

COMMUNITY DEVELOPMENT COMMITTEE MEETING MINUTES

November 2, 2009

Members of Community Development Committee present: Leslie Kelly, Doug Joseph, Donna Shirey, Barth R. Cotner.

Other members of Council present: Ron Stake, Fred Deskins, Jr., Mel Clemens, Council President William L. Hills.

Mrs. Kelly: I'll call the Community Development Committee meeting to order at 7:30 p.m. Item No. 2 on the agenda is approval of agenda. Are there any questions, changes or deletions? Seeing none, it will stand as written.

Item No. 3 is approval of the minutes of the Community Development Committee meeting held October 19, 2009. Are there any changes? Seeing none, they will stand as written.

Item No. 4 is **ORDINANCE AUTHORIZING ADVERTISEMENT FOR BIDS FOR THE CONSTRUCTION OF THE MULTI-USE TRAIL IN CIVIC PARK and APPROPRIATING FUNDS THEREFORE- -second reading 10-26-09.** This does come from our committee and does anybody have any questions? Seeing no questions, I would like to move this forward to Council for it's third reading with recommendation for adoption as an emergency. Seconded by Mr. Joseph. All those in favor say "Aye". (All voted "Aye") Opposed. (No response) and I will close the Community Development Committee Meeting at 7:31 p.m.

Community Development Committee

--Nancy C. Frazier, Clerk of Council

November 2, 2009

(Transcribed/S. Cochran, Ass't. Clerk of Council)

SERVICE COMMITTEE MEETING MINUTES

November 2, 2009

Members of Service Committee present: Mel Clemens, Donna Shirey, Doug Joseph, Barth R. Cotner.

Other members of Council present: Ron Stake, Fred Deskins, Jr., Leslie Kelly, Council President William L. Hills.

Mr. Clemens: I'll call the Service Committee Meeting to order at 7:33 p.m.

The first item on the agenda is approval of agenda. Do I have any additions or deletions to the agenda? If not, it'll stand approved.

Item 3 - Approval of minutes of the Service Committee Meeting held October 19, 2009. Are there any corrections or additions to the minutes of the meeting? If not they'll stand approved.

Item 4 - Discussion: Moratorium on multi-family structures- -topic added to 9-8-09 agenda and discussed; item held two weeks. On 9-21-09 item held two weeks. On 10-5-09 item held two weeks. Held on 10-19-09 until next committee meeting where proposed language will be further discussed. - - - **-Includes legislative request to amend Table 1175.03 "Lot, Yard, Height Requirements for Dwellings" and to amend Section 1187.06 "Special Provisions for AR-1, AR-2, and AR-3 Multiple Family Districts."** We have the ordinance before us this evening and what it does, it changes the regulations for the AR-1 and AR-2 and AR-3 and has Exhibit "A" which gives the provisions that it changes, like (a) Building Materials. All structures built in any AR District shall be constructed of a minimum of 75% traditional and natural materials. Traditional and natural materials shall consist of clay bricks, (full or thin set, if thin set corners must have full brick appearance), stone, cultured stone (samples must be provided), stucco, and wood or fiber cement board siding. (b) Units Per Building. In all AR districts the maximum number of dwelling units per building shall be four. (c) Open Space. All major site plans for developments in the AR district shall contain at a minimum thirty percent open space (see section 1131.02 Definitions). The reason this is coming up and I proposed it, it had been brought to my attention, I think many of our attentions, that we do have a large supply of apartments in the City of Reynoldsburg that need repair and they're in the process of that, and also that we have a large number of condo units that are being rented and leased. They weren't brought to Council before that situation but weren't passed for that situation; they weren't proposed to us to be leased or rented, but due to the economy, that's what's happened. We have a lot of people that live in these condo developments that have moved to these condo developments to retire and so forth with the thought that that's where they would be in a community of Homeowner Associations and it did not turn out to be that way. It's been my feeling that, I think that we have enough rental problems and enough property in Reynoldsburg at the present time that we shouldn't be zoning anymore that come up or approving any more plats or developments for condos or for apartments until the situation's corrected. That's why this ordinance has been before us and been developed by our Development Director and Zoning Officer. And I've had a lot of calls on it. I suppose a lot of you have. We've had people at Council meetings from these condo associations with their problems. We can't correct them because you know, we have nothing to do with condo associations. That's a private organization, but I do think we have the right to try to protect people that buy into our community and that's what we're trying to do. What this does, basically

it doesn't outlaw any of them. What it does, it makes, it puts them to the situation where they would be of such a nature and limit of space and more green area and the components that they build with would make them more expensive to build and therefore, less chance to rent and less chance to lease. But anyhow, that's just a sum of what, why it was brought to us and why it went before a committee. So, this would be going up for the first reading. Is there anybody on the committee that has anything they'd like to mention before this, members of Council?

Mr. Deskins: Councilman Clemens, I do have a question.

Mr. Clemens: Certainly.

Mr. Deskins: I'm sitting here trying to understand what you're trying to do and I totally agree, we need to do something with the situation we have, but you think with putting these more restrictive requirements on building, you think that's going to create a....

Mr. Clemens: I take after discussing it with our Development Director, I think it will and I believe the city (inaudible) we have to do something that's fair and it's not going to be challenged really in court, the way I look at it. I don't look for us to zone any more apartments. Certainly I don't think Council or this Council or any following Councils would zone any more apartments. We certainly don't need them, but one of these days we're going to be, I'm certain we're going to start annexing out in Etna Township or once we get our schools built out there. You know, I may not be around, but it will happen just like it's happening as Reynoldsburg has moved east and I think we need something on the books to help protect, you know, what's going to happen. There may come a time years from now that they may want to change it. I don't think at the present time and if you look out on Taylor Road, we got two, one on south Taylor and one on north Taylor, sitting, condos sitting, one on South Taylor, just sitting empty. The one on north Taylor is renting and leasing, and they've had people buy them. That's why, you know, to say no, we're not going to - we're going to put a moratorium on apartments and condos, you can't do anything, I'm not sure that would be the correct thing to do. We could possibly be challenged on that, but I think if we handle it correctly, we'd be all right. Now maybe our Development Director would have another thought on it. Luke, do you have anything to say that I, am I wrong on what I've said as far as we require more green area which, I think's important. Do you have any thoughts on it Luke that you'd like to bring forward?

Mr. Haire: I don't believe I have much more to add Mr. Clemens with what you've already covered. These were developed in the mind to slow the rate of apartment growth within the city. They will effect properties that are currently zoned for AR-1 that don't have a specific site plan already associated with them and they'll effect any re-zonings in the future if you were to re-zone anything to the AR District or any of the AR Districts.

