

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, July 26, 1999

8:00 PM

Council Committee Rooms

Committee of the Whole

*Debra A. Payne, Chairman
Karen J. Angelou
Sherie James-Arnold
L. Nicholas Hogan
Thomas R. Kneeland
Rebecca W. Stinchcomb
Robert W. Kelley, ex officio*

ADDITIONAL ATTENDEES:

Terry Jordan, Tom Weber, Bob Kelley, Mayor McGregor, Sadicka White, Residents, Press, Gus Shihab, Mark DiSabato

PENDING LEGISLATION

Members Present: Debra A. Payne, Sherie James-Arnold, Rebecca W. Stinchcomb, L. Nicholas Hogan, Karen J. Angelou and Robert W. Kelley

Members Absent: Thomas R. Kneeland

990325

TO REZONE CERTAIN 25.9, MORE OR LESS, ACRES FROM M-1, MANUFACTURING, TO AR, APARTMENT RESIDENTIAL, FOR PROPERTY LOCATED ON THE SOUTH SIDE OF TAYLOR ROAD; TO ALLOW THE CONSTRUCTION OF AN APARTMENT COMMUNITY; TRIANGLE PROPERTIES, INC., APPLICANT.

Payne stated several questions were raised at public hearing and asked for additional information; give applicant a chance to respond to those questions.

Mark DiSabato stated a new tax model summary had been requested and distributed copies of that along with a copy of the avigational easement; have pictures of properties we have built over the last several years; also have provided a copy of an ingress and egress agreement that is common in all of our developments; in long term becomes part of the title of the property; this is in response to question on how property is maintained on a long term basis; also have a legal opinion attached to top that talks about recorded documents; also have a copy of a letter from Mrs. Junkerman giving some history on the property.

DiSabato continued he appreciated the opportunity to explain my position; hope to address all your concerns and problems you may have; as to its current land use, we have evaluated this site for both multi family and industrial warehousing development and feel that the only industrial on this site would be that of mini storage warehouses; wetlands do not allow for any other type of development; Junkerman has lost 3 buyers because of wetlands; a lock and store facility brings no benefit to Gahanna in regard to employees or income tax base; believe that the residents coming out of Jefferson Meadows would not want to see a storage facility; presented a letter from EMH&T that explains the wetland issue in detail; with regard to the compatibility with land use plan; population will increase by nearly 15,000 between 1990 and 2010; City is for the most part built out with just a few undeveloped properties; proposed project is the only way to develop the site while maintaining the natural wetlands; site plan before you was a result of many comments by Planning Commission and by our engineering firm and feedback from myself; site plan shows as you come in main entrance 2 ponds with fountains; buildings facing Taylor Road are premier elevations; some are breezeway units with balcony and some are vista style with balconies; they are good looking buildings; throughout the process have made the offer to overlay this entire project with a zoning text overlay which would spell out the exact trim board and all the minute details; landscape plan would be a part of that; some of the changes made concern safety; we took out buildings that were sitting in the flight path and left about a 350' swath through the center of the property; feel this is a perceived issue and took it upon ourselves to move the buildings out; on the rear property offered to do sound abatement which is not required unless you are in the 65 dnl; this includes an upgrade to the windows, ventilation system, and having a higher insulation requirement; 16 units have been taken out; this property would provide housing for a younger sector of citizens who are

