

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, June 11, 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; Tom Weber; Raleigh Mitchell; Jerry Isler; Col. Hall; Karl Wetherholt; Tracie Davies

PENDING LEGISLATION:

ORD-0109-2001

TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH GGC ENGINEERING, FOR ENGINEERING DESIGN SERVICES FOR WEST JOHNSTOWN ROAD, IMPROVEMENT NO. 752; AND TO SUPPLEMENTALLY APPROPRIATE \$54,860 THEREFOR.

Recommended for Adoption, Consent

ORD-0112-2001

TO AUTHORIZE THE DIRECTOR OF PUBLIC SERVICE TO AWARD AND THE MAYOR TO ENTER INTO CONTRACT WITH COMPLETE GENERAL CONSTRUCTION COMPANY FOR THE SOUTH HAMILTON ROAD/TECH CENTER DRIVE PROJECT, IMPROVEMENT NO. 770; TO ACCEPT ALTERNATE BID WITH CONDUIT DEPLOYMENT; TO SUPPLEMENTALLY APPROPRIATE \$587,828; AND TO DECLARE AN EMERGENCY.

Wetherholt stated that because of the report from Fishel we are recommending to decline the alternate for the conduit right now; we are not sure how much conduit we are going to need; this intersection has plenty of room for future horizontal boring of conduit; Fishel consulted us and recommended only placing conduit in very difficult crossings; when you take this out, it changes the low bidder; the low bidder would then become Columbus Asphalt; they are a Gahanna company; will need to amend the Ordinance.

Recommended for Substitution and Adoption

ORD-0119-2001

TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH EVANS, MECHWART, HAMBLETON & TILTON, INC., FOR INSPECTION SERVICES FOR THE SOUTH HAMILTON ROAD/TECH CENTER DRIVE PROJECT, IMPROVEMENT NO. 770; TO SUPPLEMENTALLY APPROPRIATE \$74,000; AND TO DECLARE AN EMERGENCY.

Wetherholt stated that because we will be boring the conduit in later, we will not need EMH&T to inspect it at this time; makes the contract go from \$74,000 to \$54,000.

Recommended for Substitution and Adoption

ISSUES - From Director of Public Service:

Reclassification of Russ Sims

Col. Hall stated that we have been using him to be the Superintendent of Streets and Utilities; Civil Service has agreed; talked to Isler and we can work out the money; will be paid part out of water, part out of streets; we'll need a supplemental; reclassify to a C22 Step; need an Ordinance. O'Brien asked how will Russ and George function together; will Russ have access to George for water issues. Col. Hall answered yes.

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

Grass Cutting - Abandoned Homes

Col. Hall stated that we have had some problems; can't find the owners; who cuts the grass; using our own people is expensive and we need them other places; need to make a contract with an individual; \$3,000 would be sufficient; we will place a lien against the owners; get the money back from taxes; the funds received will go back into our general fund.

RECOMMENDATION: 1st Reading; Consent; Bring back to Committee

Section 947.07, Codified Ordinances - Mowing Fees

Col. Hall stated that this is not adequate; the \$50 per hour amount is outdated. Davies added that this week alone we have had 7 hours with 2 men cutting yards; at \$50 an hour per man that's \$100 dollars an hour; we have contacted a couple of mowing services; their rates are anywhere from \$100 to \$250 an hour depending on height and condition of property. O'Brien stated that he is a little uncomfortable with those figures especially if the yard is less than 700 sq. ft. of grass. Wetherholt stated that it is very expensive to have the Street Department mow; all the mobilization costs; it is not cost effective. O'Brien stated that he understood; these owners must have their feet held to fire; must be held responsible; if we charge \$375 for a very small lawn we will be spending a lot of time in court. Mitchell stated that most of these places are abandoned; these are houses under control of banks; it is not worth their while. Hogan stated that at \$50 an hour, it took 2 guys 5 hours for one yard; under the old law we should have charged them \$250 dollars; 2 employees cost us a whole lot more than \$250; understand that if a Grandma falls and lawn doesn't get cut for awhile; that is something different. Col. Hall stated that these are people we can't find. Hogan stated that we need to have some common ground without the perception that if someone gets hurt and can't cut their grass they are going to be penalized; these are abandoned properties; should be established as a per hour/per man rate; that way if you have 2 guys on the job times an hourly rate of \$50 you can come up with the amount; and then you can assess the taxes. Isler stated that when you use an overtime rate plus fringe; if you figure that in you are probably around \$200 an hour. O'Brien stated that the height of the grass should be lowered from 10 inches to 6 inches; we need to have this taken care of; if the property is owned by someone in California, the first time they get a bill from us, I guarantee they will be finding someone local to cut it for them. Shepherd agreed that they should get hit with a fee. Hogan stated that we should come up with an equipment figure on top of the man hour figure. O'Brien stated that we have to be in a position to defend ourselves; need to start legislation. Col. Hall will be working out a figure and will bring it back to committee.

