

# **City of Gahanna**

*200 South Hamilton Road  
Gahanna, Ohio 43230*



## **Meeting Minutes**

**Monday, August 13, 2001**

**7:45 PM**

**Council Committee Rooms**

## **Service Committee**

*L. Nicholas Hogan, Chairman  
Michael O'Brien  
Donald R. Shepherd  
Rebecca W. Stinchcomb, ex officio  
Karl Wetherholt, ex officio  
Roland P. Hall, ex officio*

**Members Present:** Michael O'Brien, L. Nicholas Hogan and Donald R. Shepherd

**ADDITIONAL ATTENDEES:**

Press; Tracie Davies; Col. Hall; Karl Wetherholt; Jerry Isler; Raleigh Mitchell

**PENDING LEGISLATION**

**ORD-0173-2001**

SUPPLEMENTAL - PLUMBING FEES

**Recommended for Adoption, Consent**

**ORD-0174-2001**

SUPPLEMENTAL APPROPRIATION - BUILDING STATE FEE ACCOUNT

**Recommended for Adoption, Consent**

**ORD-0176-2001**

SUPPLEMENTAL APPROPRIATION - CONTRACT PLAN REVIEW SERVICES

Isler stated this is the only one that we won't know; with all the work it could mushroom; it is depending on how much Benetec has to put in; these are the best estimates.

**Recommended for Adoption, Consent**

**ORD-0177-2001**

SUPPLEMENTAL ELECTRICAL INSPECTOR

**Recommended for Adoption, Consent**

**ISSUES - From Director of Public Service:**

**Permission to Bid - 2001 Tax Forms.**

RECOMMENDATION: 1st Reading; Consent; No need to come back to Committee

**ISSUES - From City Engineer:**

**High Street & Town Street**

Wetherholt stated that we first looked at this last year; we did a drive by; there are wheel chair ramps in the curbs that do not meet ADA standards; storm drainage would have to be moved; had the contractor and inspector out; we decided we can't make change orders; needs to be designed; we got a proposal to beef up the inspection; we will need to develop a plan and construction documents to deal with this. O'Brien asked that prior to this paving problem was there engineering done. Wetherholt stated that it was mostly a list of quantities into a set of plans; call out so many wheel chair ramps; 5 different ways they can go; you can get by with that; not a whole lot of engineering work required; this is an area that is very intense; very old section of town; big trees; on street parking; has issues with right of way; sharp corners; the storm sewers are old; right where curb ramp needs to be there is an old water line. O'Brien asked what the design engineering will give us. Wetherholt stated that it will give us a complete set of plans that are biddable. Shepherd asked if we will be guaranteed that they will meet ADA standards. Wetherholt stated that we are as certain as anybody that they will meet the ADA compliance; there is always some uncertainty; they could change; there could be somebody else that has a different interpretation; a court ruling that might reverse something. Hogan asked what will we need. Wetherholt stated that we will need to do a supplemental.

RECOMMENDATION: 1st Reading; Bring back to Committee

### **East Industrial Sanitary Sewer**

Wetherholt stated that they have run into various problems; ran into a bog and a line had to be redesigned; various changes due to owner requests; original contract with EMH&T is now short \$5,000. O'Brien asked if the \$1,000 for the EPA would be in addition to the \$5,000. Wetherholt stated that the \$5,000 does not include that; should have listed that on the proposal. O'Brien stated that he had no problem with this; is there any special work that will need to be done to seal the aquifers when we cut into this bog. Wetherholt stated that those are a required part of the design.

RECOMMENDATION: 1st Reading; No need to come back to Committee; 2nd Reading; Consent Agenda

### **Triangle North Sanitary Sewer**

Wetherholt stated that the property owner may settle; project cannot be completed until we get that easement; this is essential to get sewer service for Giant Eagle and Shagbark. Stinchcomb asked if this is needed mainly because of Giant Eagle; think that they would pick up more than half the cost. Wetherholt stated that the only residents that will benefit are not there yet; actually Giant Eagle will be paying for it when they pay the acreage fee; the total for the pump station is \$50,000; the developer is paying half; if the property owner settles we will pull it; go ahead with it until we get an easement; then we can pull it.

RECOMMENDATION: 1st Reading; No need to come back to Committee; 2nd Reading; Consent Agenda

### **Taylor Road and Eastgate Right-of-Way**

Wetherholt stated that Pizutti tried to get the right of way; should have hired a professional negotiator; now we want a resolution of necessity and intent. Stinchcomb asked if we could look into getting a professional negotiator. Wetherholt stated that it would depend on how fast we want to proceed; could probably spend \$25,000 on negotiator; cost far more to go with lawsuits; actual value will be less than that. Hogan asked if Pizutti should have hired a professional negotiator can we have them pay for it. Wetherholt answered that everything Pizutti does we pay for; they are under contract with us. Isler added that it is under a TIF; we can't get the return. Stinchcomb stated that if there are no tenants there is no hurry. O'Brien agreed that we need to proceed slow; it is in our best interest to have our own negotiator; see where we are. Hogan asked what is the percentage of property owners for or against. Wetherholt answered that 7 out of 11 are against; we will get some proposals and get back with you; one thing to consider is doing a resolution of necessity and intent for every parcel on roadways; don't have to do anything with it until we are ready; can hold off on authorizing the City Attorney; puts on public notice we are going to require public right of way. O'Brien agreed that maybe we should begin each project with a necessity of intent. Hogan stated that we don't want it to be perceived as a club to the public. Stinchcomb agreed that we need to try to negotiate. Hogan asked Wetherholt to come back with a proposal for what negotiator would cost and then revisit the Resolution for Necessity.

RECOMMENDATION: Carry over to next agenda

### **MONITOR:**

**2001-0012**

## Monitor Items:

- 1) Morse 62 Interim Improvement
- 2) Dunbarton Road Sewer

1)Helmbright & Havens Corners- Wetherholt stated that we are getting the annexation going; we are pretty sure that the new annexation law is going to make getting right of way easier; will be very difficult to do parcels.

RECOMMENDATION: Keep on as a monitor item.

- 2) Foxboro Pool- RECOMMENDATION: Take off monitor

3) Rice Avenue Pond- Mitchell stated that they went the day after the meeting to check it out with Carl Norris and Russ Simms; the next day our people put top soil to eliminate the dangers; we overseeded and strawed it; discussed with Mayor; have looked at this a couple times; talked about regrading the area of bank around the pond to flatten it; it was built as a retention basin; has always had water in it; we are planning on going back and flatten it out; will be able to get down closer to the water; took a picnic bench and put it on the back corner; will try to fertilize more; day after one of the neighbors got after me saying that we didn't do enough; we told them this was just a quick fix to solve the safety problem; we did what we felt was necessary; will do more eventually sometime yet this Fall. Stinchcomb asked if there was any way to replace weeds with grasses. Mitchell answered that it is hard to do; will work on trying to get something else. Stinchcomb asked if there was any way to get the water moving. Mitchell stated that we had tried a fountain at the pond by the clubhouse; it was always breaking down; hard to maintain. Stinchcomb suggested asking the Civic Association to pay for it; they have some funds. Mitchell stated that we plan on offering that.

RECOMMENDATION: Keep on as a monitor item.