potential employees for area businesses; have letters from Heartland Bank and Donato's and have more letters coming; is a misconception that we are building Section 8 housing; rent will be \$575 to \$620 for our 2 bedrooms and \$515 to \$535 per month for 1 bedrooms; this is not subsidized; detached garages rent for \$35 to \$45 a month on top of the rent; in addition to the buildings we do have a community center that is professionally decorated; do have a swimming pool; there will be no hardship on city services for providing pools or street maintenance; normally tenants need an income of \$26,000 to \$37,000 to rent a unit; maintain everything we own; 90% of what we sell we manage which insures long term stability and management of the exterior of these units; can alter that language as well to satisfy Council or attorney regarding long term maintenance; enhance the area by offering housing close to jobs; garner that tax base; help this property to become income producing for City; with regard to direct questions asked on July 19, have answered question on long term maintenance; with regard to the noise issue, this has been a stickler and has been misconstrued and misquoted on several occasions; when airport is opposed they are here; they have not shown up; while we have made an effort to address the issue, there is no discernible difference with noise on this site and that 30' across pavement in Jefferson Meadows; the issue of the potential risk of a plane crash here exists, but a plane doesn't allow crash on flight line; if it is in trouble the flight line is of no consequence; if an engine falls off a jet can fall on my home in New Albany as easily as falling on this site; is a clear cut case that when you have 90% of the audience being Jefferson Township the issues are not noise and safety, but exclusion; they want to keep somebody out of the neighborhood; been in front of 4 Planning Commission workshops and 3 meetings, and feel that issue is exclusion when it comes to neighborhood opposition to this; definition of exclusion is that people feel the socio economic background of those who live in apartments is not up to their standards; that is not the case; lot of people start in apartments; crime is a question; don't feel there is any more crime in a well managed apartment complex than an unmanaged subdivision; had conversation with Mayor about 90 days ago on this issue; with regard to schools, put together a grid showing you school age children and infant children; have built 15,000 units in town since going into partnership with Kenney and these are accurate numbers; 2 bedroom 1 bath or 2 bath size we build is not conducive to school age children; Mayor states that it is an obligation of the City to educate children; don't feel schools will be negatively impacted; they have not been to meetings to oppose; recently returned from Tulsa OK and when landing in St. Louis flew over residential homes and apartment complexes; took off over same; landed in Tulsa over residential and when came in over Columbus flew over 2 of my sites; not unusual by any stretch of the imagination when you travel around the country to see single family and multi family housing in airport vicinity; not mentioned on tax model was the quarter million dollar park fee due when we close on the property; traffic issue is addressed as part of your package; can expand on that if you wish; basically states that Taylor Station, Morrison and Reynoldsburg New Albany can handle the traffic; as a company we have been portrayed as money grabbing developers by residents at public meetings; termed outsiders and we are bringing this bad project into the City; with over \$50 million of office distribution space being developed, feel we are a vital spoke in Gahanna's economy and this new product is providing a tax base, an employment base, and overall well being of the City; have confidence in the long term viability of our developments.

Gary Schmidt, Schmidt Land Design, stated he was the landscape architect for this project; also have credentials in planning; degree from OSU in Landscape Architecture and Masters from Harvard; studied real estate development there; have practiced in a number of firms locally for over 18 years; like to talk about the concept of mixed use; not trying to tell you this is a new urbanist project; it is not but there are features you need to think about; with no mass ownership of autos before the 40's lifestyles were different; zoning laws have been around since before the 20's but caught on in 40's;

generally we have negative views of older cities; new urbanism started in 80's; there are traffic jams when you segregate uses; air pollution is another problem and erosion of the community is another; when you add in apartments on a site like this that has other constraints, you have a good trade off; should consider from land use point of view; think you should consider more than this site; go further east to area not in the City and you have residential; some property on south side of Taylor is residential; need to look at big scale planning and not site specific; if developed this way could be more aesthetically pleasing; showed conceptual views of a one story building with parking lot and mounding and also the proposed 2 story that is in keeping with neighborhood; trying to screen view with industrial and we're trying to accentuate Taylor Road; feel it fits the neighborhood from an aesthetics view and land use view.

Hogan asked the footprint of one of the apartment buildings. DiSabato stated the average size would be about 175' x 48' or 8,400 sf. Hogan stated his problem with this would be personal property tax; if you take premise that only a storage lot could go in there would be no personal property tax; any time you have building plus people you get something; an office building, a restaurant, produces something; not sure I buy your basic premise that only a self storage unit can go there; area a lot of small businesses that would go on 8,400 sf; if you used the exact same layout for small offices and put in businesses or manufacturing firms would seem to work to me. DiSabato stated they were doing 1.5 million sf in other locations that is not all leased; parking requirements are a lot different also; viability is not there. Hogan stated he was looking at numbers; tax abatement eventually comes off. Gus Shihab stated that at Planning Commission workshop an architect with Exxcel Contract Management who was doing a bulk warehousing project, unsolicited spoke for this type of land use; she felt this site would be a nightmare for their type of project and would be totally unsuitable. Schmidt noted that using the 8,400 sf figure would have approximately 142,800 sf; this site is 24 acres minus 7 for wetlands; need utilization much greater than that; developer would need much greater lot coverage. In response to question from Angelou, DiSabato stated the market was not there for suburban office; for an insurance agent or small manufacturer's representative to come down Taylor Road and go over 1,000 feet to rear of this piece of ground would not be compatible or successful and could not market; when we looked at industrial sites looked at this site as that; didn't want to stop at 1.5 million; would have done 2 million if this site could have handled it; need to understand lot coverage and parking ratio to be successful; introduced ourselves to Mrs. Junkerman not as apartments but as a part of our commercial/industrial portfolio in Gahanna; when we found we could not do we sat down and reevaluated and felt it was an excellent multi family site; wetlands provides a great amenity package; put a wooden walkway out to wetlands to view the habitat and use as an amenity; that would be our plan here; can't think of another project where we've wanted to save the wetlands and we haven't been able to do so; had EMH&T do a study for us in regard to developing this site and just is physically and financially impossible; seems like a larger footprint but when you give up 9 acres to wetlands and not get lot coverage it is just financially and physically impossible; are not able to build pads with parking and trucks; coming out of Jefferson single family to multi family and then into office; would seem to be a natural progression; any real estate agent who says they would rather try to sell a home or condo and drive out to a storage facility or small manufacturing rather than this complex with the amenity package we are proposing is erroneous.