Mr. Deskins: Mr. Clemens.

Mr. Clemens: Fred, did you have a thought that you'd like to incorporate into it, I mean this is open to discussion, it's not....

Mr. Deskins: I appreciate your answers. I just, in my own mind, I was trying to understand what these requirements would do to slow down or either stop this kind of situation in the condo areas that we're placing today.

Mr. Haire: Sure.

Mr. Deskins: I don't like that at all and if I own a condo, I wouldn't want to see it rented either and I just wonder (inaudible).

Mr. Clemens: Our problem is the ones that are sitting there in the plats that's already been approved, we can't, we can't change; but if that condo area, they haven't, they have ground left and they come in for a site plan, then our new ordinance, it would fall under that, even though it's in the same development. In other words, the new ordinance would fall in effect so they would have to follow the new ordinance. The ones that's already, the site plan's been approved, of course, we can't do anything about it, but if there's more ground area, where they're developing, say the developer's building these condos, he has more ground and he comes in with a site plan and it's approved, it would be under the new ordinance so they, he'd have to build under those restrictions of more green area and a higher class of stone or brick and so forth and less area for the apartments, only four. Yes.

Mrs. Kelly: I think, I'm very glad that we are moving forward because I think this is a good idea for us because I think at minimum, developers will have to be more thoughtful and purposeful in their planning. And so I think that it itself will help us meet that goal of kind of trying to slow that rate. There's going to have to be more time and planning and more thought that goes into it. So, I think it's a good thing.

Mr. Clemens: One reason this is being brought up and some of you have not been through it but we have and I've sat here and some have sat here, have approved these condos that's being built at the present time and when we approved them, basically we were lied to, just come right down to it. They did not come out and do what they were supposed to. Now, they followed the law because, as we know, the law says the condos can be leased and rented but that's, we were told they wouldn't be. They wouldn't, not lease them or rent them. Well, now they are and there's really nothing we can do about it. That's why I think that we have to be more restrictive and figure out a way that we can control it without actually saying you just can't do it. We're saying you can do it but you're going to have to follow certain restrictions. Are there any other questions that anybody has? Mr. Hills.

Mr. Hills: Chairman Clemens, if I could ask, just for clarity purposes, because I think that the zoning that we have now is what we used to call, is AR with an overlay, which is what we had passed consistently. The last apartments we did were over on State Route 256, on Taylor Road and that was in a blended community with condos on one side, apartments on the other and commercial there. I mean that was the appropriate design at the time but on those that now have been AR multi-family condo, at least, and Mr. Clemens is absolutely correct, I mean, certainly developers at the time presented to us what it would be and wouldn't be anything else and things change. As I've constantly said, you don't find your developer or your realtor as your neighbor so, they make their money and they move and they don't hang around, and that's why we inherit a

lot of these things. But on those AR-overlay condo-type things that we had passed and is still there with the overlay, have site plans been done on those properties? I mean therefore, they're under a current site plan and this would come into effect should they choose to modify it, that site plan. Is that through a what, re-zoning?

Mr. Haire: That's correct. They, the units that you've already approved with the overlay text, had a site plan associated with that overlay.

Mr. Hills: Okay, and that....

Mr. Haire: The text is part of the ordinance so they would need to follow that unless, if they wanted to make any changes, they'd have to come back for a re-zoning.

Mr. Hills: And they come back for re-zoning, that's when the new standards would apply.

Mr. Haire: Correct.

Mr. Hills: So I mean if they continued to build with what we like to consider is a condo overlay.

Mr. Haire: Typically what they ask for, yeah.

Mr. Hills: Giving them what they ask for when they ask for it, we haven't changed, they're the ones that have tweaked the system. In the court system, we've got to be honest about this, the court system has recognized their ability to do that. You know, developers have a good way of convincing the court system that we don't want to go broke. I hate to see any developer go broke but I also hate to see our citizens who are living in condos, all of a sudden see the quality of the units being diminished in construction and rented out and that's what we are seeing some of that happen, but basically, if they comply with what they have had approved here already, they can continue to build.

Mr. Clemens: That's correct.

Mr. Hills: And this just comes in when any new land being considered would have to have this standard and if they come back and try to re-zone some others so it's, all we're doing is protecting the future development or future requests. Thank you.

Mr. Clemens: If they try to change their present site plan, then this would fall in effect.

Mr. Haire: Yes.

Mr. Clemens: That's great. Are there other questions? If not, I do have a speaker on this and it's the Executive Director of the Building Association of Central Ohio. His name is Hilz?

Mr. Hilz: Good Evening. My name is Jim Hilz, I'm the Executive Director of the BIA of Central Ohio and just to let you know that the BIA represents single family, multi-family builders, remodelers, subcontractors and suppliers and I do want to state that we do have some concerns

with the specific provisions in the ordinance, particularly the 75% requirement on natural materials. I do, I also understand and appreciate the fact that you have issues out here specific to the community and what really have been effected by what's going on in the real estate marketplace and the economy overall. We do want to work with Councilman Clemens and members of City Council on this to maybe see if there's some middle ground on these provisions, yet still allow you to accomplish some of the things that you want to with the ordinance. I will say that with regard to some developments and developers, I don't think any condo developer today wants to be in a position where they are renting units. It's a function of where the economy is and quite frankly, lending standards are extremely tight and will be getting a lot tighter for condos specifically. Ideally, there are, you know, they want to sell them, turn the condo association over to the buyers and move on. I guess some questions in terms of, you know, this specifically, will the policy apply if you have a mixed-use development. These types of projects, will these requirements apply? What will, will there be the ability to get a variance if it doesn't fit exactly into what these requirements are, and lastly, I'll say that we, those existing projects and the discussion that just took place on those existing projects, just to make sure that they don't fall under the restrictions and, it's clear like that I understand if you change your site plan or if you change the type of development you have, that you would fall under that, we're clear about that. I just want to make sure from our perspective that the language is clear and that if you're not changing that you would be protected.

Mr. Clemens: Thank you Jim. I appreciate it and if you need a copy of the ordinance which it's speaking about, if you have a copy of it, okay thank you. There's no other comments. Another thing, you mentioned one word that I really hate, and that's variance, so I would probably try to do everything I could in here to make sure you can't get a variance. I'm not really enthused with our commissions, and I don't, variance is not a good word. Anyhow, if there's no other questions, why I would like to move this to Council for the first reading. Seconded by Mrs. Shirey. All those in favor say "Aye". (All voted "Aye") Opposed. (No response) Thank you.

