



City of Gahanna

Meeting Minutes

Development & Parks

Office of the Clerk of Council
200 South Hamilton Road
Gahanna, Ohio 43230

*Brian D. Larick, Chair, Stephen A. Renner,
Karen J. Angelou*

Kimberly McWilliams, CMC, Clerk of Council

Monday, March 9, 2015

Law Library

Immediately Following Finance

ITEMS - From Director of Parks and Recreation

[2015-0057](#)

Director of Parks and Recreation Supporting Documents

Attachments:

[Parks Report 3.9.2015](#)

[New Parker-BWT 5 Easment](#)

[ORD-0153-2004 Cross Access Easement Parker](#)

[Amendment to Cross Access Easement](#)

[Parker-Easements Comparison Map](#)

[20121605VS-PLAT-2 \(2\) Final Phase 3 Plat](#)

[Buttonbush Pool Aerial](#)

[Foxwood Purchase Agreement 15 0126](#)

[COCF Foxwood Grant Overview Form PWC0002](#)

[Clean Ohio Resolution of Support](#)

[RCAs](#)

1. **Big Walnut Trail Easement Agreement**

Director of Parks and Recreation, Tony Collins asked for the committee to approve entering into an easement agreement, and also amending the previous process agreement with Mr. and Mrs. George Parker.

Collins said he met with George Parker and explained to the committee the project process, what he has been doing, and the ordinance. The trail project to be built by the City of Gahanna this summer is possible due to a grant which was written back in 2013. Approval for that grant was received last year in the amount of a half-a million dollars for Big Walnut Trail section 5. The trail will run from the low water crossing bridge. The funding source is the Clean Ohio Trail Fund, which is administered through the Ohio Department of Natural Resources (ODNR). Different Clean Ohio funds are sponsored by

different agencies. The trail will be 4,200 feet. From Creekside Island to the bridge on the West side of the creek over to the ring now and turns into the boardwalk over there. It will go from that ring right by the creek through the field along the western edge of the golf course all the way to river's edge.

In 2004 the city signed a cross access easement with Parker to get an easement to where that existing boardwalk is today, through the swamp there. A lot of what can be seen from Granville is mostly City owned. But as you go north on that boardwalk, you go off of the property onto the Parker property. If you go all the way through, you come out at the Golf Course parking lot onto the sidewalk there. At this time the committee was directed to a map of the City of Gahanna.

Collins said he obtained an additional easement from the Parkers for the new trail.

These are the two different legislative pieces be approved: One is modifying the old agreement from 2004, one is entering into the easement agreement for this year for the lower section for the new trail.

RECOMMENDATION: 1st reading, no need to come back, 2nd reading, consent agenda.

2. Amend Previous Cross-Easement

*Continuation of discussion of previous agenda item.

Collins explained the the two different legislative pieces be approved: One is modifying the old agreement from 2004, one is entering into the easement agreement for this year for the lower section for the new trail.

The discussion of map boundaries, and changes continued so that Council Members had full understanding of what would be taking place.

The City has until the end of the year to be compliant with our grant agreement. The construction plans are done. Council has already granted permission for the agreement.

Collins is hoping to have the grant out within the next three to four weeks so opening bids can begin in April. The completed package will be brought back to Council Members with the dollar amount.

RECOMMENDATION: 1st reading, no need to come back, 2nd reading, consent agenda.

3. Foxwood Purchase Contract

Collins respectfully requested that the Committee Members approve legislation authorizing the Mayor to enter into a purchase contract with Homewood for the acquisition of .79 acre Reserve E which was shown on the City of Gahanna map. The purchase price is \$216,000.

Collins gave a brief history of the contract.

A letter was first received from the Homewood Cooperation (Homewood staff was present to answer any questions).

The Clean Ohio Conservation Fund is not a trail fund, but a conservation fund grant application. The City hopes to receive funds for 75 percent of this purchase in grant funds through the Clean Ohio Conservation Fund. This project is ideal for the Clean Ohio Conservation Fund. The City's attributes will be presented in the application. The request is a purchase contract even if the city does not get the grant.

The city would be purchasing reserve E. Homewood project would build a new storm water basin in reserve D and then donate that to the City. What that does for City is provide a buffer for the Buttonbush swamp which was not planned for originally.

Collins reported that there are no pressing run off issues today. Collins explained the conservation issues while showing Council the affected areas on the map.

Collins and the development team is confident that the City will have the coverage it needs. ODR ENRAC, UPA, EPA and ORAC committees have reviewed this. Four meetings have been held with these committees. These processes have met with the approval of these organizations. Concerns have been addressed.

Collins explained in Phase one; certain sites or properties had to do certain things (in the area of the townships). Phase two was controlling water volume so when it releases, rain wasn't flooding everything, the other was water quality ensuring that all of the sediment that could be removed, was. Phase 2 regulations came into play in 1999 or in 2000. It changed basically the storm water quality. What that entails is holding the water for longer periods of time to allow the sediment to filter out. That rule change required a basin to be built. There was no land set aside for a basin. They also had conservation easements were in place and are inviolate.

Collins addressed one more question regarding the grant and requests.

Jennifer Teal and I had an at length conversation regarding a supplemental from the Capital Improvement Fund. Because this what not in our Capital Plan as a planned purchase. This was something that happened. It is a part of our conservation efforts as a city and not necessarily to improve park access. We're not doing this to improve connectivity, this is a part of our conservation effort as a city. This is the reason we are not using park specific funds or money we have

allocated for another project or moving it. The City does not have an individual conservation fund.

Collins summarized by saying the City is purchasing reserve E and it will be kept the way it is in its natural state. The developer will build a basin on D and will get everything in working order. Getting it seeded planted and all that and they are going to deed that property over to the City of Gahanna once it is completed. This is all contained in the purchase contract.

RECOMMENDATION: 1st Reading; back to Committee; 2nd reading, consent agenda.

4. COCF Grant Application and Support

Collins stated this is the Clean Ohio Conservation Fund Grant application that is being submitted. The grant is to provide three quarters of the funds reimbursed to the City from the Clean Ohio Conservation Fund (COCF). Our hope is that \$152,000 dollars will come from the Clean Ohio Conservation Fund. The City of Gahanna was considering buying all the property when talks began with Homewood. They were building this great storm basin and the City was going to do groundwater recharge, put in an environmental component to maintain a vernal pool etc. The Clean Ohio Conservation Fund will not allow any type of storm function on property that they buy. So instead of buying 2 acres, the City is purchasing .88 acres. A local appraiser is appraising this .88 acres from a perspective of market analysis. It is not known if the .88 acres will appraise to \$216,000. Collins spoke with the developer earlier in the day and the City will have the appraisal next week. Regardless, the City is actually getting two acres, and are accomplishing its conservation goals. This could have an effect on what COCF funds we receive. If the appraisal comes to appraises at \$180,000 instead of \$216,000; they will still provide 75% of the appraised value. They will not take into consideration its profit. The grant is due March 20th. The committee will come and look over the land in May. The City will know whether or not grant approval is received in the month of June.

A question was asked regarding the area; the current aerial shows the area going past the Buttonbush area, will this be more of a build out in that area. Collins answered there are 13 additional lots for future development.

Collins continued saying the grant application is for the motion resolution. You guys approved for us to apply for the grant, so this is a resolution of support for the grant. Part of it is written for the documents which the Mayor will sign. There is another document

which dedicates the funds for that kind of thing, so we need a resolution of support and motion resolution. The funding for the purchase is obviously the ordinance, but the resolution support is just the motion resolution.

RECOMMENDATION: Motion Resolution; consent agenda.

Jeannette Jarrett, Reporting