

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, March 8, 1999

7:10 PM

Council Committee Rooms

Service Committee

*Rebecca W. Stinchcomb, Chairman
Debra A. Payne
L. Nicholas Hogan
Robert W. Kelley, ex officio*

ADDITIONAL ATTENDEES:

Jim McGregor, Terry Jordan, Raleigh Mitchell, Sadicka White.

PENDING LEGISLATION

Members Present: Rebecca W. Stinchcomb, Debra A. Payne and L. Nicholas Hogan

NEW LEGISLATION**990083**

Wetherholt stated he had worked on street program instead since it was more urgent; hold this for 2 more weeks and continue discussion at that time.

Held in Committee

990084

Wetherholt noted Council should review his special report distributed in Friday packets; wait for 2 more weeks on this.

Held in Committee

990104

TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT WITH CAPITAL CITY LODGE #9, FRATERNAL ORDER OF POLICE; FOR A SLOPE EASEMENT IN RELATION TO THE CHERRYBOTTOM AND US 62 INTERSECTION IMPROVEMENT; AND TO DECLARE AN EMERGENCY

Wetherholt stated this was cleaning up a 1998 project; never did resolve with FOP the purchase of their right of way; reached an agreement where we would dredge their pond; have the contract and deed drawn up on that; will be a one time dredging; agreement does say that; will need two pieces of legislation; one is a contract with FOP and one is with contractor.

Recommended for Introduction

990107

TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT WITH EVANS MECHWART HAMBLETON & TILTON FOR SURVEY WORK FOR THE WEST GAHANNA GATEWAY ENTRY LANDSCAPE PROJECT; AND TO DECLARE AN EMERGENCY.

Wetherholt noted that survey work is required to get plans developed on the Gateway plan; do have proposal from EMH&T to do that.

Recommended for Introduction

990085

TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT WITH BURGESS & NIPLE LTD FOR THE ENGINEERING PORTION OF THE BRENTWOOD SANITARY SEWER REMEDIATION PROJECT; TO SUPPLEMENTALLY APPROPRIATE \$81,000 THEREFOR.

Jordan distributed report on a 5 Year Plan for Sanitary Sewers as requested at the last committee; item 1 covers the sewer line to the Hammon residence; item 2 covers the Royal Manor/Brentwood remediation broken down as a 3 year project with \$81,000 being requested for this year; item 3 are areas of the City that are unsewered and in the plans for the next several years.

Discussion held on the Hammon residence; noted it is on East Johnstown Road across

from The Crossings of McKenna Creek; are three homes between the Grant/Riverside facility and the Sycamore Woods project; Hammon's is in the middle of those three properties. McGregor noted that City position is that we are not prepared to spend the money until they are willing to reimburse us; will be no benefiting parties other than those 3; could be an assemblage of those 3 for office building then that's a routine cost for a developer. Hogan noted that Jackson had met with Hammon's and they were told they would get their sewer this year; this situation has been going on for 3 years; one of the residences has a bad septic system; have been holding it together for 3 years; when condos went in it extended the sewer closer to the end of the three properties.

McGregor noted we need to protect our sewer fund; don't want to spend \$150,000; if they say they will stay residential then it may be reasonable to move forward. In response to question from Stinchcomb, McGregor stated that Jackson has been asked to prepare an easement similar to the one we did with John Hare on Ridenour Road that would give us the development rights; was a scenic easement and we traded him for water and hooked him up. In response to question from Payne, McGregor noted that such easements are very binding. Hogan noted that it is the only alternative that might be reasonable; don't know how much further development can go; have the medical complex and these three properties which could connect to a couple on Hamilton; can see where we might want to have some of that developed; but don't see where they should benefit if developed for commercial purposes. McGregor noted that money would have to be refunded to the City if developed other than single family residential; we would own development rights to the property and nobody else will hook up; then we are a partner in development; could then sell the development rights back. Jordan noted that this would be the only way we were going to approach; am in process of putting language together and would have this easement exchange if they didn't want to pay; will not move forward, even though money is in appropriations until such time as an agreement is reached; benefiting homeowners need to decide what they will be doing; will complete the final draft of the easement language; once that is finalized will get it sent out to them; don't want them caught by surprise. Stinchcomb requested a copy of what is sent to the homeowners.

In relation to the Brentwood issue requesting \$81,000 this year. In response to question, McGregor stated we need to continue on that remediation; don't understand how it got out of budget; is a high priority to get that infiltration out of there; have had great success out of that first program. Committee requests this item be prepared for 1st reading but heard again in committee

With regard to the unsewered areas, several questions arose; on James Road, how many homes are in that area; we know the Zubrod has certain number but James Road has some big properties as well as little ones. Jordan noted that they listed out on the five year plan as areas we think problems may develop. McGregor noted that it would be very preliminary and if problems arose in an area, they would be moved up; would be as we did for the water line issue on Cherry/Ballard that was put in by assessment; unless there is a problem these projects may not happen in those years.

In response to question from Hogan, Wetherholt stated that city policy is to require water hookup to get sewer hookup. Hogan requested that that be made clear to Hammon since they could be thinking sewer only; believe their wells are still good; address both issues at the same time.

Recommended for Introduction

ISSUES

980525

TELEPHONE ACCOUNT ANALYSIS - AMERITECH.

Jordan stated he should have this ready for the next meeting.

Held in Committee

Future Projects

Wetherholt noted distribution of three reports in one; first is a brief summary of 1998 projects; second is current projects and third is future projects planned for the next 5 years. Payne noted she had asked Wetherholt for a tour as she was more familiar with some areas than others; anyone else is welcome to come along.

Wetherholt noted the Royal Manor street rebuilds; Knights is being bid now; listed streets on the report that are not done and things look good there; are now actually parts of College Park and Heritage area like Dunbarton and Heritage that look worse than Knights; when we look at a rebuild we look at curbs, driveway approaches and the entire area; please review the report and let me know if you have any questions.

990105

SUPPLEMENTAL APPROPRIATION - 1999 Asphalt Overlay Program.

Wetherholt distributed a handwritten report and asked for Council's review prior to the next committee; first sheet lists projects that can be done within the appropriation amount; other two sheets list all projects that need done; check marks on those two sheets indicate those carried over on the first sheet of the report; if there are some streets you think should have a higher priority we can discuss; sometimes a street was picked over another one just to make the figures work; have \$425,000 appropriated and a list totalling \$715,000 carrying this to next agenda; will compile everyone's comments and make a report at the next committee meeting. Chair requested the Clerk e-mail all Council Members asking them to respond to Karl prior to next committee meeting.

In response to question from Hogan, Wetherholt stated he did prioritize; when you get down and two streets are almost the same, it gets to be a choice and sometimes one was picked over another because of cost and sometimes to level out the areas of the City being worked on; the worst ones are done first; E. Johnstown Road would qualify for state monies.

Held in Committee

MONITOR ITEMS:

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