Item 5 - Discussion: Code Compliance- -on 7-6-09 item held; on 7-20-09 item discussed and held; on 9-8-09 item discussed and held - - - 9-21-09 - *To be kept on agenda so committee can follow up and see results.* The reason it's on there it's held because if there's anybody that wishes to bring anything before Council that pertains to a Code or anything they've been bothered with, and we have a few things that's still in motion and that's one reason it's on there. If there's nothing from the Committee why, we'll just have that held there and we'll do nothing with it and it will be placed back on the agenda for the next meeting.

Item 6 - ORDINANCE APPROVING SPECIAL EXCEPTION USE PERMIT - (6748 E. Main Street, proposed use - automotive sales/outdoor storage); applicant, Augustin Munyemana- - *-added to 10-26-09 Council agenda and read for the first time; item returned to committee for further discussion.* I had this put on there for a reason and I'll explain my reason. It had been passed with restrictions from the B&Z Commission. One reason I've had it on here, we've had problems with this once before, it was terrible looking on East Main Street. Now, my problem with this is along East Main Street, especially this section through there, we put fifteen million dollars in that Streetscape to make this city look good and I fought a car lot and lost that, you know, they got all kind of variances and that's what happens. Now, just up and across the street a little bit, we're talking about a filling station that has a car wash behind it and dog wash and has some other units in front of it and so forth, now they want to have a U-Haul rental. You know,

everybody's complimented us on it. Now, I don't think they'd compliment us on the street if they drove down through there now and saw 1,000 political signs stacked in through there, it's not a compliment, but it is a compliment in the summer. We've had a lot of compliments on it. The problem I see with this, and I read the minutes and if you ever want to read something that's kind of fruity, read the minutes of the last B&Z Commission. It doesn't really make a lot of sense, but anyhow, it was passed three to two and our Development Director opposed it and so did Mr. Long, who's running for City Council. My problem with it is that it requires "x" number of trucks and "x" number of trailers, like two U-Haul trailers and three U-Haul trucks and they'll be in the back, behind the building and yet it allows a drop off and a pick up in front of the buildings. Now I know what a drop off and a pick up is. A drop off means you drop all kind of trucks and all kind of pick ups, because this is, with the U-Haul, you can drop them anywhere. All right, so they said 'well, we won't let them do that'. I don't know how you'd stop that but somebody that rents one that's come through town, they want to drop it off, they can drop it off but anyhow, even if you're only dropping off the one they're picking up, you can have two trucks sitting out there and three U-Hauls, and then brought back and you can have them all weekend or you can have them basically, all the time. Now it said, well, somebody can move them. I don't know who would move them, but you know, we get in this situation where we try to control something like this with our Zoning Officer. Now our Zoning Officer has enough to do, and I know me, I would be complaining, calling in every time I saw a U-Haul sitting out front and as busy as he is, to have to run down there and take care of the situation, now, I just think it's time that we start watching what variances we give to our ordinances as far as allowing certain businesses along Main Street. I know we get the idea and I know I get criticized you're unfriendly to certain businesses and I am unfriendly to certain businesses. I mean, I'll be the first to admit that. I'm not you know, it's only that I want things to look better and be better for the City of Reynoldsburg and I, to me, this doesn't stack in there at that, but that's, this is my opinion that's why I had it put on there and as you read it, it gives a six month review and the key drop box shall be located in the rear of the structure, but the drop off would be in the front and I certainly do not want them in front. Anyhow, that's why it's put on there and it's put on there for discussion by Committee and by members of Council and we have a speaker too that will probably want to speak on it. It's his, so, that's why I put it on there. So does anybody on the Committee at the present time have anything they'd like to say about this, that pertains to this? Members of Council, President Hills.

Mr. Hills: Chairman Clemens, I have read the BZA minutes and I don't know whether nobody finishes sentences or they just didn't get them to transcribe out very well, but there were a lot of missing holes, but I noticed with the four requirements, it seems not to make a whole lot of sense and that's why, and I can't tell from the minutes exactly what they were saying because, you look at Item 4, that's fine, Council's going to review it in six months. You go to Item 1, it says no more than two U-Haul trailers and three U-Haul trucks are permitted on site at any one time. So okay, there should be no more than two trailers, three trucks at any given time. How we'll enforce that, I'm not sure, but it's a statement in there. I guess they could be cited if somebody came by and found six six. The second one 'trucks and trailers shall be located at the rear of the primary structure and may be located in front of the primary structure only during pick up and drop off of the units', but then Item 3 says 'a key drop box shall be located at the rear of the structure'. Well, why are you going to return a vehicle, park it front of the structure, walk back to drop your key in behind the structure? That doesn't seem to me to make a whole lot of sense that if you're going to be dropping it off and the key drop is behind it, it ought to be dropped off behind the structure and

I guess, is your concern primarily that, not so much that there's going to be a U-Haul place there, but it's - why aren't all of the vehicles behind the structure?

Mr. Clemens: That's correct.

Mr. Hills: Because if someone comes in to check out a vehicle, they're going to have to do that using a body, if they have to meet somebody there and sign the forms and give them the keys and they could be driven from behind the building.

Mr. Clemens: I expect everything to be behind the building.

Mr. Hills: Okay.

Mr. Clemens: And there is quite a bit, and the problem is if you look at the location, they do have a big parking lot. They have a big parking lot on one side where they have the other units. I think there's a pizza place, a tanning salon and the other side is quite wide because you go back to a car wash and so forth. So there's a lot of space. At one time, we had all kind of problems with the U-Haul in there and they didn't even have a permit, but they were parked out front all the time and my thought would be, and I know and I've read in here and it's hard to understand, like you said, because of dropped sentences and it never finishes them, where the owner said he would stipulate that only the trailers and the U-Haul there would be the only ones dropped off. If I understand right, that if somebody was bringing one in from another state, say they lived here in Reynoldsburg or they were bringing something from another state, that they couldn't drop that off there. That's my understanding of what I could read or understand in the minutes. So, and I think that would be hard to handle and hard to understand because to me, they all look the same and I wouldn't know which one belonged where, whether it came from California or Missouri but the, I think the handling of it and how we're going to police it in a respect that our Zoning Officer would have some time to do it, because I guarantee you, I drive that street every day and every time I would see one, I would call him, so I know he'd be busy on that point. So anyhow, this is why it's brought up for discussion and I do have a speaker and, if you would like to come forward sir. I know that you probably didn't know that you had to fill out a speaker slip, but you can fill out one later if you would. They're out in the box out there or you can get one off of Nancy and give it to the Clerk. It gives your name and address and so forth and you are the owner?

