

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, February 14, 2011

7:00 PM

Council Committee Rooms

Committee of the Whole

Brian D. Larick, Chair

Beryl D. Anderson

Shane Ewald

John R. McAlister

Nancy McGregor

Andre Porter

David L. Samuel

Isobel L. Sherwood, MMC, Clerk of Council

Members Present: Brian Larick, Shane W. Ewald, John McAlister, Nancy R. McGregor, Beryl D. Anderson and David L. Samuel

Additional Attendees:

Terry Emery, Dottie Franey, Karl Wetherholt, Mike Andrako, Jennifer Teal, Angel Mumma, Kristen Treadway, Mayor Stinchcomb, Tom Weber, Isobel Sherwood, Deputy Chief Bell, Tony Collins, Sadicka White, Anthony Jones, Brian Hoyt, Dwight McCabe from VRG (Value Recovery Group), Matt Leppert, Press.

PENDING LEGISLATION:

ORD-0012-2011

TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT WITH THE GAHANNA COMMUNITY IMPROVEMENT CORPORATION (CIC) FOR THE YEAR 2011.

Larick called the meeting for Monday, February 14 to order.

White said this ordinance will authorize the Mayor to enter into agreement with the CIC (Community Improvement Corporation); their contract is an annual agreement that would allocate .0833% of the revenue from the lodging tax to be paid to them for the activities that the CIC performs to support the goals of the City; specifically tourism with items like publicity; they are a critical part of our expansion and retention efforts; a good example is from last month when Porter made a presentation that mentioned the success of our meet and greet with OSU and how that cemented our partnership; this money is for CIC operations.

McAlister said is there any overlap in functions between the CIC and the CVB (Convention and Visitors Bureau). White said there is co operation between these organizations; the City does some as well; the CVB has target markets specifically around a 50 mile radius outside Gahanna; their purpose is to bring in business; heads to beds is the saying; an example is in this week's paper, the Blues and Jazz Festival is announcing a package where they can attend the venue and spend the night; they also target sports events like the Arnold Classic coming up. Weber said she is saying that neither group has exclusive rights; their duties are overlapping and collaborative; when you levy a tax you then have to have an authority.

McGregor asked has there been a mortgage payment made in the last year. White said yes; it is \$5,400 per month. McGregor said I didn't see that information in the financial detail. Larick said it is in the reconciliation detail. White said she has the annual statement. Larick said I don't have the annual statement with me, but the reconciliation statement shows the payment made in January. White detailed the amounts owed.

Porter said due to my recent position with the CIC, I am abstaining from this action.

Samuel said we need to amend the ordinance to declare an emergency as the timeline here is very short. McGregor said I thought ORD-0029- 2011 was to approve their budget and action plan. Sherwood said yes, but that ordinance was not recommended to come back to committee. McGregor said I was expecting a budget plan explaining what they are using the money for; now this is on the consent agenda for next week.

Sherwood said it is recommended for the consent agenda; we could change that recommendation to the regular agenda. Samuel said we will show ORD-0029-2011 on regular agenda, and amend ORD-0012-2011 to add emergency; it will have 2nd reading with emergency at the special meeting at 8 P.M.

Recommendation: ORD-0012-2011; 2nd Reading, Emergency Language at Special Meeting; ORD-0029-2011 moved to regular agenda.

Recommended for Adoption**ORD-0018-2011**

TO AUTHORIZE THE MAYOR TO ENTER INTO LEASE-PURCHASE AGREEMENT WITH GAHANNA COMMUNITY IMPROVEMENT CORPORATION FOR PURCHASE OF PROPERTY AT 181 GRANVILLE STREET; AND TO DECLARE AN EMERGENCY.

White said I decided to bring a presentation; it is a better way to explain and give a chronology with the history and purchasing action you are asking for; White provided a power point presentation; a copy is available in the Council office.

Questions and Comments;

Anderson said the 5 year period requested at the current mortgage rate will be \$146,000 annually; in the analysis, has there been any thought of the acceleration of payments in order to have it paid off sooner. White said we would have to have a much greater payment; we have to manage that issue in Development; if there is an efficient way, we may pay it off sooner in order to pay less interest; this is the amount that has been determined by the Financial Director that can be managed successfully by the TIF account. Anderson said if this goes forward will the tenants have to vacate immediately. White said they have at least 6 years; the longest lease there currently is 2 years; all existing tenants have 2 year renewal terms; even if 5 years is the length of the expected occupancy, the City would have plenty of opportunity to tell people well in advance of when it is due; we do rent in our department, so we would look to relocate these tenants in Gahanna. Anderson said is there a report you can provide so that people have an understanding of what the tenants' options are. White said eventually.

