

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, July 22, 2002

7:00 PM

Council Committee Rooms

Committee of the Whole

*Robert W. Kelley, Chair
Karen J. Angelou
L. Nicholas Hogan
John McAlister
Debra A. Payne
David B. Thom
Michael O'Brien, ex officio*

Members Absent: John McAlister, L. Nicholas Hogan and David B. Thom

Members Present: Debra A. Payne, Robert W. Kelley, Karen J. Angelou and Michael O'Brien

ADDITIONAL ATTENDEES

Collins, Sherwood, Hall, Wetherholt, Mumma, Komlanc, Franey, Chief Murphy, Deputy Chief Rinehart, Lt. Spence, Dan Williams, White, Jackson, Weber, Winters, and Press

PENDING LEGISLATION

ORD-0134-2002

TO ACCEPT 2.623+/- ACRES FROM JEFFERSON TOWNSHIP TO THE CITY OF GAHANNA, OHIO, KNOWN AS 4491 EAST JOHNSTOWN ROAD, REQUESTED BY THE CITY OF GAHANNA.

Sherwood stated this is after the 60 day hold period.

Recommended for Adoption, Consent

ORD-0141-2002

TO ADOPT RULES AND REGULATIONS OF THE CIVIL SERVICE COMMISSION OF THE CITY OF GAHANNA, OHIO, AS REVISED JULY 8, 2002.

Kelley stated that the Civil Service Commission worked very hard on revising the rules and regulations; nice job.

Recommended for Adoption, Consent

ORD-0143-2002

TO AUTHORIZE THE DIRECTOR OF PUBLIC SERVICE TO AWARD AND THE MAYOR TO ENTER INTO CONTRACT WITH COLUMBUS ASPHALT PAVING, INC. FOR MORRISON ROAD, PHASE I, WIDENING IMPROVEMENT, IMP. NO. 769; TO SUPPLEMENTALLY APPROPRIATE \$211,750 THEREFOR; AND TO DECLARE AN EMERGENCY.

Sherwood commented this was added to the agenda last week without going through Committees.

Recommended for Adoption, Consent

ORD-0144-2002

TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH EVANS, MECHWART, HAMBLETON & TILTON, INC., FOR INSPECTION SERVICES FOR THE MORRISON ROAD, PHASE I, WIDENING, IMPROVEMENT NO. 769; AND TO DECLARE AN EMERGENCY.

Sherwood commented this was added to the agenda last week without going through Committees.

Recommended for Adoption, Consent

ISSUES - From Safety Committee:

Update - Dispatch Center Renovation.

Lt. Williams reported that the renovation is complete in the Dispatch Center; actually completed under allotted time frame; the radios are currently being built; right now we are behind two weeks on the furniture; the radios will be in place in approximately 4-5 weeks.

Street Lights.

Chief Murphy distributed a report from the Division of Police; purpose of the report is to provide statistical information on 11 neighborhoods in Gahanna that currently do not have any or enough street lighting; they are: Cliffside Estates, Gahanna Greens, Gahanna Heights, Goshen Lane Area, Gramercy Park Estate, Hunters Ridge, Imperial Rise, Pipers Glen, Rocky Fork Heights, Valerio Heights, and Zubrod Heights; to prioritize proposed installation, the following was taken into consideration: (1) total CFS not directly proportional to the size of the neighborhood; (2) streets evaluated have as few as 12 homes (Zubrod Heights) and as many as 1200 homes, apartments, and businesses (Hunters Ridge); (3) some neighborhoods are older, more established, low density areas (Cliffside Estates); if the City decides to install street lighting in selected neighborhoods, I recommend that the priority of effort goes to Hunters Ridge, Imperial Rise, Goshen Lane, and Gramercy Park.

Angelou thanked Chief Murphy for his report.

ISSUES - From Director of Public Service:

Renewal - Liability Insurance.