Mr. Munyemana: Yes, Sir.

Mr. Clemens: You've heard, you've went through the B&Z Commission and I've read the articles and then you've heard what I've said so I assume you don't agree with what I've said but you understand what my thought and problem is. I don't want to see them.

Mr. Munyemana: Yes, Sir.

Mr. Clemens: I don't want the public to see them when they drive back and forth down the street. Now if they're behind there, you know, if it's handled right and they're picked up behind it and dropped off behind it, I can see where that would be one way to correct it.

Mr. Munyemana: What you say is that we have enough space in the back, we have almost eight spaces parking rows for the trucks and trailer (inaudible) and what was meant by drop off is, our working time is from 5:00 a.m. to 1:00 a.m. and we have our (inaudible) activities from 9 a.m. to midnight. So any truck comes in, it (inaudible) my employees to take it to the back. So you know if you are standing in front of the gas station or in the road of the customers or my employees, that's what I would say, drop off is in the case if the U-Haul comes late when we have closed, that is between 1:00 a.m. and 5:00 a.m. you can put places and drop the key but when I come in the morning to open, I have to move the truck in the place where they have to be. So (inaudible) they no track or in front of gas station in front of the place any time they (inaudible). So, what happens is by the time we are closed, from 1:00 a.m. to 5:00 a.m. the truck dropped in the gas station but during the daytime from 5:00 a.m. to 1:00 a.m. when you close, you know any such (inaudible).

Mr. Clemens: See that's my problem on how you're going to control. Why can't they drop them off in the back and pick them up in the back?

Mr. Munyemana: It can be dropped in the back, but I'm thinking the customer that come from another state, does not know where our _____ place for the _____ is. So that is, that will be the _____ situation but when the customer came in, or tell him to bring the truck in the back, that drop it in the back, not in front.

Mr. Clemens: Okay, what happens if a truck comes from another state between that time and period. You're already sitting back there with two trailers and three trucks. What are you going to do with that other one?

Mr. Munyemana: That's the minimum that we said we have a minimum of, a maximum of two trailers and three trucks.

Mr. Clemens: Right, I mean I'm talking about the one that came out there and dropped one off and you already had those back there.

Mr. Munyemana: As I said, we'll have parking place. We'll have three more spaces - three.

Mr. Clemens: Yeah, but you're only allowed

Mr. Munyemana: We have another _____ truck coming in and and the area manager of U-Haul has agreed to, committed that within twelve hours if we have an extra truck, we come and take it to another location, because we have the center and _____ where you kind of move _____ any extra to another location.

Mr. Clemens: All right and I know what you're talking about and it's something to think about but I can still, I mean it's nice to say you're going to do it, don't get me wrong, I'm not saying you're not, but it's causing a lot of thoughts. I can see two or three more trucks behind the building. Now the object is to keep them all away from the front of the building. I mean, if you want me to go home with it. I don't want to see them.

Mr. Munyemana: What I said in the front of the building I have to keep the place for my gas station customers. We have a place for my employees, we have four employees, and we have enough space for our customers that want car wash now _____ which is in use so we don't want to interfere with these activities _____. That's why I have to differentiate between the work activities which like to be in the back of the building and the gas station and the convenience store activities which are in front of the building.

Mr. Clemens: All right, thank you.

Mr. Munyemana: And I made this commitment myself to it.

Mr. Clemens: It's something to consider and I appreciate your thought. As I said, it would do the, I would have to read the minutes again to see what I can make out. I know there was a lot more discussed. But yeah, that's the main thing as far as I'm concerned is how it's handled and how we control it because it is going to be a problem for us if it's not handled the way you're proposing because we're going to end up with a lot of work for our employees to come down there and tag you to be honest with you. So that's what I want to make, to get it clear to you that, you know, if you do get approved, I don't want to see any trucks or I don't want to see any trailers sitting out where the public can see them. We're trying to clean up that area and trying to clean up all Main Street and that just doesn't get it, to be honest with you.

Mr. Munyemana: I think I have been there in the place for five years. I have experienced the problem during the construction of the road and seen how they implement the _____ they been finished. I'm not the one (inaudible) and I promise that I _____ keeping the place clear and clean.

Mr. Clemens: Are there any other questions for the owner from members of Committee, members of Council? Yes, Mr. Hills.

Mr. Hills: Let me try just one more time because, just for clarity, because I'm not sure I understood everything that was said, but you are open from, in essence, from 6:00 a.m. to 1:00 a.m.?

Mr. Munyemana: From 5:00 a.m. to 1:00 a.m. in the morning.

Mr. Hills: From 5:00 a.m. to 1:00 a.m.?

Mr. Munyemana: Yes.

Mr. Hills: So if you're saying that all the business we're going to do, the trucks will be between 5:00 a.m. and 1:00 a.m., the trucks will be behind the building.

Mr. Munyemana: Yes.

Mr. Hills: Then the only time the truck should ever be in front of the building is one that was dropped off between 1:00 a.m. and 5:00 a.m. and if you open up, will you be immediately moving that truck back to where it was supposed to be? I mean I can see where between 1:00 a.m. and

5:00 in the morning, somebody's say, I've got to have my truck back and I'm going to drop it and I question why the person would drop in the front and walk the keys to the back but that's, you know if, but I suspect he's, if it's between 1:00 a.m. and 5:00 a.m. in the morning, he wants out of the truck anyway. He just wants you to have it and they don't want it anymore, but I can, even though, if, I'm just trying to figure out if that's the only time one's out front, that may not, does that seem like that would be something we could work with or?

Mr. Clemens: I can work with that if it's done correctly. That's the only problem I'm getting into. You know, if we do give this and we do give the six month deal, it would be watched, guarantee that, because, you know, we're talking about maybe one truck, we're talking about maybe two trucks and a trailer being dropped. It could be more than that. We don't know how many and you don't know how many. I mean, you don't know, so I don't know. There's a lot of U-Haul trailers and trucks around that can be dumped.