Samuel said it is a lease/purchase agreement so the CIC has to pay the property taxes and they manage it and pay for all expenses.

Larick said have we considered at the end of the 5 years, beyond this plan; can the CIC continue to manage it if there is no plan yet for the road. White said it has been discussed and we will have an alternative plan available to all when that time occurs.

Weber said we have title to the property after 5 years.

Ewald said McGregor and I worked on issues similar to this; when the Chamber relocated, the City purchased the land next to the Sanctuary and allowed the Chamber to use it; as long as we are not managing and the private sector can benefit there is no issue. White said the house next door is involved so it could be torn down.

McAlister said I am confused about the \$200,000 easement; is it wide enough for the road. Weber said it is a general, perpetual easement that is all encompassing; no one knew where the easement would go so we did it this way.

McGregor said shouldn't the \$200,000 be added to the total cost for purchase. White said yes that is fair. McGregor said then if you subtract the \$200,000 from the \$970,000 shown in the purchase terms, that leaves \$770,000; the City is paying \$730,000 over 5 years if we buy it now; that leaves a gap of \$40,000 that the CIC has to make up; over 5 years we are being asked to pay \$730,000 plus the \$200,000 we have already paid.

McAlister said we want to put in a road; this is a fine line for identifying City needs; if we bought it for parks or for our maintenance facility that is one thing; where it gets sticky is when we buy it for future development; we are paying \$930,000, take a second to think about it, for a road; what happens to the rest of that spot. White said that is to be determined; could be like Beecher Road where we built the fire station; we did the trading with Mifflin Township so they could build there. McAlister said so we will subtract the cost of the road from that; I remember what happened at Creekside; I was against it; I do not like paying a million dollars an acre for land in Gahanna bid up by the City; I am concerned; we don't want to get into that situation on this corner; we use a slice for the roadway and then sell at a loss; we could get stuck. White said the reason to buy it was for right of way; the additional land becomes value added; it became value added to add the fire station. McAlister said Matt Leppert brought up some concerns; he is here tonight; you have said there could be additional costs after spending \$930,000; I

just want to know how else TIF funds could be used; they could be spent on relocation of the maintenance facility; has the City really thought this through.

Leppert said when looking at the original drawing of the Heartland Plan, the Heartland Map shows a new entrance to Friendship Park that has nothing to do with the extension of Shull Avenue; the new park entrance was off Lincoln Circle; next Heartland update was the 2009 pass; now there is a small line north of the circle; so the Shull Avenue extension would be built; compare that to the Olde Gahanna Vision Plan, and you see the same thing; so the Vision Plan was not an extension of the original Heartland Concept; that original concept was done to preserve the residential character of the area. Mayor said Wetherholt and I met Leppert at his office, which is in the 181 Granville Building, we talked to him about this; I would like to say this is a vision plan and a concept plan; it is done to point out concepts and visions of how things could be; I don't want to get tied up with Lincoln Circle; we have many options ahead of us; we may do what you are suggesting; we built Hannah Farms in 1999; we had no plan for it originally; we are not going to spend money to plan for what we don't own; we have to secure ownership first; then uses may change; it could be 10 years just like Hannah Park; it was a dog park and ball field for awhile; then we did a comprehensive plan and did funding with a bond. White said when the Parade of Homes came to us and talked about the kind of homes they wanted to put out there, we decided to do the park. Mayor said this is a vision plan; we had an opportunity with a willing seller; and unlike Hannah, this is not an open green space, so it could take longer; we are just now beginning to start planning for the service complex we will have someday; it will be quite some time before you have to move the offices from 181 Granville; it could be 10, 20 or 5 years; needs may change; the other concept plan changed; it shows senior housing there and that is not going to happen; this just sets up guidelines and parameters; the needs of the population will change.

Larick explained to Leppert that this meeting is the time for Council members to have their discussions; we do call on specific individuals to speak when we need their input, but it is not a forum for the public; thank you for your comments.