Stinchcomb stated that at last meeting land use plan was called into question; that plan has been updated and do not think it is inappropriate; feel it is as appropriate as when passed; Gahanna is good at mixed use; look at the triangle area to see that as well as a number of other places; we do it quite well; also raised issue that Gahanna residents weren't here last week; speakers may not have been Gahanna residents but quite a few in

the audience were from my ward; not against multi family; not against Triangle and appreciate what you are bringing in; don't question your figures with children; don't have a problem with traffic or quality of buildings; take offense at the mention of exclusionism; not against this project but am against this project at this site; question the perpetual avigation easement; take a look at language, and understand airport letter can be read many different ways; when Meleski was here a few months ago on the Part 150 study, he was asked specifically about residential south of Taylor and he said no; that's in the minutes; Council needs to look at this avigation easement; talks about changes in airport and even goes on to restrict the lighting on this; if they don't have a problem then why a waiver of claims; appreciate Junkerman's position; remember clearly when we annexed and intent was to still maintain that highest and best use with something that would bring up our tax base; take as a threat the use of mini storage; have done nice development south of Taylor Road up to this point; and they have been successful financially; was one of the people that lives in Rather Woods and lived not too far north of Taylor Road; was within airport noise ranges; couldn't talk on telephone and we were north of this site; also lived at Hunters Ridge at Morrison and Waterbury; my quality of life was not good there; with airport noise couldn't sleep at night; citizens of Gahanna deserve better; feel strongly about that; am opposed to residential south of Taylor Road for noise reasons and as airport expands 65 dnl will expand again; and is not just noise; planes can crash anywhere but there is a much higher probability they will come down in flight path; will oppose and encourage you to come back with a plan I can support; appreciate the money you are spending but can't support residential; think about this type of site plan with small manufacturing or small office that have been done successfully in this area.

White stated she had met with them early on; indicated what he wanted to do and he had not developed in this end of town and was interested in industrial complex; has 230,000 sf office warehouse and apartment units in worthington; showed him sites; at that time showed him T&S, Blatt, Eastgate and all of the Junkerman property, including the 50 acres adjacent to this; first site began the Morrison Road Center; at Morrison and Claycraft can see 87,000 sf going up which is 2/3 completed at this point; at Taylor Station and Research next to Cintas have 187,000 sf office warehouse which is Taylor Station Commerce Center; then began to look at Junkerman property and also T&S property and all of you know the difficulty with T&S; it has a huge ravine that cuts through middle of property; Daimler would have developed if they could have; Kenney negotiated with T&S and wanted to do another project; that's on hold now; at corner of Taylor & Taylor Station purchased 50 acres from Sidney Blatt which took all of the available property we had left in industrial area; has gone through Planning Commission and has approval for about 650,000 sf of office warehouse in 11 buildings; this is the project we are asking to include in the TIF; because of what we have done at MORPC and know we have transportation and work force problems that have been key issues at McGraw Hill, Montell, and ARC Industries; need help to have COTA extend lines; one of the concepts has been to bring housing that might accommodate workers; land use plan is a guide for development and the way we want to develop; need economic balance in our community; don't want just a residential community; need commercial revenues and industrial revenues; Junkerman does own the next parcel adjacent to her land in Gahanna which she has not sought to bring into Gahanna; indicated she had tried to market that; did not know the extent of the wetlands; City Engineer, because of development to the north, could address the watershed; worked with Ruma and changed drainage on that development as it was sheet flowing across Taylor Road; took us quite a bit to get accomplished; land that EMH&T has indicated if we try to develop pursuant to the land use plan we would have to mitigate; wetland banks are closed; Kuhlmann with Wolfking turned down this site; Daimler looked at this site; they won't go any further down Taylor Road with large warehouses than they have; office needs visibility; only

other property east in our city but not abutting Taylor Road is the Deffenbaugh property; industrial is next to none east of this site; all properties in front of Deffenbaugh are in Jefferson Township and developed; only land south other than Buckles is a little piece; most of remaining land is in township and there are no petitions to annex; that was rationale for looking at this piece of property as apartment.