Franey stated that Gahanna's insurance with the Ohio Municipal League (OML) expired on July 4th; it was our intent to renew with OML this year and go out for bids next year; however, at the last minute we received a proposal from Acordia, representing the Public Entities Pool of Ohio (PEP); in an apples-to-apples comparison, the PEP pool's price is \$11,973 less than OML's price; also the PEP pool provides more coverage than OML in several areas; because of the potential savings, we decided to request OML provide us a 30-day binder to allow time for us to investigate the PEP pool; we also spoke with the Finance Director for the City of Fairborne, who serves on the PEP Board of Directors; he stated that PEP has excellent service; provides good rates on a regular basis; offers risk management information, videos, etc; he further indicated that it is very complicated if you want to get out of the programs and that when entering the pool is a huge commitment - you really need to stay in six to eight years; after careful evaluation of all factors, the Service Department believes it is in the City's best interest to renew with OML this year; it would be our desire to hire a consultant next year that can help to compile a bid package and professionally evaluate entities providing bids; OML's total premium is \$118,794, this represents a 25% increase over last year's premium; the following items account for our rate increase: (1) increase in cost of reinsurance due to the events of 9-11; (2) Gahanna's exposure base went up 10% due to additional properties purchased; (3) Most communities loss ratio is approximately 50%; Gahanna's is approximately 100%; per the OML, over the last four years, Gahanna has averaged \$97,720 per year in losses, whereas, comparable cities have averaged \$45,502; because of the tight time frame, we are respectfully requesting that this legislation be passed as emergency with a waiver of second reading

Recommendation: Consent Agenda, Waiver of Second Reading, Emergency

ISSUES - From City Attorney:

Supplemental, Bedford Landfill Legal.

Weber stated we need to do a supplemental so that we can pay legal expenses for Bedford Landfill; requesting a supplemental of \$25,000

Recommendation: 1st Reading, No need to come back, 2nd Reading, Consent Agenda.

ISSUES - From City Engineer:

High Street Rebuild - Bid Opening & Inspection.

Jackson stated that the bid opening for this project was July 19th; the engineer's estimate was \$686,914; the low bidder was Complete General at \$548,202.15; requesting two pieces of legislation; one to award the contract, and the second will be for the inspection; Nelson Kohlman of EMH&T informed me they would grant the easement to take out construction around the trees for the wheelchair ramps; also has indicated that they will take full responsibility for the trees.

Recommendation: 1st Reading, No need to come back, 2nd Reading, Consent Agenda.

Engineering, East Johnstown Road - Authorize Contract.

Komlanc stated that this project will add left turn lanes to East Johnstown Road; the engineering design was budgeted on the 2002 annual appropriation; advised that they received three proposals back; one came in at \$422,590; the second came in at \$227,950, and the third came in at \$75,245. Angelou asked how was this handled; and according to the scope, were they all completed in detail. Komlanc replied they were completed in detail. Angelou asked in a normal bidding situation and the prospects did not have everything completed, what would happen. Wetherholt replied we are not really bidding; everything is pretty much standardized. Angelou asked how was the second round of bidding. Komlanc replied the high-end bid came in at \$277,442, followed by \$227,950, and Stilson came in at \$114,185. Angelou asked so are they going to do the whole thing at \$114,000. Kelley stated that he didn't want them to come back later with a higher price. Payne asked is the turn lane going to be turning onto Riva Ridge. Komlanc replied yes.

Recommendation: 1st Reading, Back to Service Committee.

Easement for Tylka, Clark State Road.

Wetherholt remarked that the Tylka's bought the house on the former Hannah Farm from the City; their on site sanitary sewer flows into the field tiles located on the park property; we have described an area on the park property for an easement for this system; we are requesting an ordinance to authorize the mayor to execute the easement. Kelley asked will the easement stay with the property. Wetherholt replied yes the easement will remain with the property; however, if connected to a municipal sewage system, the easement reverts to the City. Angelou asked will any fields be in that area. Wetherholt replied no.

Recommendation. 1st Reading, No need to come back, 2nd Reading, Consent Agenda.

Old McCutcheon Road Rededication.