McAlister said my main concern, as the Mayor has said, this is so far down the road, we invest \$900,000 in what may end up being even cheaper when we have to provide the service; we know the service complex has to be moved. White said we should put Friendship Park first; it connotes the confluence of streams in the center of Gahanna; to not have a vision and a plan for this community to be able to utilize the park will lead to overcrowding and other problems; the community uses this park and we can get the price today so we had better take it. McAlister said Porter has been close to this; I know he is not going to vote but can he at least share his insight. Weber said it is not appropriate for him to comment. McAlister said I have not made up my mind; this is practically a million dollars; is the person selling this land the same Mr. Yates who wanted to sell us Kroger when it was on Mill Street. McGregor said yes.

Mayor said I would like to finish my comments; if you take a look at Hannah Park, the purchase was just the beginning; from there came the concept, then to planning then to meetings with the public with the architectural renderings; it is no different than the way a business does; it will take money; people would be astounded at the costs of Hannah Farms today.

Ewald said we have had many insightful comments and emails; I have dealt with this neighborhood for 8 years; we have worked on the dangerous intersections and traffic flow in the area; have done a great job with that; the park volume has increased; the parking spaces are double the size; it is not a bad idea for service to access Lincoln Circle; but we spent a lot of time and effort to work out the traffic patterns around the post office; no light; right turn only; something has to be planned to preserve the residential quality of the neighborhood; there is more local pool traffic as well; maybe an access road to relieve the side streets; something well planned; at the end of the day, we were buying right of way for a dedicated entrance; this is a right of way issue.

McGregor said I have a lot of questions; I voted for the \$200,000 down payment; most of this was discussed in executive session so there are no notes to review, but I thought this was for easement or right of way; now I believe I was misled; my understanding was an easement and that is not what we got; now we need to spend for the actual right of way; I thought that was what we were getting for the down payment; I still have the question, if we are looking for alternate access from Friendship Park, why do we need another one when Lincoln Circle is there and exits to the road with a signal; it does not create any disturbance in the area, it goes from the parking lot to Lincoln where it is signalized; also I have the appraisal from Robert Weiler Company; they value this property at \$730,000; we already paid \$200,000, so why would we not be financing \$530,000; we can pay only the appraised value of the property; they are saying in the appraisal the property often appreciates with the highest and best use, but due to its narrow configuration with a width of only 90 feet, that is degrading the value of any development on this; so why when we have another way into the park without destroying this property would we do this; I don't know how we can just pay that.

Mayor said no one was misled; we said this was a down payment with more to come; the purchase discussion is being made now; we said that CIC was doing the purchase so we would have access in the future.

McAlister said if the appraisal was done in December saying how much it is worth today, it may continue downward. Mayor said we are buying right of way. Samuel said as far as the use of Lincoln Circle, I think we should check with the City Engineer; I would like Wetherholt's input. Wetherholt said there are no studies done; I would expect a problem with the Post Office; as far as use of the signal, to dump much more traffic into an already busy area could be a problem.

Anderson said we would need to get the studies done; what is the traffic flow now in the event of an emergency and if we expand the use how would it vary. Mayor said if we had an emergency we would open the locked gate and allow people to go out; we have people come with events; the parking lot gets full; we have twice as many people using that park; we need multiple access routes in and out for a park that large.

Larick said I would like to call on Collins for his input.

Committee meeting was adjourned for an 8:00 P.M. special meeting.

Committee meeting was called back to order at 8:05 P.M.

Anderson said do we have any traffic studies that would give projections on expansions of the area. Andrako said there are no official studies; in looking at area, the intersection of Shull and Granville can take traffic coming in; some gaps in timing would allow it to work; but where the existing service complex goes out to Lincoln Circle, it is not a good configuration; we have always thought a Friendship Park exit to Shull Avenue would be a better way to get to Granville than either the existing pathway or Lincoln Circle; we don't have the specifics to base it on; we would have to study that.

McGregor said in the drawing by Terra Surveying, there is a 20 foot wide access road to Lincoln Circle; and this is not the only entrance; we still have Clark Street to Oklahoma; we would then have 2; so any one of these is not taking all the traffic; I think you use vision plans and land use plans when you need them to support your positions; otherwise it is just a vision or used for what it shows; used both ways.

Larick said I have yet to determine my path; it is payment over time with no expense and over time.

McGregor said what else could this money be used for; we have no capital improvement money so what other projects could we use this for; and we are paying interest. Larick said \$730,000 split over 30 years shows no additional interest; but we should get a response from the administration on what other TIF projects are out there.

