

MINUTES COMMUNITY DEVELOPMENT COMMITTEE MEETING
REYNOLDSBURG CITY COUNCIL
December 16, 2013

Members of Community Development Committee present: Leslie Kelly, Monica DeBrock, Scott Barrett, Cornelius McGrady III, Mel Clemens, Barth R. Cotner, Chris Long.

President of Council Doug Joseph was present.

Chairman Kelly called the meeting to order at 7:30 p.m.

Approval of Agenda.

Approval of the minutes 11/18/2013.

Discussion: Confirmation of Mayoral Appointment for Dan F. Havener, Director of Development.

Mr. McCloud states that he is asking for the Council's confirmation of Mr. Havener for Director of Development. He states that the position is a pivotal position and the hiring was done a bit differently and wanted to take his time with this position. He wanted to make sure Mr. Havener fully understood the challenges. In his short tenure, Mr. Havener has reached out to other Development Directors and made himself visible to the business community of the city. His credentials are solid and he asks for positive confirmation.

Mrs. Kelly: Questions?

Mrs. DeBrock: I've had opportunities to have several discussions with our Development Director and we've been at several of Central Ohio's economic development seminars and I really think, not only that but he's walked around our community, he's talked to people, I run into him and not only does he have a grasp of economic development, but he is truly understanding our community and I feel he will be vital to our success.

Mrs. Kelly: Ok, Any other questions?

Mr. Barrett: Thank you Mayor for attaching the resume and what not. Haven't not really seeing this position before, I'd like to know personally, what makes him qualified as a Development Director, it seems like he has an architectural back ground.

Mr. McCloud: His background is very strong in putting transactions that begins with the fundamentals of obtaining the appropriate zoning to the construction process itself and seeing it through to final fruition. He's also very good and developing and cultivating relationships. Development is so often a people business and he has proven himself to be extremely valuable in that category as well.

Mr. Barrett: That's kind of what I envisioned it being and kind of based on our discussions, this is a pretty critical position for our city and that it's ideally will bring in business and bring in those types of relationships. How long has he been on board?

Mr. McCloud: September 16th.

Mr. Barrett: So is he working here in this building?

Mr. McCloud: Yes he is.

Mr. Barrett: Ok.

Mrs. Kelly: Anything else? Dan I had the pleasure of speaking with you to day. Can you share a little bit what you shared with me about what you have done since you've been here and some of the things you hope to do in the near future for Reynoldsburg.

Mr. Havener stated that his goal coming into this position was to reach out to local businesses and try to find out what he and the city could do for them in terms of their continued success and at the same time look for opportunities for new business so they could come in and expand the income tax base allowing continued promoting development in the city. He continued that he's reached out to existing commercial entities like Schottenstein and helped try to fill some empty storefronts like a new Ace Hardware as well as an expansion of the fitness center. There was a physician group that was to front Main Street but they did recently pull out so Mr. Havener is working on finding a new partner there. He's met with Mr. James of Dynalab, representatives from the Limited group to find out what plans are for the 52 acres that are east of Taylor that are owned to find out if all of the buildings are 100% occupied or utilized because industrial partners are looking for spaces. New developments and partnerships are going on currently but at the Shops at East Broad, Old Reynoldsburg historic district and St. Rt. 256 corridor. He isn't at liberty to go into detail because nothing is finalized. He mentioned the Harbor Freight freestanding building that is 15,000 square feet going in west of Brice on the North side of East Main, beside the Nasty's building and the Store- All that will begin construction when the weather breaks. He is currently working on the approvals and finalizing those. Finally, he points out that Joe Brown is working on a community and recreation center and with the road improvements the whole area will start to move into a positive direction.

Mrs. Kelly: Ok any other questions?

Mr. McGrady: I'm so glad, first of all, I'd be premature if I said welcome aboard, but I'm glad you mentioned the Brice/Livingston corridor because one thing that comes to mind, I was speaking to the students the other day regarding Human trafficking and I was giving them a parable of how human trafficking can affect your community economically and I just used the Brice and Livingston Corridor, and the hotel, which was a prominent hotel at one time and what I'm told is now being used for transient operations if you will. But the point I made to them, when I first came to Reynoldsburg, that Brice Road corridor was a viable corridor, very distinct, once you crossed over Brice it was clear that you were entering Reynoldsburg. But now you can

see that deterioration on that corridor starting to slide into Reynoldsburg to where now the dividing line is 2-3 streets into Reynoldsburg which is Truro Township so I want to jump up and kick my heels in hearing what you're saying and please do not forget the Brice Road corridor.

