AND TO DECLARE AN EMERGENCY

Mayor stated that this is ready to go; this contract has language that is 15 years old; needed to be looked at and updated. O'Brien polled Council members and all were in favor of placing on consent agenda.

Recommended for Adoption, Consent

ORD-0054-2001

TO COMMIT UP TO \$625,000 OVER 3 YEARS FOR DEVELOPMENT OF A YMCA FACILITY IN GAHANNA

Hogan stated that there have been several pieces of property looked at for the Y; property purchased was more than what we originally intended to spend; under the impression that if we spent more than a half million above, they would not come back for more money; came back with memo to Mayor for site preparation. Mayor stated he had agreed in general to make sure all utilities were to the site; did not anticipate this much. Hogan stated he felt there needed to be a consistency of info; something out of order; have this appropriation of money before we have the lease worked out; reading the lease you gave us, it is a 99 year lease; after we lease you can do anything you want to including commercial development. Mayor stated that he would be going over the proposed lease that White is working on; will not lose 2 million dollars; could retrieve should we decide to. Hogan continued that before we go and commit all our money we should negotiate the lease first; these are my concerns; other council members have concerns; under the impression that for the purchase of the property the Y would not come back for site plans. Bickley replied that never did we say we were not coming back; always indicated we would need site improvements; anybody that has attended the meetings with me knows this; materials we have presented have indicated that; we did not think the amount would be what it was. nick since you won't need to money for quite some time can't finalize the lease and then have the money; Bickley replied that is up to the City; proposed standard lease agreement; we are very flexible; set up however; in terms of an asset to the community the building won't go; we have never had a building fail; I think it is an asset that will stay for a long time; volunteers making a significant commitment. Stinchcomb stated that in reviewing the Ordinance, the language is simple; they want a commitment of the money; if this is Councils will I want Gahanna to break ground first so they can go out and get additional funds; we are not going to have any problems with the lease; they are looking for a commitment. Stinchcomb added that she had received a couple of phone calls and e mails regarding why we would give tax dollars to a Christian association. Bickley answered that the Y is

not a religious organization; it is a community center with faith based ties; we are very diverse; every race and ethnic background; our metro board is very diverse; we promote and advocate Judeo-Christian values; mission statement is simple; has not changed for 150 years; serve the whole community; we turn no one away; provided almost 2 million dollars in assistance to families who could not participate. Angelou stated that this is something we wish every organization would do. Stinchcomb only wanted to clarify the point. Angelou stated that we committed to purchasing the land; can only think of positive results of having a Y in our community; because land is expensive, makes our homes more valuable; kind of happy that land is at this price; makes our community special; maybe raise a little more money; you have all of these volunteers raising all this money; speaks many words how important this project is; do not believe that we will never have a community center; this could co-exist with it; another opportunity to build a field house; see this as the beginning and timely. Hogan agreed that he wants a Y in Gahanna; his concern is price of land; had 26 acres for 800,000 which the Y was happy with; not sure that we need to commit to funds to get the Y built before lease is finalized; feels lease should be done first. Angelou suggested that there could be an amendment to this Ordinance with no payment to be done before the lease was signed. Hogan agreed with that.

Recommended for Adoption

ISSUES:

Rules of Procedure

RECOMMENDATION: Bring back to Committee in 2 weeks

Director of Emergency Communications

General Williams stated that we are ready to hire; the Mayor sent memo this person is being hired at a higher pay rate; you have to concur to that. Kneeland agreed; he has made a huge commitment; he drove from New Hampshire; the interview was well above average; same feeling was shared. O'Brien asked if he had LEADS experience. Williams answered that he set up the 911 program; operates the LEADS systems in the state of New Hampshire; familiar with the program. O'Brien stated he just needed to be assured that he is fully capable. Williams replied that he is satisfied that he has all the LEADS experience. Angelou asked if we need to move quickly on this. Kneeland answered that he is very qualified for this job; he is well known; afraid that we will lose him; if we go through the normal process this will drag out. Williams talked with him last Thursday; received email from him that asked several questions regarding benefits; he did say that he talked to the National Association of Emergency; got info from them that they will assist with federal matching money; he was looking elsewhere when he came here; he has reached the highest level in New Hampshire and he is going to go somewhere. Council agreed that they cannot afford to wait; needs a waiver. Sherwood asked if he accepted what you offered. Williams answered that he verbally contacted him; spoke with him and told him of the process; should be getting a letter from Mayor saying what we are offering him; need to get it into writing and respond by certain date; our plan was to offer \$62,500; after 180 day period increase to \$65,000. Sherwood asked since the pay range is currently at 52 to 65, do you want to change the range too. Mayor replied that we need to boost the range. Sherwood stated that we could do a waiver to raise the range. Williams will contact him tomorrow. O'Brien asked if we would be assisting him with the costs of the move. Williams answered that the City of Reynoldsburg agreed to pick up relocation expenses; not sure where he will move to; looked at both areas.

Council agreed that we need to move forward with a waiver and increase the range.

RECOMMENDATION: 1st Reading with Waiver, Consent Agenda

Stacey Bashore, Recording