White said we have a TIF committee in house; we have 5 areas so they are bound by area; we do have some other projects but no plans are fully vetted; according to the TIF ordinance they would be capital improvements; on Walnut Street there are street improvements and no sidewalks; that is the only one identified; we have not gone any

further because we had no funds to do planning; we have couple of issues and were waiting on a couple of things for development at Granville and Ridenour; need the right of way and a turn lane so we were holding on that and then found out it is not being sold; we have the downtown beautification plan; need a median put in and a brick pathway; I also want to say to McGregor that you are right about plans; when you talk about them, they are broad based and they are on a continuum; things change on the markers on the continuum; sometimes it is what the people want that changes; ownerships and developments change; they are not hard and fast action plans but ideas used for guidance; what we are trying to accomplish here will have a lasting effect; the Mayor checked with Mumma and because this TIF was passed not that long ago, we have about \$200,000 in the fund now and with the CIC property, we could continue to fund over a time; funds do limit the kinds of projects we could do. McGregor said what about the Herb Education Building; could we purchase it. Mayor said we had a local banker; Scott McComb, who helped us with this; feel free to call him; does the possibility exist for the CIC to refinance at a lower rate; could be possible.

Anderson said if there is some priority to these projects we need to know that; we would like to get ideas on them even if not vetted; we have this tight budget so we need to determine how to best use money; I am not clear on priorities. Mayor said I would ask that question of this staff. White said the situation the CIC is in and with the down payment made, I would say this purchase is our first priority and it needs follow up action; we need to think about what happens to the CIC if we turn it down; it would go back to Mr. Yates; our \$200,000 would be gone.

Samuel said our priorities in 2006 were access to parks; we have some new families who have looked forward to this progress; we have some Fortune 500 companies who come to town and say this is a top priority; to make this purchase with a lease/ purchase agreement is a great way to accomplish this.

Weber said I have a comment; the issue here is not what the long term use of this property should be; but what we should be addressing in fact is, if this is not done, the CIC has no means to make the payments; it will go to foreclosure; I am certain there will be a lawsuit; the City as a partner in this default or foreclosure will also be sued; the easement would have to go through a very extensive process to get it back; the worse thing to do is go back naked and give up legal rights.

Larick said what if we look at 7 years to the end of term with a balloon payment at that time; couldn't we tie it to that time frame; that has some logic; there would be no City cost and it would give us a longer period of time; net benefit to the city. Anderson said what would that be financially. White said probably be about \$105,000 annually; I see a potential benefit; conceivable then to do other projects and have available another revenue stream. Anderson said are there negatives that anyone sees. Sherwood said this would go to 2nd reading on regular agenda with an amendment.

McGregor said this is still \$730,000; we have already paid \$200,000 and I hate to lose it; but to pay almost a million dollars for entry to a park is too much; the construction of all of Hannah Park was only about twice that and we already have another entrance.

McAlister said I agree; are we trying to make Friendship Park into something it is not; how many parks does this City need; I was very satisfied with it as a nice little park; why does it have to be this great big venue; we have Creekside for that.

Larick said I still would like insight from the Director of Parks. Collins said I would be glad to answer any questions; in terms of infrastructure and looking at priorities over 5 years, this is at the top of the list for improved quality of life; over the years, Friendship Park has become the most used park in town; so in terms of assets, any costs or plans involving the future of the community will provide an economic return but I don't think we have any specific plans right now.

White said businesses make their plans and look forward to the future; we can't lay out the blueprint first; it does get complicated and can sometimes take years; in 1990 we bought the Hannah Park site, a tremendous asset; in 1999 purchased Price Road; there

was no future plan other than conservation when we bought the SW flood plain site; so over the past 11 years we have talked about safety and evacuation since Friendship Park is used by so many; so many people want to go to there it can have a negative impact; we got emails about the parking; that is about as far as any plans go.

Anderson said given what Collins has said can we do a cost benefit analysis; can we figure the cost of the legal issues. Weber said it could be very expensive and be a real legal mess; the future of this is going to be expensive.

McGregor said only if we still use the property; not if we use Lincoln Circle. Weber said if the CIC defaults, I would expect that they would enjoin the City as well since we backed this. McGregor said even though we have a separation. Weber said the future of the CIC was not discussed enough; my concern for them is staggering.

Ewald said I have been representing the City in this area a long time; I have called Collins a lot; we get so many questions on moving the service complex and leaving the park; can't field all the calls about the traffic; we had meetings about the traffic flow all around the Post Office; it was very costly to address that issue; now to modify traffic flow and to include what to do to with the access road has caused those business owners a lot of concern about traffic backing up at the light and blocking driveways to the Post Office and Masseys; would like to see the Shull development.