Mr. Havener: I truly do believe it's going to be a viable location again here in the near future. It's going to take some time, it's not going to be next year, but we'll get it in the works and it will turn back around.

Mr. McGrady: Thank you.

Mr. Cotner: I'd just like to say welcome, thank you and we know it's a big job and definitely look forward to hearing more information like this from you. I think it's very important that in your role, you're able to come to council and share these things cause we need to know what's happening and obviously you're one of the first people out there promoting our community so we really appreciate it and whatever support Council can give, by all means we want to be there to add to that so thank you.

Mr. Havener: I appreciate the opportunity to be here tonight.

Mr. Long: I just wanted to say welcome. I know that you and I have had the opportunity to talk a few times since you have joined and I would go ahead and commit my time and all of the resources I have at the State of Ohio, the Development Department, bring them forth here to the City of Reynoldsburg to be partners with the city at any time possible.

Mr. Havener: Thank you Chris I appreciate that.

Mrs. DeBrock: I think this is a great time with the Development Director standing in front of us, is to remind Council that no matter how great he does his job, when he goes out and working with the players, working with the developers, trying to get people to invest money into our community, one of the most important things that a developer looks at is the bond rating of the city, the stability of the city. Right now that's a problem in Reynoldsburg and I think it would benefit all of council to really get ahold and talk to the developers to find out what is it that Reynoldsburg can do, what can we do different, what is it we're doing right? Because it's going to take everyone on board to make a difference. There's going to have to be money invested, we cannot continue to, it's not the Auditor's fault that the bond rating has decreased. It's our finances, it's the lack of revenue. So this is reality that we have to face and the Development Director cannot create miracles. He can work hard but the miracle is going to have to be up here at the Council level. Thanks.

Mrs. Kelly: Ok this is kind of strange for us, I hope I can do this but Mrs. DeBrock, with this being your last meeting and you've pushed really hard for development, would you like to move this forward to council?

Mrs. DeBrock: I'll let you do that.

Mrs. Kelly: I would like to move this forward to council for confirmation, for approval.

Second by Mr. Long. All voted "Aye" Motion carries

Meeting adjourned at 7:42 p.m.

Community Development

- - -April L. Beggerow, Clerk of Council

December 16, 2013

MINUTES SAFETY COMMITTEE MEETING
REYNOLDSBURG CITY COUNCIL
December 16, 2013

Members of Community Development Committee present: Chris Long, Scott Barrett, Leslie Kelly, Cornelius McGrady III, Mel Clemens, Monica DeBrock.

President of Council Doug Joseph was present.

Chairman Long called the meeting to order at 7:43 p.m.

Approval of Agenda.

Approval of the minutes 12/02/2013.

ORDINANCE AUTHORIZING AN AGREEMENT FOR REYNOLDSBURG TO HANDLE SNOW REMOVAL AT CERTAIN LOCATIONS WITHIN COLUMBUS CITY LIMITS.---sent to Council for second reading on 12/9/2013.

Mr. Long: Any further comments or questions? Hearing none, Motion to move forward to Council for third and final reading, with recommendation for adoption as emergency. Second by Mrs. Kelly. All voted "Aye" Motion carries.

Adjourned at 7:44

Safety Committee
- - -April L. Beggerow, Clerk of Council
December 16, 2013

MINUTES SERVICE COMMITTEE MEETING
REYNOLDSBURG CITY COUNCIL
December 16, 2013

Members of Service Committee present: Mel Clemens, Cornelius McGrady III, Chris Long, Monica DeBrock, Scott A. Barrett, Leslie Kelly.

President of Council Doug Joseph was present.

Chairman Clemens called the meeting to order at 7:44 p.m.

Approval of Agenda.

Approval of the minutes held 12/02/2013.

Discussion: Liquor Permit Renewal Objections.

Mr. Clemens states that it is from the Commerce Department Liquor Division and each year they renew the licenses of the liquor permit holders. It was discussed by the Police Chief and at this time there are no objections. It will be re-addressed in January or February if needed.

Discussion: Liquor Permit Request - New - Nicvsco LLC, 1371 Hentz Dr, Reynoldsburg, Ohio, 43068.

Chief O'Neil stated that Officer's Bach and Love performed the investigation and at this time there is no reason to appeal this application.