RECOMMENDATION: 1st Reading; Consent Agenda; Bring back to Committee

Permission to Bid - Several Projects

Col. Hall stated that this is something they have to do every year; will need legislation to go out for bids for rock salt, street sweeping; cleaning; and street light maintenance.

RECOMMENDATION: Motion Resolution

Administrative Assistant Position - Service Department

Col. Hall stated that we did a little juggling; we are moving Dottie into the administrative assistant position at her current salary; will start the new secretary at the low pay range. Council members present stated they had no problems with this.

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

Proposed Telephone Rules

Davies stated that she wanted to pass on the information she received from Ohio Consumers' Council; these new rules would allow telephone companies to increase rates for non basic services, like call waiting, caller I.D., and call forwarding without approval by the PUCO.; OCC would like Council to send a letter to PUCO voicing their concern; a public hearing is scheduled for Wednesday, June 20.

RECOMMENDATION: Motion Resolution

ISSUES - From City Engineer:

South Hamilton Road - Tech Center Drive Conduit Deployment

No discussion needed

South Hamilton Road - Funding Agreement with Columbus

Wetherholt stated that they would like to authorize the Mayor to pay the City of Columbus, because they are the lead agency on this project; City of Columbus would then pay ODOT; we are talking about using funding that was already appropriated; \$80,000 from the Olde Gahanna Alleys; \$100,000 that is already set up for South Gahanna entry; \$60,000 from South Entry Improvement; \$200,000 from the County Permissive Tax Account; this will allow us to pay Columbus for our portion of the Urban Paving Projects. Hogan stated that the alleys are getting in bad shape; why would we take money from that account. Wetherholt stated that it requires engineering; the consultant went out of business; we are left without plans; will try to get that in 2002. Shepherd agreed that the alleys are terrible; he walks one of the alleys and it would be easy to break an ankle; the area from Cord Camera South is the worst. Wetherholt stated that the part on the East side of High Street is the most difficult as far as needing engineering plans; we could work it into a change order. O'Brien asked if there was anyway we could bring a roller in and smooth it out some. Wetherholt stated that he will see if we can do a temporary fix and replace the concrete in the other section. Hogan asked if we can find the money beside the Olde Gahanna Alleys. Wetherholt stated that he could.

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

Cameron Ridge - Building Permits

Wetherholt introduced Mark Hamell from Triangle; he is the field man and is responsible for reporting back that the project is on schedule; the City wants to make sure he does everything right; we make him have his fire protection; in the first Ordinance 66-2001, we permitted him to build under the provision of fire protection and water lines. Hamell stated that they were able to beat their original schedule with the water lines and hydrants; placed a lot of emphasis on getting that in; rains came and slowed the road work down; have our main stem done; the road goes clear back to the furthest building; the water lines have been chlorinated; also took some pictures; the roads are a base that is substantial for concrete trucks and water trucks; they would not be a problem for safety equipment. Wetherholt stated that he has done exactly what he says for the entire site; got the roadway access; any problem with that and the Fire Department will be all over him; asking to be able to obtain additional building permits. Hamell stated that reason they are asking for a waiver of second reading is that the weather has been cooperating and they are moving right along with the schedule; have now completed up to the point where we need more building permits in a manner that

fills the schedule. Wetherholt added that Hamell has a good reputation of doing what needs to be done. O'Brien stated that he feels it should be on the Regular Agenda because this isn't something we would typically waive second reading on; it needs to be an issue relating to health, safety or welfare of our citizens. Hogan stated that we waive second reading because a Department head hasn't got the paper work to us in time. O'Brien stated that he understands the urgency. Hamell stated that the reason they were asking for the waiver is because they will probably have 90% of what they started on done and will need to start on new buildings. Wetherholt added that they did not realize they had to come back for another Ordinance; thought Ed Corbett or he could approve more permits. Shepherd and Hogan stated they had no problem with the waiver of 2nd reading.

RECOMMENDATION: 1st Reading; Regular agenda; Waiver of 2nd Reading

Crossroads Storm Sewer Easement

Wetherholt stated that the developer has agreed to pay all of the legal expenses; we are ready to go ahead with filing on that; we need to authorize the City Attorney to file the eminent domain action.

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

MONITOR:

2001-0012

Monitor Items:

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

Wetherholt stated that the next step in the Havens Corners/Helmbright issue is to have something for the next committee that will authorize the City Attorney to file an annexation petition.

ADDITIONAL DISCUSSION

Col. Hall stated that we are having problems with sanitary sewage back up; brought back a pick-up full of gravel and silt; not sure whether it is the builder or developer; how do we police. Wetherholt stated that at the time we sign off and it has been pulled, sometime after it is accepted it gets stuff in it; when someone is tying into it, they tie into the lateral. Hamell mentioned that you should require a visual on tie ins.

RECOMMENDATION: Put sanitary sewage back-ups as a monitor item.

Stacey Bashore, Recording