James-Arnold asked with current zoning of M-1 what type of plans, allowing for the wetlands, could some other developer bring in; not looking at viability but what does M-1 allow. White stated it allows light industrial, office warehouses; not talking smokestacks necessarily. James-Arnold stated Montell was M-1; do people know that Montell is a chemical plant; could have the heaviest industry dealing with undesirable products; with current zoning another Montell could come in and take that.

Stinchcomb questioned the status of the wetlands situation on the Junkerman property to the east; what kind of opportunities would that create to combine the two parcels. Junkerman stated it was not an issue on the balance of the property. White noted we needed to be careful how we develop; needed to go to highest and best use; combine with another 52 acres wouldn't take it down so it could be mitigated and be cost effective; need to look at profitability of land itself; pay for land and then mitigate is cost prohibitive; land doesn't have right soil composition; to dig down, take out, cart off, and bring in new fill and compact adds \$1 million to that site, even if EPA allows; EPA won't give you a permit; is now a year to get permits; maybe apartments are not appropriate but that's for Council to make the decision; as your Development Director, this site will not develop into a 20 acre manufacturing site; wetlands consume the site; look at what is left - the end of Blatt Blvd. where we bought the right of way so we could connect; you can't mitigate at this point; if you try to put office or warehouse in you can't put parking as you can't infringe into the wetlands; with warehousing you have to have a lot more parking and area for trucks, docks, etc; won't develop in the fashion we want; over on Taylor & Taylor Station there was a large wetland; carved that out and ending up buying some land closer to Blatt Blvd; really didn't want that; but that's the problem with the wetlands.

DiSabato stated they were not the only company saying it is undevelopable. Junkerman stated a third person was all ready to go and even had tentative closing date set; he had the soil examined and found he could not park his trucks on that ground because of the soil consistency; that's why he turned it down; when annexed this land, was not aware how much of the ground could not be used for building; problem is one I've inherited; thought I had it going last year but they backed out and now don't know what to do with it. Stinchcomb stated she sympathized and if this were in any other part of the area other than the airport flight path, might consider; need to base our decision on the facts and not excuses.

In response to question from Kelley, DiSabato stated they did remove 16 units which is 1 building and relocated several others to clear a 350' wide strip directly under the flight path. Kelley noted that planes will be 900' above apartments; will those be able to be soundproofed to have a decent quality of life. DiSabato stated that one of the sad issues for Gahanna and for me as developer is that the airport is the culprit; with new engines and more efficient planes noise will reduce; is true that traffic will increase; question becomes is it the number of planes or the noise; if it's the noise then they are out of 65 dnl and it should get better; if it's traffic that's a different issue. Kelley noted buildings in direct flight path. DiSabato stated no buildings are directly under the flight path; can do sound abatement; would be surprised how many avigational easements are signed by apartment units in Columbus; also in Cleveland, St. Louis, etc; avigational easements are a standard form; as far as lighting, the height meets everything in that avigational

ease;ment; is not required by your code or Columbus code to increase our sound abatement; have 1,500 units in airport vicinity; no problem maintaining them, renting them, or selling them; I probably would not live there today but when I was 22, I would have. In response to question, DiSabato stated that the change in the plans was done between the two Planning Commission applications.

Hogan stated he understood you have to make profit; Junkerman at one time was a developable property but because of something somebody else did it made a big piece of her property undevelopable; reminds me of where Foxwood was looking; can still make a profit if you pay a wetland price; question as our Development Director are you saying the only thing it could be developed as is storage facility. White stated she would not say it was the only thing. DiSabato stated it is the only thing that would be financially viable. White noted that she has looked through the old files and read history; since she has been here has worked on trying to market this piece; could not because of the land cost ratio; talked to Daimler and they said will not go deeper to deal with office.