Discussion: SPECIAL EXCEPTION USE PERMIT (#163009) to operate an eating establishment located at 1765 Brice Road, Reynoldsburg, Ohio, 43068. No Liquor, 6 mo. Follow up AND DECLARE AN EMERGENCY. --first reading on 12/09/2013.

Mr. Clemens: There will be no liquor on this and the reason I had it, I wanted it in the minutes that there would be no liquor served at this establishment and also that we would have a 6 month review like we have with all of them. Other than that I have no problem with it and it's a nice location and the guy is fixing it up, it's going to be much much better than what was there. I'd like to move it to Council for adoption on first reading with the motion as an emergency.

Second by Councilman Long. All voted "Aye" Motion carried.

Discussion: ORDINANCE ESTABLISHING CITY OF REYNOLDSBURG PROCEDURE FOR SELECTION OF DESIGN PROFESSIONALS PURSUANT TO THE OHIO REVISED CODE SECTIONS 153.65-153.71.---sent to council for first reading on 12/09/2013.

Motion to move to council for second reading. Second by Mr. Long. All voted "Aye" Motion Carried.

Meeting adjourned 7:47 p.m.

Service Committee

- - -April L. Beggerow, Clerk of Council

December 16, 2013

MINUTES FINANCE COMMITTEE MEETING
REYNOLDSBURG CITY COUNCIL
December 16, 2013

Members of Finance Committee present: Barth R. Cotner, Chris Long, Monica DeBrock, Scott A. Barrett, Leslie Kelly, Cornelius McGrady III, Mel Clemens.

President of Council Doug Joseph was present.

Councilman Long called the meeting to order at 7:48 p.m.

Approval of Agenda.

Approval of the minutes 12/02/2013.

Discussion: Council re-appointment of Richard Hudson and Jim Comeaux to the Design Review Board for a three year term beginning January 2, 2014 and ending December 31, 2016.

Motion to send to Council Richard Hudson forward for reappointment to Design Review Board
Second by Mr. Long. All voted "Aye" Motion carried.

Motion to send to Council Jim Comeaux forward for reappointment to Design Review Board
Second by Mr. Long. All voted "Aye" Motion carried.

Discussion: Council appointment to the Design Review Board for a three year term beginning January 2, 2014 and ending December 31, 2016.

Mrs. DeBrock: Does that one require a design professional?

Mr. Joseph: I don't believe so.

Mr. Hood: This commission or board is not created by the charter, it's created by ordinance Council has adopted previously. There are specific requirements for members, I'm not sure if the one you're speaking of right is filled or vacant. We can find that out, but I think for the purposes today was to move it forward to discuss the vacancy and to find some applicants.

Mr. Joseph: in future committee we can list the credentials needed at that point.

Mr. Cotner: at least we can get the process going that way. Thank you.

Discussion: Council appointment to the Board of Zoning and Building Appeals for a three year term beginning January 16, 2014 and ending December 31, 2016. This position will need to be a Democrat.

Discussion: Council appointment to the Board of Zoning and Building Appeals for a three year term beginning January 16, 2014 and ending December 31, 2016. This position will need to be an Independent.

Discussion: Council appointment to Housing Council---item held on 11/18/2013, 12/02/2013.

Mr. Long: Chairman Cotner, considering the number of individuals we are looking for actively, are these listed on our website.

Mr. McCloud: I will check and if they are not they will be.

Mr. Long: and with the local newspapers since they're here they can reference that. Thank you.

Mr. Cotner: with all of these appointments, seems like we're having more and more challenges trying to fill these positions and certainly it's something of a concern.. I don't know what the answer is but trying to promote more involvement participation, they are certainly serve a valuable resource so if anyone is able to serve, it's a great way to get your feet in the door and find a way to be more involved in the community. So hopefully we can produce a little bit more on this end.

Discussion: Bond funding for future redevelopment projects for Reynoldsburg: Safety, Public Service, Public Utilities & Recreation & Parks.

Mr. McGrady stated he brought the topic up to spark some discussion regarding possible bond funding of projects within the city. He didn't put any numbers together. He thinks bond funding for Safety and Health, facilities, a vehicle, equipment for the division of Police, Parks and Rec. multi use facility including a substation, public service, jump starting street repair and public utilities water and storm system. He can speculate numbers but perhaps with the development director a report can be generated to come up to work towards redevelopment. One other thing, there is an entity that develops parks that he stated he will pass information on about. He states that decision needs to be made to move forward and provide resources to move forward and look into re-development.

What is our bond rating?

