

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, February 22, 1999

7:00 PM

Council Committee Rooms

Service Committee

Rebecca W. Stinchcomb, Chairman

Debra A. Payne

L. Nicholas Hogan

Robert W. Kelley, ex officio

PENDING LEGISLATION

Members Present: Rebecca W. Stinchcomb, Debra A. Payne and L. Nicholas Hogan

990055

TO AUTHORIZE THE MAYOR TO EXECUTE DEEDS FOR THE SARATOGA BASIN CONSERVATION EASEMENTS.

Recommended for Adoption, Consent to Consent Agenda (Duplicate)

990056

TO AUTHORIZE THE MAYOR TO EXECUTE DEEDS FOR THE FOXBORO BASIN CONSERVATION EASEMENTS.

Recommended for Adoption, Consent to Consent Agenda (Duplicate)

990060

SUPPLEMENTAL APPROPRIATION, Capital - Street Department

Recommended for Adoption, Consent to Consent Agenda (Duplicate)

990063

TO AUTHORIZE SANITARY SEWER EXTENSION TO MIFFLIN TOWNSHIP FIRE DEPARTMENT SITE ON JOHNSTOWN ROAD; TO SUPPLEMENTALLY APPROPRIATE \$10,243 THEREFOR; AND TO DECLARE AN EMERGENCY.

Recommended for Adoption, Consent to Consent Agenda (Duplicate)

NEW LEGISLATION

990083

Wetherholt stated he would like to hold off on this; need to review some things with Isler; when the district was established we added the western portion at the last minute; there is no sanitary sewer on that western portion of approximately 65 acres; analysis shows that the price would be about the same as the eastern portion but it has not been built at this point; haven't done what the ordinance says; could go ahead and estimate it about the same; we could go through and establish the sewer fee for the entire district or break it up into the eastern section and western section; then you can decide what we're going to do with that; do have different options; there is development interest in the western sewer now where there wasn't before.

Hogan stated he believed the two sections should be separated; eastern section is built and we need to establish appropriate fees and if the western section is higher then it's higher; we'd be guessing at cost of western section at this point.

In response to question, Wetherholt stated that on the eastern section our method of accounting for the cost was purchase order method; what we've paid out; Isler has costs that are imbedded in the right of way acquisition; need to find out what those hidden costs are and throw them into the total costs; are still evaluating; once all figures are together will need an update to code to add more language to divide into eastern and western portions.

Held in Committee

990084

Wetherholt stated this had been discussed earlier this year but never went forward with an RCA on it; request is for engineering to rebuild West Johnstown Road from Ridenour to Stygler; still interested in doing this and can move forward at this point with an RCA. In response to questions, Wetherholt stated that the money is not available in the appropriations; would be on a 2 year cycle; would take us all year to design it and do

right of way acquisition; would be a supplemental; no money is available currently; was one of those projects cut from appropriations request.

Hogan noted that 2 large office buildings have been constructed recently with a third one being built; other development will take place along there; any possibility that may go 3 lanes. Wetherholt stated it was being planned for engineering to be for 3 lane due to redevelopment in the area and the future development potential. Hogan questioned why stopping at Stygler and not going down further; is an exit ramp from 270 onto West Johnstown and if Olde Gahanna is revitalized will see an increase in traffic off that ramp; not a lot down there currently but it is basically vacant land which could go commercial; this area is in the West Side Plan.

In response to question, Wetherholt noted the cost of engineering is \$84,261; if traffic signals are warranted additional is \$10,746 for designing. In response to question from Payne regarding priorities, Wetherholt noted the current projects like the asphalt overlay is a higher priority; is primarily funded in the appropriations; however, that can vary if we would run into problems that would mean a partial rebuild; that would become a priority. Hogan noted that Taylor Road would be his highest priority this year; if we run into problems and have a shortfall in that project where would the money come from. Wetherholt stated he could not estimate at this point if there would be cost overruns but a supplemental would be needed if we ran into a problem; would certainly have a higher priority than this project. Stinchcomb noted that it is only February and we are already getting chunky supplementals; why is this project important now; do know it has to be done but it is a matter of timing; is there a specific reason to move forward now; would like to see some form of a multi year master plan for street projects and look at that. Wetherholt stated he would work on that; should take about a month to complete.

RECOMMENDATION: Continue discussion on March 22; add as a monitor item West Johnstown Road/Street Project Master Plan.