Recommendation: 2nd Reading, Emergency Language, Consent Agenda, as amended.

Recommended for Adoption

ORD-0030-2011

TO AMEND CHAPTER 151, DEPARTMENT OF PARKS & RECREATION, AND CHAPTER 153, PARKS & RECREATION BOARD OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA.

Sherwood said the next 4 ordinances each affect a different department but do the same thing; they take the specificity out of Charter regarding duties; the Code section was updated to show what was taken out; we have these 4 and one more coming in the next few months. No questions.

Recommendation: 2nd Reading, Consent Agenda.

Recommended for Adoption, Consent

ORD-0031-2011

TO AMEND CHAPTER 136, CITY ENGINEER, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA.

See discussion under Amend Code Chapters 151 & 153.

Recommendation: 2nd Reading, Consent Agenda.

Recommended for Adoption, Consent

ORD-0032-2011

TO AMEND CHAPTER 137, DEPARTMENT OF PUBLIC SAFETY, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA.

See discussion under Amend Code Chapters 151 & 153.

Recommendation: 2nd Reading, Consent Agenda.

Recommended for Adoption, Consent

ORD-0033-2011

TO AMEND CHAPTER 138, DEPARTMENT OF HUMAN RESOURCES, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA.

See discussion under Amend Code Chapters 151 & 153.

McGregor said in Chapter 138.03, section letter (b), item number 4, it talks about the creation and implementation of an employee evaluation system; the approval of the Mayor and Council have a strike through; this leaves the Director of HR alone

developing and implementing the evaluation system; I feel we should have someone else have a say in that function.

Samuel said I think we would be micro-managing HR; there is an appeal process.

McGregor said we should have some say in the system being used and not have it be a stand alone creation of HR. McAlister said the Director of HR is here; can we hear from her. Treadway said this is primarily about forms; we do get input on the forms each department uses from their staff; HR employees are committed to creating a form based on that position and adjusting the form; I have no problem taking it to the Mayor; we don't usually take this kind of personnel issue through Council. McGregor said not even with the merits system. Mayor said it was assumed the Mayor would then have approval. McGregor said it says so in other places. Porter said so today the Mayor and Council review; make sure to tell the employee and make the forms as accurate as possible; you could do the merit plan the following year. Treadway said I have no problem if you leave the Mayor in; leave Council lined through as they may not always be here or involved.

Recommendation: 2nd Reading, Consent Agenda, as amended.

Recommended for Adoption, Consent

ISSUES - From Director of Development:

Real Estate Exchange Contract - VRG

Jones provided a power point presentation that mapped details of the requested land swap; said we are requesting waiver and emergency to accommodate a spring opening of the golf course. McGregor clarified, in looking at the map displayed, the red section is not part of the swap. Jones agreed, pointed out the Scotts' site location and the location of the clubhouse and parking on the map. McGregor asked who owned the other parcels shown. Jones said VRG does; McCabe is here to answer any questions you may have. Ewald said I have walked the site and would encourage everyone to do that; it is breathtaking to see the difference that has been made at this location by making this a green corridor; I wholeheartedly support the land swap. Jones said it is important to note that in the grant agreement only the golf course can use this property. Samuel said I would like to see all of Council take a tour. Jones said we agree and will plan that when it is warmer. McAlister said I don't need a tour; I have seen this and I am in favor of it. Anderson said it is an innovative and creative solution to locate the clubhouse here. Jones said you can thank VRG for that. McCabe said I would like to thank everyone here; all the staff have made good efforts in a short time frame; the clubhouse was originally located west of Scotts; that location was never really embraced by the course operator; patrons would have had to drive through the industrial area to get there; we were so distressed by that we had actually put the Scotts building under option; so after this idea happened, we have, in about 2.5 weeks, made this plan complete with access; this works so well we can't figure out why we didn't think of it before; the red area on the map will be used for expansion. Porter said the concept is innovative; is the land obtained by the City in the swap better or worse. Whetherholt said the land with concrete went to them which they can use, and the land without concrete comes to us which is better for us. Porter said so it is a win/win. McCabe said yes; it is also very important that we get this open this year; we have users for this area and some currently on the table so this is great timing.

Recommendation: 1st Reading, waiver of 2nd Reading, Emergency Language, Consent Agenda.

ISSUES - From City Engineer:

City Complex Preliminary Design Contract

See discussion under Truck Wash Design Contract.