Mr. Munyemana: I want, I want to say, this period between I said 1:00 a.m. to 5:00 a.m. is accidentally can happen but U-Haul has possibility to know if the customer is coming from somewhere you can always tell him to drop his truck another place at the center, not in my place. They can always tell him to drop because I'm not open at this time. I was thinking that was kind of an accident but not our goal so, any person who is trying to drop the truck within the _____ time we're closed, you will have the possibility to tell him to drop the truck in another location. Not in my location because I'm not in business at this time. So, I will _____ have the truck dropped off when we are closed but it can happen as an accident, it can happen but that is not our goal. That is why I'm saying, there will be no time when the truck will come and nobody's there to take it where it has to be.

Mr. Clemens: Okay. All right then, thank you. Anything else Bill?

Mr. Hills: No.

Mr. Clemens: Honestly on this, since this is kind of a ticklish situation, I would like to see in Item 4 where it says six months, I would like to change that to three months and then six months because you know, we'll know within a period of time how things are going and if they aren't going correctly, well maybe we can have you back in here and correct the situation before, you know, but I'd like to change Item 4 and make it three months and six months. Are there any other questions from members of the Committee? Yes, Mrs. Kelly.

Mrs. Kelly: I just have a real quick question. I'm looking at your application for the Special Exemption. How many trucks and trailers do you plan on having that people can rent from your establishment, beginning with you. I understand that they may drop off from other locations but what do you plan on being your stock or your equipment?

Mr. Munyemana: When you say two, two _____ trailer which is have to go and come back in my place, because it's only two and they put _____

Mrs. Kelly: Okay.

Mr. Munyemana: So if it does help the people around here who have to move everyday for small moving so what you said, that drop off is coming from far _____ location but we have in my place only two trucks and two trailers for local people.

Mrs. Kelly: Okay, so basically, your trucks and your trailers will be things, something somebody might use, particularly if they're moving maybe from Reynoldsburg to downtown Columbus.

Mr. Munyemana: Yes.

Mrs. Kelly: Back and forth so those should be pretty easy to maintain behind the building but you may get some other trucks like from out of town that those would be, so that should happen, that should be infrequent or would you imagine that would be a regular occurrence, getting drop offs.

Mr. Munyemana: No, that's not really, what you are trying, we are not the _____ we are a dealer. We don't, we are not the _____ for the U-Haul. We are just a small place to help local people who need trucks but you have _____ centers around here which receive these big trucks from other state or far from here. We are just here as local place to help local people. We don't have too much to do with _____ with a U-Haul truck. So any extra truck or, you have to go the center, you go to center which is the nearest was in Whitehall down there.

Mrs. Kelly: Okay.

Mr. Munyemana: Actually, the only reason why we had to ask for the thing, is the U-Haul which was on Waggoner here, they closed two months ago so now somebody from here in the truck, if they have to go to Whitehall _____

Mrs. Kelly: Okay.

Mr. Munyemana: Or find East Broad, which is not good because people have too much to move later or something like that so we are trying to help people which is local, maybe two or three miles and come back.

Mrs. Kelly: Great. Thank you.

Mr. Clemens: Thank you Mrs. Kelly. One thing we may have to look at is Item No. 1 because, you know, you could get in trouble in this because the way they put it on there, they put it on there no more than two U-Haul trailers, three U-Haul trucks are permitted on site at one time. Now that's, you know, if you have to move one around back or two around back before you pull it away, you're going to end up, you could end up with five, six or seven or eight as you're in the process of moving them somewhere and somebody could wheel in there and give you a ticket so anyhow we'll look at it. Are there any other questions for Mr. Munyemana? Yes, Mrs. Shirey.

Mrs. Shirey: Thank you Chairman Clemens, a couple questions. You said your hours of operation are from 5:00 a.m. until 1:00 a.m.?

Mr. Munyemana: Yes Ma'am.

Mrs. Shirey: Okay and then the drop off, they just take the truck there and drop the keys off in the back. Most U-Haul places that I've dealt with, they have a set time frame as when it has to be dropped off. The vehicle, so it's usually like from 5:00, it has to be dropped off, on Sundays, it has to be before 12:00 Noon or Saturday or something like that. Is there a reason why you can't have it in that particular time frame so that those trucks and U-Hauls are in the back, you know by 1:00 a.m. in the morning?

Mr. Munyemana: As I said, my, our operation is from 5:00 a.m. to 1:00 a.m. but my U-Haul activities, if the customer want to rent a truck, is from 9:00 a.m. in the morning to 11:00 p.m. That is my schedule for U-Haul. After that, I don't have anything to do with U-Haul and the customer want to bring the truck after that, he has to take to another location. That is my schedule for the U-Haul. So from 9:00 a.m. to 11:00 p.m., to make sure everything is _____ before I close.

Mrs. Shirey: Okay.

Mr. Munyemana: Did that answer the question.

Mrs. Shirey: No, I guess I'm just looking and agreeing with Council, I'm sorry Chairman Clemens, in regards to having the trucks in the front of the building as opposed to, I think, it really should be out of site in the back and I think if the hours of operation might have been changed a little bit or being they have to be returned at a certain time frame, if they can't get it there then they have to be there the next day instead of having them sit in front of the parking lot, that's the only thing I was considering.

Mr. Munyemana: Yeah, as I said, U-Haul has the capacity to send the customer to another location that is open so they don't really to go in my place when I'm not in the business, when I'm not working. So they have to go to another location _____ where they are open twenty-four hours. Well, the customers have to go there coming from _____ to drop off the truck.

Mr. Clemens: I have a question. You don't have to answer this tonight, but you can think about it. How's come you couldn't have a pick up from 9:00 a.m. to 11:00 and forget about the rest. You got to be there by 9:00 a.m. or 11:00 p.m. at night and that's it.

Mr. Munyemana: I didn't get _____

Mr. Clemens: In other words, you rent it, you got to rent it between 9:00 and 11:00 and you got it bring it back between 9:00 a.m. and 11:00 p.m. - 9:00 in the morning and 11:00 at night, you got no problems.

Mr. Munyemana: That's what I tell my customer. If the customer into U-Haul, he has to bring it in this hour or he has to bring it next day.

Mr. Clemens: Okay, that would solve the problem, yes.

Mr. Munyemana: Yes.

Mr. Clemens: Yes, Mrs. Kelly.

Mrs. Kelly: Just a point of clarification. The group that you're talking about that might present a challenge from 1:00 a.m. to 5:00 a.m., those might be somebody who's coming from out of state.

Mr. Munyemana: Uh-hum.

Mrs. Kelly: So somebody might be moving say to Reynoldsburg from out of state. They've moved, they get here. By the time they're ready to turn the truck in, it's 1:30 a.m. in the morning. They come, they drop off the truck, that could be a time where they don't know for sure what the hours are or whatever, and that could be one of those rare instances where they may drop the truck off not during your normal business time.