Held in Committee

990085

TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT WITH BURGESS & NIPLE LTD FOR THE ENGINEERING PORTION OF THE BRENTWOOD SANITARY SEWER REMEDIATION PROJECT; TO SUPPLEMENTALLY APPROPRIATE \$81,000 THEREFOR.

Jordan stated that a study was done several years ago; this would be a continuation of what has been started in Royal Manor; testing was done in Brentwood; initially was put in the budget and was taken out; Jackson sent memo to Mayor who has requested we move forward with this project; asking for engineering phase to be done this year and construction next year; in looking at some of the history and data from Royal Manor, there has been a remarkable reduction in backups and basement flooding in that area since remediation.

Hogan questioned the Johnstown Road property and Hammons. Jackson stated that line is designed and money is in the budget; will move forward as soon as the Mayor decides what type of easement he wants for the sewer.

Discussion was held on other projects that were removed from the appropriations; any other projects for all of 1999 that will need to be done and aren't funded. Jordan was asked where this item would place on his priority list. Jordan noted this remediation is increasing the value of the homes and no other municipality totally subsidizes this; a precedent has been set but there are higher priority projects. Wetherholt noted the East Subtrunk Sewer which is development driven; not enough capacity for what is proposed there; that issue that will have to be addressed. Jackson noted that sewer will help pay for itself as it is development driven; is a mechanism for retrieving the cost; this project

is residential.

Hogan noted that in the past 2 years have had to buy 2 homes to make a detention basin; these things come up couple of hundred thousand a crack; would like to see back up to priorities; would like to see the same thing we're asking Wetherholt for.

Stinchcomb stated the Council had gone through this with Development Department last year; had listed our priorities; asking for \$80,000 chunks out of general fund; why isn't this part of budgeting and appropriation process; don't see prioritization.

Hogan stated if a need for \$85,000 surfaced and it is a priority then need recommendation on where to remove \$85,000 also; if a project becomes a priority we need to know why.

Jackson explained this project as taking out an insurance policy on what you've already done in Royal Manor; as I&I comes down from Brentwood, Royal Manor will get worse again; knew that from the initial report.

Discussion held on need for a master plan of water & sewer projects we have planned; should be doing so much each year; not putting this project down just need further information; when somebody comes in and wants things that aren't necessary for health safety and welfare want to know what is necessary and what would be on a master plan; would also be able to respond at budgeting process; can then follow year to year why something isn't in budget; can choose things that go in and out when we do budget.

Jackson requested we move forward with 1st reading; can have a report back for next committee giving projects, time lines, estimated costs, etc.

Recommended for Introduction

990086

TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT WITH TRICAR LTD FOR A SITE ASSESSMENT REPORT FOR FUEL TANK REMOVAL AT THE SERVICE COMPLEX ON OKLAHOMA AVENUE; TO SUPPLEMENTALLY APPROPRIATE \$24,800 THEREFOR; AND TO DECLARE AN EMERGENCY

Jordan stated that the removal of the fuel tanks is complete; found some contamination; site assessment is now required; proposal has been received from TriCar; will have to do some borings to determine the horizontal and vertical extent of the contamination; this is mandated testing; only have 60 days left to do the actual work to meet the state mandated deadlines.

RECOMMENDATION: 1st reading, waiver of 2nd reading with emergency, at special meeting to be held on March 8.

ISSUES

980525

TELEPHONE ACCOUNT ANALYSIS - AMERITECH.

Jordan stated this item will be brought back when all information is gathered.

CITY ENGINEER:

990057

TO AUTHORIZE THE DIRECTOR OF PUBLIC SERVICE TO AWARD AND THE MAYOR TO ENTER INTO CONTRACT EASTSIDE NURSERY FOR TAYLOR ROAD STREET TREES, IMPROVEMENT NO. 645-A, AND TO DECLARE AN EMERGENCY.

Wetherholt noted that with change of meeting dates in March, this ordinance needs passed prior to March 15; is a matter of timing for legislation, awarding contract; purchase of trees, and getting them planted before they are in bloom.

President of Council Kelley noted that a special meeting will be held on March 8 at 7:00 p.m. for second reading on this legislation. Committees will begin at 7:10 p.m.

Recommended for Adoption, Consent to Regular Agenda (Duplicate)

Isobel L. Sherwood, CMC/AEE, Deputy Clerk of Council, reporting