Recommendation: 1st Reading, no need to come back, 2nd Reading, Consent Agenda.

Truck Wash Design Contract

Emery said we have some deficiencies at our current maintenance site; the wash bay can't lift trucks up; we can no longer discharge soapy water into the sewers and streams; you all have taken a tour of the current facility; it is an embarrassment with the number of deficiencies there; I would remind you that in December you gave us authorization to proceed with fuel site remediation and to proceed with the design of the extension into Tech Center; we will complete that design in a couple of weeks; it is no longer a fuel site; we get fuel from the Speedway and Marathon and that has worked out well; in 2009 City Council authorized the purchase of 10 acres for the future City Service Complex site; we are well aware of the City's financial issues but we do need to take care of an immediate deficiency and of the requirements we have to meet to do that; there are 2 requirements shown on the map displayed; even though it is logical to request Woolpert to provide the design for the Truck Wash; before we can do that, we need a preliminary design of the entire site; we need to lay the facility out and look at all the infrastructure we are planning so we build in the right places; we understand we may not build most of this for another 10 years; but if we put necessary structures in the right place, as we go into the future, we could build the site in pieces; our current salt storage facility has limitations that cause us to buy salt throughout the winter at its most expensive cost; New Albany can store 5,000 tons of salt; we can do about 1,000 which is enough for 2 or 3 events; running out of salt is an example of one of our deficiencies; we would like to hire Woolpert to design the wash site and the entire site as they are familiar with both storm water requirements and the design of such facilities; they are currently under contract for our NPDES requirements and they have good experience; will we continue to use them; I can't answer that. Jones said the site plan is critical; this is a premier development area; we need a plan sufficient enough to account for all issues in the most appropriate and cost effective way; this design is a way to encourage development. Emery said it is appropriate to have the wash facility here; it is a good fit; we can wait for the other things on the site.

McGregor asked where are the buses cleaned. Emery said on the existing maintenance site; they are not being cleaned the way they should; we do have partnership agreements coming up. Wetherholt said the Truck Wash will be designed to accommodate buses. Ewald asked will we be able to unplug design modules and plug them back in. Emery said they know the salt storage might be next; this complex will be extraordinary; it will be a good fit with good in and out; it has the potential to extend TechCenter Drive. Porter asked where is the school facility. Emery said at the City's fleet maintenance facility; the schools use the other half; we work hand and hand with the schools. Porter said what about fire maintenance. Emery said we did that for years but currently they have chosen other means; there is the potential they would come back. Samuel said is it in the design that the undercarriage is washed; we might need that to bring in other people. Wetherholt said as an example, New Albany has the undercarriage wash; it doesn't accommodate the automatic wash but works manually with the cat walk; we are looking at it. Emery said storm water funds are being used for the wash site at a cost of \$48,725 and the site design is done from the engineering assist account for \$7,900; we are thinking ahead and looking for different funding sources. Anderson said currently runoff is not meeting EPA standards; what happens at the new location. Wetherholt said the sewer goes right to the new site. Larick said is there a way to recycle any water. Wetherholt said the EPA wants us to keep clean water out of the sanitary sewer and keep dirty water out of storm sewers; we can collect in a drain; grit gets collected and oil is

separated and then it is sent to the sewer; used dog park waste as an example. White said she had a comment; Samuel called this a preliminary site plan; when we show this site to potential office builders, we can say this is a City Facility and this is how it is going to look; it almost needs the landscaping in so it could be growing and we show the site in the best possible way; this is so extremely important. Wetherholt said the same thing is true of the Science Blvd. extension; we need the landscape along the road so it would look less industrial.

Recommendation: 1st Reading, no need to come back, 2nd Reading, Consent Agenda.

Rail Vacation - Lot 29, TIZ

Wetherholt said we have a request to vacate the rail spur on lot 29 of the TIZ; it is a piece of rail not going anywhere but was the southerly branch originally; soon the lease holder will become the property owner; they can more effectively develop it if the rail spur is gone; if we vacate that then it may increase the rail use more in the remaining area; the Central Ohio Railroad Company runs this for us; we need 2 pieces of legislation; in addition to our legislation, we have to modify the agreement with the railroad to remove the southerly branch from the Side Track Agreement. White said Jones has been working on this a long time; it has been legally cumbersome; we have had several requests from site selectors that we were not able to accommodate; now when we deed it back, I think we will see a positive economic benefit; map points were identified.