Mr. Munyemana: Uh-hum.

Mrs. Kelly: Correct?

Mr. Munyemana: Yes.

Mrs. Kelly: Okay, but that should, sounds like that would be a rare occurrence.

Mr. Munyemana: Yeah, that is a situation where nobody has control on me.

Mrs. Kelly: Correct.

Mr. Munyemana: That is what I quote _____ in that situation.

Mrs. Kelly: Right.

Mr. Clemens: Right, thank you.

Mr. Munyemana: As I say, (inaudible)

Mrs. Kelly: Right, right.

Mr. Clemens: Thank you. Are there any other questions? If not, I'll thank you and I'd like to move this on to Council for it's second reading. Seconded by Mr. Joseph. All those in favor say "Aye". (All voted "Aye") Opposed. (No response). Thank you and that ends the Service Committee meeting at 8:16 p.m. Thank you.

Service Committee

--Nancy C. Frazier, Clerk of Council

November 2, 2009

(Transcribed/S. Cochran, Ass't. Clerk of Council

FINANCE COMMITTEE MEETING MINUTES

November 2, 2009

Members of Finance Committee present: Ron Stake, Mel Clemens, Fred Deskins, Jr., Leslie Kelly.

Other members of Council present: Doug Joseph, Barth R. Cotner, Donna Shirey, Council President William L. Hills.

Mr. Stake: I'll call to order the Finance Committee meeting at 8:17 p.m. Item 2 is approval of the agenda. Are there any changes to the agenda by members of the Finance Committee? The agenda will stand as submitted.

Item 3 - Approval of minutes of the Finance Committee meeting held October 19, 2009. Are there any changes to those minutes? None being heard, the minutes will stand as submitted.

Item 4 - Discussion: Council appointment to Design Review Board (term to be for three years and will begin January 1, 2010). Tom Eller, who is still serving on the Design Review Board, does not want to be reappointed and this is a Council appointment, so I'll ask if anybody's

interested in serving on the Design Review Board, they get a letter of their interest to Mrs. Frazier and we will fill this position by the end of the year.

Item 5 - Discussion: Amend Section 945.02 Rate Schedule (sewer charges). This comes from Mark Kipp. Mr. Kipp. I know, more papers. Mr. Kipp.

Mr. Kipp: Are we doing Sewer Rates first?

Mr. Stake: Yes.

Mr. Kipp: Okay. I'm requesting an ordinance authorizing to increase the 2009 Sewer Rate from \$5.75 per 1,000 gallons to \$5.87 per 1,000 gallons. It's a 2% increase the same as the increase from Columbus. On both the water and sewer rates, I've attached the pro formas showing where our funds are this year and I just, I neglected to put in the rate comparisons of the other communities and I just passed that out showing where our rates would stand with the other communities. One thing to note on both the water and sewer, rate increases that are capacity fees which are charged, which are funds we get from our new-builds are the lowest they've ever been. On our, we have a separate sewer fund for capacity fees and that next year will not be sufficient to cover our debt payments so we are, we do have adequate funds in our Sewer Fund and we're going to pay part of our debt out of our Sewer Fund next year.

Mr. Stake: Okay, and this is a, as you said, I believe this is just a pass-through from Columbus....

Mr. Kipp: This is passed through to us.

Mr. Stake: We do not have our own sewer system so we utilize Columbus and of course, we pay for that. Are there any questions for Mr. Kipp from members of the Finance Committee? Councilman Clemens.

Mr. Clemens: No, but I do think it shows that, you know, how much lower we are than everybody else. So, I think that should be pointed out that, how we stand compared to the other communities.

Mr. Stake: Yes, I agree and it's been that way since I've been here, probably longer than that,so.

Mr. Clemens: That's correct.

Mr. Stake: You do a nice job managing our sewer system. Okay, any questions from members of Council for Mr. Kipp in regards to this item? Three readings, no emergency or anything on this.

Mr. Kipp: No, just emergency on the passing of the third reading so this is effective January 1st.

Mr. Stake: Okay, okay, if there are no questions or comments, then I'll make a motion that we send this on to Council for its first reading, an ordinance authorizing to increase the 2000, I guess the 2010 sewer rate, right? It says 2009 on there, it wasn't 2009 I guess; 5.75 per 1,000, to 5.87 per 1,000 for 2010, correct?

Mr. Kipp: Correct.

Mr. Stake: Do I have a second? Seconded by Mr. Deskins. Any further discussion? All those in favor say "Aye". (All voted "Aye") Opposed. (No response). Motion passes. Thank you. And then there's behind that sheet, there's another one and that is Discussion: Amend Section 953.01 Water Rate Schedule. Mr. Kipp.

Mr. Kipp: With the water rate, I'm requesting an ordinance authorizing to increase water, the 2009 water rate from \$4.64 per 1,000 gallons to \$5.13 per 1,000 gallons. It's a 10 ½% increase which is an additional 2% increase over the 8.5% increase from the City of Columbus. The additional 2% is necessary to offset our water capacity fee income which dropped from \$232,000 last year to under \$10,000 this year. There is no separate fund for water capacity fees. They are just part of our water fund and again, I've attached the water pro forma so you can see where our funds are. We don't carry nearly the funds in our water pro forma as we do the sewer because we've been building up the sewer to pay for the, our EPA stuff.

Mr. Stake: Okay, and again this is a rate increase imposed on us by Columbus. Any questions or comments from members of the Finance Committee, members of Council? Then I'll make a motion that we send to Council for its first reading, increase 2009 water rate from \$4.64 per 1,000 gallons to \$5.13 per 1,000 gallons. Seconded by Mr. Clemens. Any further discussion? All those in favor say "Aye". (All voted "Aye") Opposed. (No response). Motion passes. Thank you.

Mr. Kipp: Thank you.

Mr. Stake: Thank you.

Item 7 - Discussion: Amend Section 971.08 Program and Facility Fees and Charges (Parks). This comes from Parks and Rec Director, Jason Shamblin. Congratulations on the new addition to your family.

Mr. Shamblin: Thank you, thank you very much! The, it's my first day back, so, the, what we've brought forward tonight is our annual revision to our fees for our Parks and Recreation Programs. We've, last year we had made some minor revisions and tweaks and we're trying to clean up a little bit. We've added quite a few non-resident fees to most of our programs that would apply to remove some that haven't been offered in some time or haven't been filled in some time and then we've added several new fees for programs, potential programs that we're interested in offering next year, so.