Wetherholt stated C.V. Perry Company is preparing to build on the existing lots of Imperial Rise III off the unimproved section of Olde McCutcheon; this portion will be accessed from Stygler Road through the portion of Olde McCutcheon to be built with Woodmere Place; Ordinance 0022-2001 vacated portions of McCutcheon Road which are now needed; a complicated series of legislative actions are needed to make this adjustment: (1) Ordinance 0022-2001 will be repealed; (2) two portions previously vacated will be rededicated as Public Street; (3) a portion of McCutcheon adjacent to Olde Ridenour Road will be revacated; (4) a portion of property now used as parkland will be dedicated to street from a cul-de-sac on what will be the end of Olde McCutcheon; the blue section on the plat is the new dedication for the cul-de-sac; the road will be 19 ft. face of curb to face of curb; think they will need a variance because

the code requires 26 ft.; at 19 or 20 feet, the road will be similar to those in Founders Ridge; the parkland access is through the westerly green section; we are giving them the parkland. Kelley asked what is the City getting in return for the land. O'Brien asked when we were going over this issue last year, wasn't there something that stated C.V. Perry would be giving the City something in return for the land. White commented that the previous Mayor wanted the trees saved that meant that the road had to be narrow. Angelou asked are there any trees to be saved. White replied no not really. Wetherholt stated that we are not really giving them the land, it is more like dedicating it for street use

Recommendation: Back to Committee of the Whole

ISSUES - From Director of Development:

Vacant UDF Building, Stygler Road.

White stated that Dawson Personnel will not be developing the former UDF on N. Stygler Road; it is being offered for sale or lease by the Ruscilli Company.

Update, Mill House/Old Bag O'Nails.

White stated that upon concurrence of the City Attorney, it has been determined that the current ordinance authorizing the Mayor to sell the 57-63 Mill Street property to Doug Maddy has expired; requesting Council reauthorize the Mayor to sell the same property to the Old Bag Investment Company for the same terms expressed in the purchase agreement; the ordinance is requested on an emergency basis and waiver of second reading.

Recommendation: 1st Reading, No need to come back, 2nd Reading, Consent Agenda.

Update, Creekside Development Team.

White commented that the Creekside Development Team met on July 17th to discuss material and landscape details for the proposed project; Stilson will be doing a presentation to Council on August 12th in the Committee of the Whole.

Update, Convention & Visitors Bureau.

White remarked that the Gahanna Convention and Visitors Bureau have been conducting interviews for the position of part-time director; the final round of interviews will conclude on July 27th; the new director will begin work by September; CVB has leased the house at 117 Mill Street for use as a Welcome Center beginning in September; the house is currently being renovated by the owner and will open for visitors in late fall; other major activities include: advertising in the Greater Columbus CVB Visitors Guide; cooperating with the Gahanna Chamber to produce a full-color magazine style piece for their 2003 Business Directory, and holding a planning meeting with all Gahanna hotel general managers.

Holiday Lights! in July.

White remarked that the Holiday Lights in July went exceptionally well; Giant Eagle is probably the second highest donator for Holiday Lights: Sponsors include NBC 4, WSNY "Sunny 95", AEP, Big Bear, Findley-Kohler Interiors, Jess Howard Electric; the Hershey Kissmobile drew a lot of attention as it was parked in front of the Sanctuary to join our celebration.

Scioto River Basin & Blacklick Creek Water Quality Management Plan.

White indicated that she had attended the Public Hearing by OPEA on July 8th; expressed the City's concerns with the proposed plans; our comments were made a part of the official hearing records; our comments have been forwarded under the Mayor's signature; our major concerns include: references to annexation in the regulations, which should not be a part of the environmental planning under their jurisdiction; imposed development standards tied to pending storm water management regulations for 2003; the appropriate regulations have not been written in order to meet the deadline.

Update, YMCA.

White remarked that the Planning Commission had the first Public Hearing for the Final Development Plan and Design Review for the Gahanna YMCA on July 10th; these applications are scheduled for workshop on August 21st, so that they may run simultaneously with the rezoning application; the rezoning application to rezone the property from ER-2 to SO will be heard by Planning Commission on July 24th; the Planning Commission also took a field trip to the Powell YMCA; gave us a real measure to look at. Angelou asked did the YMCA go over their financial goal. White replied no, in fact they are still receiving many donations.

Update on BZA Hearing

White advised that on July 18th at the last BZA hearing, BZA overturned Planning Commission by a 3-2 vote for the Final Development Plan, Conditional Use, and Certificate of Appropriateness for a car wash at 4300 N. Hamilton Road; do not know what the next step will be.

ISSUES - From Clerk of Council:

Woods at Shagbark - Park Land Dedication.

Sherwood advised that a recommendation needs to be made to Planning Commission.

Recommendation: Motion Resolution to Planning Commission for fees in lieu of parkland.

Tanya Word, Reporting