

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, June 11, 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:

Donna Jernigan; Col. Hall; Jerry Isler; Raleigh Mitchell; Press: Tracie Davies; Karl Wetherholt; Sadicka White;

PENDING LEGISLATION

ORD-0116-2001

TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH STILSON CONSULTING GROUP FOR CREEKSIDE DEVELOPMENT-PHASE II; TO SUPPLEMENTALLY APPROPRIATE \$323,750; AND TO DECLARE AN EMERGENCY.

Stilson stated that we wanted to introduce ourselves; we did not come with a formal presentation; we have each primary member of this team; wanted to give everyone an idea about their responsibilities. The project team includes Mike Clippinger as the Senior Project Manger; James A. Swartzmiller will serve as the Principal in Charge/Client Manager; William Stilson will lead the team in quality control and assurance and Tom Kinsel with Ventura Engineering will be working on the structural, mechanical and electrical engineering.

* A copy of the Stilson Statement of Qualifications is in the Clerk's Office.

Kneeland had question regarding the lighting issue; was that an assumption about the lighting; it was based on the construction not the design; personally feel that the engineer was given a discredit. Stilson agreed it was not the best wording; it was a construction related issue not a design issue. Angelou asked how will you develop your costs; will the engineering fees be based for the cost of this project. Stilson answered that we divided the 9 tasks among the team members; had them come back and estimate their costs; compared that with construction percentage and decided what were reasonable fees; we have looked at the hard hours and requirements. Angelou asked what the percentage would roughly be. Stilson stated that in the \$285,000, it includes standard services divided by construction costs; each member has gone over their amounts. O'Brien asked what is your view of our vision; what are we trying to accomplish. Stilson answered that the objectives are to have an area friendly to the public that they want to participate in; have a nice interface with nature; don't think you want a hard edge; more of a soft edge; the landscaping is important; preserving history; you want this to be a functional area; be able to use in the winter and summer; maintenance aspects are going to be important; needs to be low cost; there is not innumerable city staff; will not be able to clean up the canal 8 times a year; those would be the themes ingrained in the vision. O'Brien stated that you left out the payback issue; this project has got to be a place for the community; need to pay the people back; there was a number that came to us from Urban Spaces; we were looking at a payback nine times over the investment; the goal of this Council is to have a payback; we are not going to have an expensive park; that has never been our goal here; that figure was based on the project costs per square footage; a return on the investment. Hogan had a question on the maintenance; this is an area that will back flow; with our current situation we had to take down a walk way; this is an area where we don't have the crews to clean it up. Stilson stated that it would be our objective to have this occur as simply as possible; we will plan for it; have something to flush the leaves out; wouldn't take a lot to do that. Angelou asked if this project seemed like it would fail. Stilson answered if we had grave concerns we wouldn't be here; it all seems doable; it is not all simple; it is an exciting concept; it will be functional and something to be proud of. Stinchcomb asked if they had a problem with a partnership agreement

with Groves and Associates. Swartzmiller answered that we have worked with Development and Mayor and Groves; Groves participation will be very important; once this is approved we would like to have a kick off meeting with Groves; give us a chance to get up to speed with his thinking. Stilson said these types of arrangements are very typical; it is important to have a visionary like Groves for this project; we will welcome him; one word of caution, it is going to be important for harmony; we need to have a single flow of information from the City; need to have a clear understanding of what the desires are; we need to have one point of contact. Payne stated that she does not want to lose sight of the vision that we have for Creekside; Groves is very responsible for coming up with that vision; we want the redevelopment to be the catalyst, because that is how we get the payback; each thing was adding on to the other. Swartzmiller stated that when we have the initial meeting with Groves, we will listen to his vision and try to build upon it. Kneeland asked if they had done any projects similar with creek development. Stilson stated there was a large summary of water related projects listed. Swartzmiller added that some of the projects have the components of Creekside. Kneeland stated that we need to address the flood wall for future development; there is a flooding issue; how do we keep it out. Swartzmiller answered that the flood wall situation has not been answered; with or without flood wall you will have space that could be used for another function. Shepherd asked what the likelihood would be to stick to this timeline. Stilson answered that on our end we should have no problems; hopefully everything will come together with your reviews to help stick to that timeline. Shepherd asked if there were any concerns of an undue delay or additional costs. Stilson stated that we have a question about the gas station; there is some underground storage and some EPA violations; not sure if that is serious; we will do the demolition early; if we run into some environmental work it could be costly. Hogan asked what will be contained in the \$5 million figure. White stated that there is nothing set in stone; looking at a \$5 million figure; will include land acquisition; demolition; site prep; clean up. O'Brien stated that we don't know what the return will be; we might get two or three times the investment unlike other parks; this is going to be a gathering place maintained and paid for by people who come there to do business; we need to give the people some kind of idea how this is going to be paid for. Angelou asked a question on fee structure for basic services. Stilson answered that it will not be different from other things we are doing for the City; we have fees that are allocated for each phase; we bill based upon what we have done for you. Payne added that this is basically a fixed price contract and a percentage of how much is complete. Wetherholt stated that one of the methods we have of checking is to refer to the number of hours as backup. Swartzmiller stated that we will give you a breakdown based on hours necessary to complete those schematics. Wetherholt stated that he took a look at the add-ons; talked about that administratively; recommend that you do the add-ons; will need to do the environmental studies; need some of the survey work; the flood wall is an issue that is going to be discussed; we need to plan ahead and see where it is taking us; they have proposed to take the hydraulic info and existing structure and create a model for us to look at; part of the project is to create a model of the floodwall and then we will know where we are going. Council agreed that they need to have something to look at to get an idea of how it would be. Stilson added that they should be able to make a user friendly model; you would be able to look at it with the flood wall and without. O'Brien asked if anyone on staff specialized in Urban Renewal or City planning. Swartzmiller answered that they have not had a project exactly like Creekside; have to get the experts in and design around that; not sure of any firm that has done anything like Creekside; will get the input from Groves and Weiler to build on this project; you are the clients; we want you to have what you want. Stilson added that they will listen; that is an underestimated skill; we will carry through with what you want.

Recommended for Adoption**ORD-0117-2001**

TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH GROVES

AND ASSOCIATES, INC., FOR CONSULTING SERVICES FOR CREEKSIDE; TO SUPPLEMENTALLY APPROPRIATE \$20,000; AND TO DECLARE AN EMERGENCY.

White stated that the contract did not have an amount; Groves gave us a delineation on how he would bill us; we discussed an initial contract not to exceed \$20,000; then we would come back with another very specific contract; there are some points that allow for the management of this contract; the Administration would cause and create the consultation to exist; if we want to meet with Groves it will be set up through myself or Wetherholt; we do not anticipate that he would come more than three or four times. O'Brien stated that he has had conversations with Groves; Groves will communicate with Council if he sees us going in the wrong direction; will not be involved in a project that is destined to fail. Isler stated that we have set up an account for Creekside so all the costs will be in one place. White stated she will get a formal contract ready.

Recommended for Substitution and Adoption

ISSUES:

Olde Gahanna Community Partnership

RECOMMENDATION: Bring this back in a month.

Cable Advisory Board

Council recommended that Davies call John Dobbie. Davies will come back with information.

Stacey Bashore, Recording