McGregor said it looks like rail service goes into lot 23. Wetherholt said it does go there, but you can't run a rail car in there; even so the Kahiki wants to keep their rail rights.

Anderson said why does the value of the property increase. Wetherholt explained how taking out the grade and making the property level makes it more developable; you can see on the map how the grade slopes; this takes up 20% of the property; take it out and the grade will be uniform. Anderson said why does Kahiki want to keep it there if it would increase the value of their property. Wetherholt said their value is different as an independent site with rail access; they ship all over the world and someday rail freight might be a more effective shipping method.

Recommendation: 1st Reading, no need to come back, 2nd Reading, Consent Agenda on 2 ordinances.

ODOT Legislation - Hamilton Road Central

Andrako said we have been trying for many years through various configurations to get the project to widen Hamilton Road funded; we finally got it through a federal grant with funds from the MORPC Attributable Surface Transportation Program; we were awarded the most of any community; 2016 is the expected construction date; we need to start now on the design and rights of way; with this grant we will be working with ODOT; they will advise and monitor the work; basically they will project manage it which is a load off us; per the agreement the design is 100% the responsibility of the City; when we get to construction, it allows them to do it for us; the Big Walnut Trail, Section 8, is the same type of federal funding, just a little different source which is MORPC Attributable Transportation Enhancement funds; the expected start date for this is spring 2014; again the design takes awhile and then ODOT handles the construction. Larick said do we have a rough estimate of what the design costs will be. Andrako said roughly it usually runs about 10% of costs; the grant money includes right of way costs. Larick said when will the design funds be needed. Andrako said we are reviewing engineering applications; they submit a price; I would say the timeline puts it at next summer. Larick said and where will we get our funding. Andrako said from the Capital Improvement Fund. Mumma said we have been setting aside money the last few years in

the General Fund for this. Andrako said even though the City has responsibility for 100% of the design costs, the county splits the costs with us per a cooperative agreement from 2008; if it is \$600, they pay \$300; if it is 20% of costs they pay 10%; it is important to mention that.

Porter said this construction is from where to where. Andrako said this will widen Hamilton Road from Carpenter Road north to US-62; it will go to probably 5 lanes and include pedestrian connectivity. McGregor said didn't we have public meetings that decided whether we would have 4 or 5 lanes and 2 roundabouts. Andrako said we can't really say that we will stay with that design with this federal funding; we will have more public involvement and present some alternatives. Wetherholt said we don't want to put the cart before the horse; we don't know if 5 lanes are better than 4; and on the roundabouts, people were about 50/50; we can say before we got the funding, that was the plan; now the federal funding takes us a step back. Larick asked when we found out about this. Andrako said he submitted in December and found out in January.

Ewald said I want to thank you for all your hard work to find funding; if summer is the design deadline, when will the public involvement meeting be held. Andrako said the first steps are environmental; we have to determine the streams affected.

Samuel said is that money in the appropriations. Mumma said it is there from 5 to 10 years ago in anticipation; this had been long awaited. Wetherholt said since 1996. Porter said that is awhile; I would also thank you for your hard work.

Anderson said and the only difference on the Big Walnut Trail is it is a different type of grant. Andrako said and we have a local match which is 20% of the construction costs; this extends the Big Walnut Trail from the Galloway Reserve under the I-270 bridge at the Creek and along Hamilton Road to TechCenter Drive.

Recommendation: 1st Reading, no need to come back, 2nd Reading, Consent Agenda.

ODOT Legislation - Big Walnut Trail, Section 8

See discussion under Hamilton Road Central.

Recommendation: 1st Reading, no need to come back, 2nd Reading, Consent Agenda.

ISSUES - From Director of Parks & Recreation:

Grow Your Park Grant

Collins said we are requesting an ordinance to authorize our application for the Grow Your Park Grant; this will allow us to improve the community garden which is very popular here in Gahanna.

McAlister said this is for the gardens at Friendship Park; have you ever considered moving the location away from the shade of trees; that was the topic in our office and the plat owners have requested that. Collins said yes we are aware of that and looking into it; I need waiver and emergency on this to meet the grant deadline.

Recommendation: 1st Reading, no need to come back, waiver of 2nd Reading, Consent Agenda, Emergency Language.