Kuhlmann stated he had looked at this property; ended up owning 5 acres and want to get bigger; have enough room to put 60,000 to 70,000 sf if we need to; significant problems doing that on this site; can't help but think of Redmond WA area; same kind of development with fairly large industrial companies and whole smattering of small software companies in backyard; would not ask anybody I know to live in that area; would not be a pleasant place to be; if I moved into an apartment and experienced that type of noise, would be upset and would want to complain somewhere and that would probably be to the City.

Stinchcomb stated that with regard to flight paths, appreciate the effort you made, but we all know the tower can alter flight paths; is a problem all over; flight path will be incrementally wider; will be increasing density of flight within this whole property.

Steve Kostelnik stated that even if you enhance some of the buildings with regard to ventilation and sound, that whole area will be in 65 dnl eventually; new plan says it may not be, but will fall back as air traffic increases; read the airport letter; won't be a livable community; will have to keep windows shut; live in Rathburn and not under flight path; at peak time of 7:00 a.m. and as airport grows noise will be non stop and that apartment complex will not be livable; will have a hard time keeping people in it and in long term will deteriorate; may keep maintenance up but sell it down the road when you can't keep revenues generating.

James-Arnold stated she had lived under a flight path for 15 years; grew up in Amvet Village which was assisted housing for veterans because they couldn't make down payment; didn't have air conditioning; our windows were open and airplanes flew directly over house; we were pleased to have a house; parents raised 3 kids under planes; not a quality of life issue as much as people that make a choice; my parents made and that choice and were pleased to have a home. Kostelnik stated that times have changed and quality of life today is not what it was then; residents will be suffering from that.

Angelou asked if the current Airport Plan states this area is outside the 65 dnl currently. DiSabato stated that the airport letter says there will be a reduction in overall noise; noise exposure will increase gradually; doesn't say it will be back in the 65 dnl. Stinchcomb noted that the Part 150 study does say it; flight path is a very valid point; if what you said is true in regard to having the flight patterns change, then everybody on the east side is in jeopardy as we stand; don't want to belabor the issue but may have less noise per plane but will have more traffic. DiSabato stated if they were willing to invest \$13 million and people choose to pay rent don't see where the problem is. In response to

question from Angelou, DiSabato noted that 70% of their units are 2 bedroom and 30% 1 bedroom.

Bob Gatto, 1177 OakHill Road, stated that since 1938 the airport is what has allowed Gahanna to grow; referenced airport letter and letter from Columbus Flight Watch which addresses the anomalies of that airport letter and why it was written that way; have served on Columbus Airport Noise Advisory Committee for 10 years; no objection from anyone as to the need for the airport to build what they can and grow in this area; helps develop a greater tax base; issue we see is that for this property to be residential it is directly under the flight path; sets a precedent for more down the road; looking at 600 to 700 cars; if another development occurred on the other 50 acres with 1000 more people you are looking at generating more noise complaints; need to be sensitive to that; thousands of people will be complaining.

In response to question from Payne, Gatto stated that his opposition is to having a large number of people in an area where there will be a great deal of noise over the development; those residents will call Council and Mayor's office and generate more problems; need this airport to be viable.

Tom Gilooly, 7306 Poppy Hills Court, stated he was brand new in Gahanna; chose Gahanna because we thought it was a great place to live; believe in development but when I become a City Council member need to do the best job I can and best thing for Gahanna - whether it is apartment or storage or golf course or public park; let's insulate Gahanna a little with a park or something light industrial; specific opposition is multi family development.

Hogan noted that the difference in the development is that people don't sleep in a business; not woken up by planes every night; a lot of times, depending on the type of business, you may not even hear the plane noise because of the noise of the business.

Payne thanked everyone for coming and expressing opinions; legislation will be on regular agenda for next meeting.

Recommended for Adoption to Regular Agenda (Duplicate)

[990326](#)

TO AUTHORIZE THE MAYOR TO ENTER INTO AMENDED REIMBURSEMENT AGREEMENT WITH DONALD R KENNEY FOR CONSTRUCTION OF EAST INDUSTRIAL SANITARY SEWER, IMPROVEMENT #727; TO SUPPLEMENTALLY APPROPRIATE \$450,000 THEREFOR; AND TO DECLARE AN EMERGENCY.