Mr. Stake: And this is just to recoup expenses that we're incurring.

Mr. Shamblin: Yes, Sir.

Mr. Stake: Passing that on to whoever's

Mr. Shamblin: Yes, Sir.

Mr. Stake:participating in these programs. Okay. Councilman Clemens.

Mr. Clemens: Yeah, I was just looking at something. I was looking at a, youth basketball going from \$30 to \$80, is that correct?

Mr. Shamblin: Yes, Sir.

Mr. Clemens: And a, youth volleyball going from \$28 to \$65?

Mr. Shamblin: Yes, Sir.

Mr. Clemens: And adult volleyball up. We're not increasing these to make up for what we're being charged by the schools to use their facilities are we?

Mr. Shamblin: I apologize.

Mr. Clemens: We're not doing this to make up for what we're paying the school to use their facilities?

Mr. Shamblin: Yes.

Mr. Clemens: We didn't raise this for that, did we?

Mr. Shamblin: Yes.

Mr. Clemens: We did raise this for that.

Mr. Shamblin: Yes. For the upcoming year, the program that we'll offer next year, that will then hopefully, by our estimates, have that as a break-even program.

Mr. Clemens: Maybe then we can get the money back through our, some, through some work that we can do, some charges we can assess, because I don't like the Youth Basketball going up \$50 to be honest with you. Those are kids.

Mr. Hills: You may want to point out, the adult volleyball league went from \$235 to \$695.

Mr. Clemens: These here I think, are going to have to be looked at a little bit. You know, if that \$7,000 something or close to \$8,000's going to cause this kind of problem, we're going to have to do some adjusting to get it back. Because I don't see our Recreation Department charging our youth, our kids that kind of money to play basketball. Anyhow, it'd be all right to get started on it. It's not an emergency.

Mr. Shamblin: No, as long as it's passed before January. We did, and I can, before the next reading or the next meeting, I can, we did do some comparisons and because there had never been any facilities usage fees for those programs, we were considerably a lot lower than other communities which is a good thing. The, I think that's more in the range of what some of those

programs are offered, depending on the community, and if they have to utilize somebody else's facilities. Even communities like Westerville with the big rec center, they don't have enough facility space under one roof to run practices every night so they even have to you know, go outside.....

Mr. Clemens: That doesn't make any difference to me, what Westerville does or what they don't do.

Mr. Shamblin: Okay.

Mr. Clemens: All right.

Mr. Stake: Councilman Clemens, if I could just add a little bit. I guess you're alluding to the fact that the schools have now started charging facility charges since they didn't get the levy increase and those are being passed on to our Parks and Rec Programs that are operating in school facilities.

Mr. Clemens: Right.

Mr. Stake: Okay, any other questions? President Hills.

Mr. Hills: Chairman, just to clarify, and from looking at this, the only thing we do in the school facilities is with either basketball or volleyball, is that it?

Mr. Shamblin: No. We offer several other programs. We've done our quilting classes there, we've done several things there depending on the need and the facility availability. With, what we've done, since this time, is looked at other spaces in the community that we could utilize that wouldn't have that cost, whether it's the Library or using the Police Department or even some of our local churches we've utilized, so.

Mr. Hills: So what we're trying to do is minimize the use we have with the school facilities but basketball and volleyball were restricted to use there and that's why they have the substantial increases.

Mr. Shamblin: Correct.

Mr. Hills: And others, you found alternate sources.

Mr. Shamblin: Correct, and they aren't necessarily, they're meeting once a week for four weeks. That's not as much as cost as a basketball program that's meeting.....

Mr. Hills: Four nights a week

Mr. Shamblin: For several hours.

Mr. Hills: It's a change in circumstances that you're having to incur cost increases because of.

Mr. Shamblin: Yes, Sir. Yes, Sir, and we have modified our, the program and the schedules significantly to try to decrease those costs without impacting the program as much as possible so. The combined practice times, we've always had more flexibility with scheduling for our volunteer coaches, we're going to minimize that and, have a firmer schedule, that way we won't have to reserve so many facilities for those programs.

Mr. Hills: Well, my guess, maybe may not be correct, but if I had an adult volleyball league and I was paying you \$235 and it goes to \$695, I suspect there'll be lesser leagues asking you to play.

Mr. Shamblin: For that program specifically, yes.

Mr. Hills: I would think. A 300% increase, usually they're going to say, wait a minute, how bad do I want to play volleyball?

Mr. Shamblin: Right.

Mr. Stake: Volleyball people are fanatics.

Mr. Hills: They need to be.

Mr. Stake: Councilman Clemens.

Mr. Clemens: And you now, that's the same way with youth basketball. That's \$50, an additional \$50 is money, the way things are now, so I think it's something to be looked into. So this is for next year anyway.

Mr. Shamblin: Correct.

Mr. Clemens: So, it'll give us a little time to see what we can arrange, okay.

Mr. Stake: Any other questions from members of Council in regards to this item? Then I'll make a motion that we send this on to Council for its first reading. Seconded by Mr. Clemens. Any further discussion? All those in favor say "Aye". (All voted "Aye") Opposed. (No response). Motion passes. President Hills, did you have something?

Mr. Hills: I just noticed one thing. On the basketball youth leagues, Jason, you may want to take a look at your non-residents. I think you raised it from \$30 to \$80 on the residents and the non-residents still say \$45 so I think it's just a type-o but I suspect you wanted that to go somewhere other than, you may want to just double-check your numbers.

Mr. Shamblin: Okay.

Mr. Hills: Unless I've missed something there. We're charging the residents \$80.....(inaudible-several talking at once). You may want to just double-check some other numbers to see if they're all non-residents or not. Thank you.

Mr. Stake: Okay.

Item 8 - Discussion: 2010 Appropriation- - *on 10-19-09 item held two weeks.* We did receive some new numbers from the Auditor last week I believe, as far as revenue projections go, and I see in what he provided us versus what our budget request for 2010 is about \$700,000 more in expenses than revenue. Mayor, do you have anything you want to add on this at this time?

Mayor McCloud: No, I'm anxious to see the numbers. I have not yet received them.

Mr. Stake: You haven't received the information? Oh, okay. Are there any questions or comments from members of the Finance Committee, members of Council? Well, I do think we need to get moving on this. Mayor, how are you doing on your Department Heads providing you appropriation requests?

Mr. McCloud: I have met with some Department Heads but until I have exactly how much money we're going to have to spend, I have not spent any substantive time putting together a spending plan. Once I have that information, I'll be happy to start that process.