Mr. Harris: It went from AAII to AAI which is not a real difficult down grade to live with because basically they don't pay attention to the number's it's just AA, A, AAA, if we would get another downgrade it would then go to AIII which would be major reduction and would cause the city to be paying additional in interest as they go forward to do any projects or purchase land or whatever they were given the bond money for. If you look at last week we had to move \$250,000 from our General Fund to our Debt Retirement fund because we don't have enough money to properly fund that. So at this point I don't think that talking about bonding any additional money for anything is really in the cards, unless Council is prepared to put revenue on the table.

Mr. McGrady: I'm glad you brought that up because I think we as Council need to make a decision on what we're gonna do. Either we're going to look to reduce our spending or we're going to bring forth the discussion when the time's good.

Mr. Clemens: I agree in some respects, it's easy to talk away. We can't bond cars and what we pay people and things like that, that's things you don't do. We've got a development director, if so that he would come before us with a program to help somebody that was going to bring additional revenue to the city, certainly we could discuss it and see what we could do as far as helping them. Just to say we're going to do this do that, bond this or that you can't do that. I agree if a project is necessary and it does build revenue for this city, then that's something we should look at as far as rec centers, no, to me that's something the public will have to vote on and things that would go before the ballot. Nothings free in this world, nothing's free like you said so when it comes to things like that, no I would oppose bonds on it. As far as commercial or industrial, certainly if there was a way we could bring revenue to the city then we should help, I would have no problem with that.

Mr. Cotner: Thank you. Good thing is we have a lot of things to talk about and a lot of things to move on when we work deep into the budget then. Ok, we will move forward.

Discussion: ORDINANCE AUTHORIZING MAYOR TO ENTER INTO CONTRACT WITH FRANKLIN COUNTY PUBLIC HEALTH FOR MOSQUITO MANAGEMENT SERVICES AND DECLARING IT AN EMERGENCY.

Mr. Burd recapped the item by stating that the city participates in the county mosquito management program which provides for surveillance, trapping and spraying which decreases the mosquito population which all helps protect against West Nile virus and other mosquito bourn diseases. The contract was received December 6th and the annual amount is \$18,899 per year which is comparable to what it has been in the past. The county requests the contract at or near the first of the year which is why the emergency language is attached. Trapping begins in March and the service has been great in the past and participation is recommended. Funding in place in the budget.

Mr. Cotner makes a motion to send forward to Council with recommendation of adoption as an emergency. Second by Mr. Barrett. All voted "Aye" Motion carried.

Discussion: ORDINANCE AUTHORIZING MAYOR TO ENTER INTO CONTRACT FOR CITY INSURANCE AND DECLARING AN EMERGENCY.

Mr. McCloud states this is liability insurance that covers all city property including vehicle and cyber coverage. The full number is \$139,038.65.

Mr. Cotner makes a motion to send forward to Council with recommendation of adoption as an emergency. Second by Mrs. DeBrock. All voted "Aye" Motion carried.

Discussion: ORDINANCE REQUESTING COUNCIL AUTHORIZE AUDITOR TO MAKE THE 2014 HSA PAYMENTS AND DECLARING IT AN EMERGENCY.

Mr. Harris stated that the PPM needs to be paid first week of January.

Mr. Cotner makes a motion to send forward to Council with recommendation of adoption as an emergency. Second by Mr. Clemens. All voted "Aye" Motion carried.

Discussion: ORDINANCE REQUESTING COUNCIL TRANSFER \$23,636.40 FROM UNAPPROPRIATED STREETSCAPE FUND (440) TO THE BRICE MAIN TIF FUND (971) AND DECLARING IT AN EMERGENCY.

Mr. Harris stated that earlier this year the ruling on the right of way ordinance came through allowing for closure of the Streetscape fund and Mr. Harris requests the balance be made 0 and the \$23,626.40 be sent to the Brice Main TIF fund which is the same money just from a different source.

Mr. Cotner makes a motion to send forward to Council with recommendation of adoption as an emergency. Second by Mrs. DeBrock. All voted "Aye" Motion carried.

Discussion: ORDINANCE TO REPEAL AND REPLACE ORDINANCE 87-13 ORDINANCE APPROPRIATING SPONSORSHIP FUNDS TO VARIOUS ACCOUNTS IN THE PARKS AND RECREATION DEPARTMENT AND DECLARING IT AN EMERGENCY.

Mr. Cotner: This was just a clerical mistake and just need to move this forward. Comments, Questions on this?

Mr. McGrady: You said Clerical mistake, so what is it that you want to say here.