ISSUES - From Director of Public Service:

Franklin County Board of Health Mosquito Contract

Emery said last fall we brought to Council the Franklin County Board of Health (FCBH) annual contract for 2011 and we entered into it; the mosquito contract is separate from that; it went out for bid for the 24 communities they conduct abatement for; results have been received; for Gahanna, where we budgeted \$30,000, it came in at \$19,266.07; it is

an excellent bid from the same contractor used in the past where we have been pleased with their service; our request is to enter into agreement for the correct amount; because we are just now notified and they need to start in March, we are asking for waiver and emergency; funds are budgeted.

Recommendation: 1st Reading, no need to come back, waiver of 2nd Reading, Consent Agenda, Emergency Language.

State of Ohio Natural Gas Program

Franey said the State of Ohio offers a Natural Gas Guaranteed Savings Contract; we have 9 City accounts, 8 are small and already in this program; our Municipal Complex is the one remaining that we would like to add to it; to do that we need 2 items signed; a Transportation Service Agreement with Columbia Gas to allow Delta Energy, LLC, to be the agent for this service and allow the gas to get here; and we need a Memorandum of Understanding with the Ohio Department of Administrative Services to allow us to pay their billing agent electronically; we are asking you to allow us to sign these with emergency and waiver in order for us to receive the lower rates ASAP; these gas savings are guaranteed to be lower; they take the last price and discount it by 16 cents. Porter said so we are not on tariff; we are purchasing off market rates. Franey said there is a Columbia Gas charge added on. Larick said how is the monthly basis determined. Franey said it is the commodity rate. Porter asked how long is the contract for. Franey said it is indefinite; until we cancel; there are no fees.

Recommendation: 1st Reading, no need to come back, waiver of 2nd Reading, Consent Agenda, Emergency Language; on 2 ordinances.

ISSUES - From Clerk of Council:

Board of Elections Contract

Sherwood said this request is the formal agreement necessary for the Board of Elections to use our 2 locations, City Hall and the Senior Center.

Recommendation: 1st Reading, no need to come back, 2nd Reading, Consent Agenda.

Codification - 2010 Legislation

Sherwood said I have received the updated pages from the Codifier; this request is for the standard legislation to approve it. Ewald said when will this be received in electronic format. Sherwood said it is available online from the codifier, Conway Green; I could copy it to a disc if you need that.

Recommendation: 1st Reading, no need to come back, 2nd Reading, Consent Agenda.

Sherwood said I also need a Motion Resolution to correct a payment problem; we issued a P.O. dated after billing so Finance could not pay it; it is for Ray Mularski, our prosecutor; this would allow the payment.

Recommendation: Motion Resolution, Consent Agenda.

ISSUES - From Council:

Labor Costs Resolution

Samuel said this is the Resolution proposed by McAlister concerning labor costs; the

administration is adding some details. Sherwood said it is done and was sent out Friday via email in your report.

McAlister said I received an email from a friend; there is a rally this Thursday on legislation being considered for this very issue; our Resolution is important to show them we are for reform; that we do not support the way unions are writing their own paychecks; that is due primarily to lobbying efforts; as soon as we can get this resolution passed, we need to get it to the Governor and the Speaker of the House and our Representatives and Senators as it is in Senate Committee and reaching an end. Larick said I did see it; did it come back to committee for final approval of the document; has everyone read it or do we have comments. Ewald said I want to thank McAlister for taking the lead on this; we can move it forward through email as it is imminent at the state. Mumma said she and Treadway went down to the Statehouse to watch the introduction of this bill take place; if there is a way we can contribute we would be glad to participate.

Recommendation: Resolution, Regular Agenda.

Expenditure Study Committee

Samuel said there is a new committee proposed; the Expenditure Study Committee; it will be led by Porter. Porter said I discussed this with members of Council and with their approval, we decided to form this committee to focus on innovative, creative, and collaborative approaches to expenditures; second, to pursue collaborations with other agencies to save dollars; we would like this to be a diverse group; we will have our first meeting and define our purpose and report to the Finance Committee; we will publish a schedule going forward; we hope to be up and running by the middle of March.

Sherwood said we will be taking a new photo of Council members next week at 6:45 so plan to be here early for that.

Larick asked Anderson if there was a date yet for the Council planning session. Anderson said no date.

Collins said for an update on July 4th funds; we need to pay the money or give a verbal answer by tomorrow; we are trying to negotiate an extension on that date; at this point we have a commitment of \$5,000.

Meeting Adjourned.

MONITOR ITEMS:

2011-0001

Monitor Items:

- 1) Capital Improvement Fund

Della Brandenberger, Reporting