Recommended for Adoption, Consent to Consent Agenda (Duplicate)

ISSUES

Creekside RFP

Sadicka copy of attached to my report; call your attention to introduction section of RFP; Mayor, Groves and I wrote the introduction and the financial stability section to address questions we needed to address; talks about the City and City's commitment in the last 5 years; in keeping with the commitment, City is now seeking to create partnership; on page 11 talk about assembling parcels; amenable to other opportunities; marketing study ; CIC is involved; asking them to make a financial analysis and projected revenues; believe the way we have phrased those aspects of the RFP, master developer will take our commitment seriously; amount of money on RFP could be \$100,000 or up as they will need to utilize engineering staff, architectural staff, etc; letting them know the city is committed once they respond; we don't have to accept

anybody's proposal; hope that we will be able to pick a master developer before end of year and recommend to Council; they will show you what the intent is and how it would be phased; asking that you give us a consensus on this document and allow us to proceed administratively to issue the RFP; no official action is necessary just your blessing to continue the process.

Hogan questioned if the City is willing to condemn property and to do what it takes to go in and take by eminent domain. McGregor stated that the language was carefully worded and just says we have legal right to do so; don't think we can answer that question at this time; not sure you are willing to answer that today; hedged our bet with the language; may or may not have such a situation arise. Angelou stated there may be a situation where we would be backed into a corner and need to proceed; may not. Kelley emphasized it just says we have legal right. Hogan stated he just didn't want to give people the idea that we will do that. Kelley stated he felt it was not worded in that manner. James-Arnold stated she had met with White and Groves as Development Committee Chair and worked very hard on that language; doesn't say we will ever do; any authority lies with the City and not with CIC; supporting CIC in what they are trying to do.

Consensus of Committee that Development Department should move forward with the issuance of the RFP.

BZA Transcript Overrun

Clerk noted request for supplemental; bill for CVS hearing came in at \$1,300; know there will be additional costs to this account before year end. Weber concurred that this supplemental was needed. Committee recommends for introduction with no need to come back to committee.

Recommend for Introduction

Liquor Permit

Pending report from Chief Murphy committee recommends floor motion consent agenda that we have no objection.

Recommended for Adoption, Consent to Consent Agenda (Duplicate)

Hannah Property

Angelou noted distribution of personal confidential information last week; attended a Parks & Recreation round table discussion as to what our availability for fields was; seems to be a misconception that we don't have a lot of park land out there; we do but there is a need for more; in discussing the viability of sites for the Y, one site came out high on priorities and that was ultimately not selected; feel we would look favorably to purchasing more land and asked that Development Department put together a proposal for the purchase of the Hannah site; came to us with a reasonable offer from that site; ask this be placed for first reading; is a great public purpose and gives us some 28 to 30 acres for active recreational opportunities for youth and possibly adult recreation; definitely a need as we have 1,600 children playing baseball and 1,600 playing soccer; need to get flood plain along creek as well but this is across street from Headley Park; possibly put on for 1st reading and come back to Development Committee.

In response to question on Park Fund, Isler noted there is \$195,000 in that fund. Discussion noted that McCorkle was \$600,000 investment, the Ryan land for the Y was a \$1.5 million investment; this would be a wonderful investment; need to get the word out about the amount of money we have put into park land and other recreation

opportunities; not like Dublin with 28 people on payroll; we are doing it this way; would be a wonderful addition to our parks.

Recommended for Introduction

MONITOR

990164

AN ORDINANCE DECLARING THE ESTABLISHMENT OF THE EASTGATE INDUSTRIAL CENTER TIF DISTRICT AND THAT IMPROVEMENTS TO REAL PROPERTY WITHIN THE DISTRICT ARE A PUBLIC PURPOSE; DESCRIBING PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE MADE TO BENEFIT THE DISTRICT; REQUIRING THE OWNERS OF THE PROPERTY WITHIN THE DISTRICT TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS; APPROVING AND AUTHORIZING THE EXECUTION OF TAX INCREMENT FINANCING AGREEMENTS AND AN INFRASTRUCTURE AGREEMENT; AND DECLARING AN EMERGENCY.

White stated meetings are being held; request postponement till next regular meeting.

Recommended for Postponement to a Date Certain to Consent Agenda (Duplicate)

NEW LEGISLATION:

Bike Helmet Safety

Mayor McGregor noted distribution of information regarding Bike Helmet Safety; requested resolution.

Recommended for Adoption, Consent to Consent Agenda (Duplicate)

Supplemental - Vehicle Allowance

Clerk's note: At conclusion of Committee of the Whole, Finance Chair requested legislation be prepared for 1st reading with discussion to be held following committee night.

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