Mrs. Beggerow: There is a line that was left in the original that should not have been left in there. So it is correcting that.

Mr. Cotner: So this is the correct language.

Mr. McGrady: It's giving Mr. Brown the authority to spend the funds that were the sponsorship.

Mr. Cotner: Correct. Any other questions/comments on that?

Mr. Cotner makes a motion to send forward to Council with recommendation of adoption as an emergency. Second by Mr. Barrett. All voted "Aye" Motion carried.

Discussion: ORDINANCE MAKING TRANSFER OF FUNDS AMONG VARIOUS GENERAL FUND DEPARTMENTS AND DELCARING IT AN EMERGENCY.---sent to council for first reading on 12/09/2013.

Mr. Harris states he did have to amend. When the state passed changes to the Police and Fire

Pension, he used to send the money in at the end of the quarter, now they want to collect it monthly. Now \$75,000 needs to be paid over the next 3 years to catch up. There was money to unappropriate so there are no additional appropriations to be made.

Mr. Cotner makes a motion to send forward to Council with recommendation of adoption as an emergency. Second by Mr. Long. All voted "Aye" Motion carried.

Discussion: ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: SECTION 143.01 "COMPENSATION" OF CHAPTER 143 DEPARTMENT OF CITY AUDITOR AND DECLARING AN EMERGENCY--- discussed previously in Finance Committee on 11/18/2013 held 2 weeks and 12/02/2013 held 2 weeks.

We talked about this, talked about the need to adjust the Auditor's salary. Questions/comments? I want to make sure that as we move forward, we also keep in mind a lot of our other employees and staff as you look across not only is our Auditor not compensated where he needs to be, we have a lot of other employees of this city that are very diligent workers that unfortunately don't meet the pay that many other communities do as well. That was the glaring thing I noticed looking back at the other parts, I know. So hopefully, I know we can't do that with everybody, I know we're in the position where we have to deal with the Auditor's pay being an elected official, but as tight as it is, I think we need to remember as much as we can to find some way to make sure we're taking care of our other employees that keep this city operational. Just my 2 cents worth on that. Any other questions/Comments?

Mr. Clemens: First year \$76,000 paid retroactive, we gotta come up with the money. That would give them and increase of 2%.

Mrs. Kelly: Can you repeat that again Mel?

Mr. Clemens: 2% increase for employees would be around \$76,000 make it retroactive we can talk about it the first of the year.

Mr. Joseph: that's not the issue in front of us. My question is what's being proposed here, because there's nothing on this paper saying what we're even doing?

Mr. Cotner: you don't have, nobody else has the..? You didn't get that one President Joseph?

Mr. Joseph: I didn't get that one no.

Mr. Barrett: it's in that package there...

Mr. Joseph: Maybe you should just explain it.

Mr. Barrett: Well I took the notes from our last Committee meeting and the decision was to make the wage adjustment of 6% effective January 1, with an additional 2% per year increases

throughout the balance of the term. We left the discussion with the fact that there had been no pay rate adjustment in that position for I believe 10 years.

Mr. Joseph: 5 years.

Mr. Barrett: 5 years, and also in consideration to the study of other positions in other communities and we talked at great length frankly and it still presented a bit of a challenge but know how much work that Mr. Harris has done, I think any one on Council can see that he's done exceptional work for this city and has really championed the limited funds and things that we've had to deal with. Granted, from my standpoint, I think the interim budget is less than ideal, we still have a significant revenue imbalance, we've got infrastructure needs a plenty, but I can't help but think we still need to make sure we're keeping the right people that are bringing value to this city and we're keeping this position frankly, competitive for the future. We want to get top people. If he decides to take a break and retire at some point, we want to make sure we have a competitive position available and again it seems like it makes the most sense based on our last conversation, so that's how it was written.

Mr. Cotner: Any other comments/questions?

Mr. Barrett makes a motion to send forward to Council with recommendation of adoption as an emergency. Second by Mr. Long. All voted "Aye" Motion carried.

Discussion: ORDINANCE MAKING TRANSFER OF FUNDS AMONG VARIOUS ENTERPRISE FUNDS AND DELCARING IT AN EMERGENCY.---sent to council for first reading on 12/09/2013.

Mr. Cotner makes a motion to send forward to Council with recommendation of adoption as an emergency. Second by Mrs. DeBrock. All voted "Aye" Motion carried.

Adjourned at 8:15

Finance Committee
- - -April L. Beggerow, Clerk of Council
December 16, 2013