

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, October 28, 2002

Immediately Following Previous Committees or

7:30 PM

Council Committee Rooms

Service Committee

L. Nicholas Hogan, Chair

Karen J. Angelou

Debra A. Payne

Michael O'Brien, ex officio

Roland P. Hall, ex officio

Karl Wetherholt, ex officio

Members Present: Debra A. Payne, Karen J. Angelou and L. Nicholas Hogan

ADDITIONAL ATTENDEES:

Franey, Mitchell, Wetherholt, Komlanc, Stinchcomb; press.

PENDING LEGISLATION:

ORD-0201-2002

TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH LORENZ EQUIPMENT COMPANY FOR PURCHASE OF A GENERATOR FOR THE WATER TOWER; AND TO SUPPLEMENTALLY APPROPRIATE \$841.

Col. Hall said that they checked how the vendors knew what size generator would be needed to submit a price; Everett Speeks, Gahanna's maintenance man compiled a list of all equipment that needed to run off the generator in the event of a power outage and relayed the information to the vendors; each vendor also made a site visit to the water tower to review the equipment prior to their submitting a price. Hogan thanked Hall for the information.

Recommended for Adoption, Consent

ORD-0202-2002

TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH SETTLE-MUTER ELECTRIC LTD., FOR INSTALLATION OF THE NEWLY PURCHASED GENERATOR FOR THE WATER TOWER; AND TO SUPPLEMENTALLY APPROPRIATE \$4,830.

Recommended for Adoption, Consent

ORD-0203-2002

TO AMEND SECTION 921.03, PERMIT REQUIRED; FEE; MULTIPLE USE CONNECTIONS PROHIBITED, OF CHAPTER 921, SEWER CONNECTIONS AND RENTAL RATES, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA.

Col. Hall said the wording has been worked out and is now satisfactory with Sherwood.

Recommended for Adoption, Consent

ORD-0204-2002

TO AMEND SECTION 929.02, PERMIT REQUIRED; MULTIPLE USE CONNECTIONS PROHIBITED, OF CHAPTER 929, WATER CONNECTIONS AND RATES, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA.

Recommended for Adoption, Consent

SR-0002-2002

A RESOLUTION TO DECLARE THE NECESSITY AND INTENT TO APPROPRIATE CERTAIN REAL ESTATE, CONSISTING OF ROADWAY RIGHT-OF-WAY FOR AN ACCESS EASEMENT ON GIANT EAGLE DRIVE; AND TO DECLARE AN EMERGENCY.

Wetherholt said he would like to delay this for two weeks; postpone to date certain; November 18, 2002 meeting. He explained the problem; all of the other necessary deeds were executed, but did not find that this one was not until contacted by Robbie Columbo of Ohio Equities; Giant Eagle does not want to execute deed because Walgreens is their competition. Wetherholt said the access easement will also be needed for Stonehenge; contract is to have access to the condo project; to have access to the 5 properties on the road established for public purposes; in the design there was the possibility that the road could turn into a dedicated public road; want to make sure that everything is in order before we proceed; that's why want to postpone.

There was discussion that there is no grounds for breach of contract or statute of frauds; spoke with Weber; normally we would withhold building permits, but since we are past that stage the City really has no leverage; negotiations have been going on but Giant Eagle isn't budging. Giant Eagle said that basically the City could make a gift to the owner of \$700,000 to \$800,000; damage that will be done to their business with Walgreens coming in. Wetherholt said that they were told in the planning stages that all the traffic for all of the development would have to come to a signalized intersection; they commissioned a traffic study to see how many lanes would be needed.

Hogan said then it would come back to committee on Nov. 12th; postpone to a date certain. Wetherholt said he wants other developers to participate in the cost of the taking. Columbo said he has been representing Ohio Equities; been involved with this deal since its inception from the brokers side; after conversation with Wetherholt and meeting with Giant Eagle/Continental; discussion with them; they are not willing to do anything with us; not on their agenda; not up for discussion; not like Walgreens and do not intend to give the easement. Wetherholt said that the City does have an easement to get to the fueling station and the detention basin; there is no other viable option.

Recommendation: Postpone to date certain, Consent Agenda; November 18, 2002.

Recommended for Postponement to a Date Certain

ISSUES - From Council:

Morse Rd/US 62 Interim Improvements

Clyde Siedle, Moody Nolan, said the interim road project would be for a very short time; \$22,000 to do design work and then almost a quarter of a million for the road; should find out about the Ohio Public Works grant in January, and if necessary they can do design work; not take that long; suggest that you delay this to January; if grant does not come through to advance the project then there is a viable concern about the interim road. Also if you change the traffic pattern and then change it again in several months is very confusing to the drivers and that can cause accidents.

Committee members said they can understand waiting until January, and agreed that it would be wise to wait; if the grant does not go through can bring it back to make a Spring project; put on as a monitor item.

Rumpke - Solid Waste Pickup Fees

Col. said we need to proceed with this; Isler reminded that it was time to move forward so that rates can be in place for the first of the year; Rumpke has agreed to 2%. Isler said there will have to be a code change to Section 941.16, pickup and disposal fees; will have necessary information to the Council office by Wednesday.

Recommendation: 1st Reading, Consent Agenda; no need to come back to Committee.

High Street Storm Sewer

Wetherholt said that legislation is being requested to extend the contract with Complete General for the North High Street, Improvement No. 801, storm sewer project; ORD-0191-2002 was to extend the contract with Stilson; letterhead said Stilson, but the actual contract was with General; after discussion with Weber it was agreed that the ordinance needs to be repealed; ORD-0191-2002, and have a new ordinance that actually states that the contractor is Complete General; requesting waiver of second

reading and emergency so as not to slow the process.

Recommendation: Repeal ORD-0191-2002; new legislation extending contract with Complete General with waiver of second reading and emergency, Consent Agenda.

Donna Jernigan, CMC/AAE, Deputy Clerk of Council