Mr. Stake: Okay, well, I do think we need to get moving on this. I'm proposing that we, I guess have special Finance Committee meetings prior to Council meetings at 6:30 p.m. Anybody on the Finance Committee have a problem with that? Hopefully, by next week, next week's packet, we can have some additional information at least to get started so that we can start doing the budget. I know there was an interest from new Council members to get involved in the Budget process. We do have some new Council people on the Finance Committee and I'd like to see them get involved and see what they have to say about it. President Hills.

Mr. Hills: If I could just note, I just want to clarify because I don't know what's right and what's wrong but we got a memo as Council, received October 23rd, it says it was addressed to the Mayor and all Council members, which had those projections and Mayor, you're saying you don't have one?

Mr. McCloud: I don't.

Mr. Hills: The memo we have says you did so I don't know where it may be but it's saying it's been around for two weeks. Obviously, I think that there's a number of things as we move on with this budget, there's a number of things we need to talk about and one has been brought up tonight. From the numbers we have versus the numbers we need to spend, we're spending \$700,000 more than what we've got coming in. Now, those numbers may be adjusted but folks, that's an issue and the Mayor's going to have to deal with it and if he doesn't get it down then we end up having to deal with it but I, you know, I think it's a, I would like to see a joint effort and I appreciate Chairman Stake saying that we need to get started on it but I think we just need to be sure that we all have the same stuff and Nancy could you be sure that another memo gets up to the Mayor, a copy of the one we received, tomorrow morning, so they'll at least have that and as we're sitting, there's a number of things we've talked about, just to remind people, what I think, starting in two weeks, starting to just go through it, let's make a list of where our concerns are because we're talking about changes, potential percentages. As we change percentages of distribution rather than going in the General Fund. If it's going to the CIP, that reduces the dollars available to

offset the \$700,000. It makes that \$700,000 bigger. So it, I'm not real good at figures but if that's \$12,000,000 and we're \$700,000 off, that's around 12% roughly or somewhere like that? I don't know what it is but right now, it doesn't look real promising. So, we really need to take it apart, and Mayor, you're right, it's hard to play with it, but Nancy will be sure that something's up there in the morning, because we show we've had it for two weeks and that's how we figured out the \$700,000 was different so.

Mr. Stake: And Mayor, you are the one that puts the Budget together, correct?

Mr. McCloud: That is correct.

Mr. Stake: So have you received City Council's budget yet?

Mr. McCloud: I think Mrs. Frazier sent it back to me. I can't be sure to that.

Mr. Stake: So at least you have ours and maybe yours by next week and we just go line by line and start dealing with some of these things. Would appreciate that a, and I know you folks have been used to doing this when they do, do their appropriation request that they have the worksheets attached to what they're requesting. Again, this has been past practice for years, doing the worksheets, so it's not anything new and that way that kind of explains it, answers a lot of questions that maybe don't have to be asked via the explanation on the worksheets. So I guess, Mrs. Frazier, do I need any Committee action to have a special meeting next Monday? No? Okay.

Mr. Hills: Next Monday or two weeks?

Mr. Stake: Next Monday, before regular Council Meeting. We'll just dedicate that to the Budget.

Mr. Hills: Before each regular Council Meeting?

Mr. Stake: Yes, is that okay?

Mr. Hills: Yeah, that sounds fine with me.

Mr. Stake: Okay, all right. Anything else in regards to the 2010 Appropriation Request from members of Finance or Council? Then I'll make a motion that we hold this item until next Monday. Seconded by Mrs. Kelly. Any further discussion? All those in favor say "Aye". (All voted "Aye") Opposed. (No response). Motion passes.

Item 9 - Discussion: CIP Budget- -on 10-19-09 item held two weeks. Mr. Miller I guess is in charge of this one.

Director of Engineering Miller: Thank you Chairman Stake, members of Council. This past Wednesday, the CIP Committee met and we went through a draft version of a CIP where the entire committee had comments and input on the document. The document was revised and this is the document that you now see in front of you tonight. This document is intended to be a living

document. As we go through the budget process, I do expect there to be further comments, further suggestions, further input which, as appropriate would be revised into the final document that is approved by Council during its third reading. So, I offer to answer any questions that any of you have tonight. I also offer to answer any questions that anybody may have during the next six weeks that you're reviewing this kind of lengthy document.

Mr. Stake: Okay, are there any questions from members of the Finance Committee for Mr. Miller?

Mr. Clemens: No, but there will be.

Mr. Stake: I'm sure there will. Members of Council? President Hills.

Mr. Hills: Jim, I appreciate, and I sat through the meeting and two other Council people did also and it's great information. Where we didn't go is to the point of how much money do we have available. There were some generalities talked so, it's a great, it's nice to have, these are projects and if we had to list this as priorities, they're in there that way but as you read these and see 2010, doesn't mean there's dollars available to do that project in 2010. That's going to be part of the budgeting process but and if it's not '10 then you move it to '11 but the one thing, all these projects, as the press picks this up and says, they're going to do all these projects, I probably doubt it. I mean there's \$700,000 less to do something with so but I appreciate, and I think it's a, I think your statement that it's a living document, it absolutely is because its health hasn't been checked against the revenues coming in or the monies in the accounts as to what we could do.

Mr. Miller: That's correct, President Hills.

Mr. Stake: Councilman Kelly.

Mrs. Kelly: Jim, and I'm sorry, I have just gotten into this a little bit but do you have, is there a list in here or did the CIP Committee come up with like a priority list of what we're saying is the most important project we need to, like a list of priorities?

Mr. Miller: The priorities are pretty much summarized in the year in which the project was assigned. For example, if it's a high priority project, you'll see it in 2010 versus 2013 as an example.

Mrs. Kelly: In the, within the projects that are say, 2010, there's more than one, are there, there's more than one project in there. It just, it might be something to consider especially as we're looking at the money that we have available for doing these different things and we have an idea of what, there's multiple projects in a year. What is one that, if we had to pick two or we had to pick one of the priorities.

Mr. Miller: Absolutely and as Bill alluded to earlier, that's part of the process.

Mrs. Kelly: Okay.

Mr. Miller: When the CIP was put together, there was a very general sense of what revenues were going to be available, nothing specific. We, if you'll pardon the cliché, we started off asking for everything. This is what, money aside, if that can even be said, this is what we would like to do in 2010 but as Bill alluded to and as you looked through the details of each project, there's a lot of pieces that need to fall into place for each of those projects to happen.

Mr. Stake: Okay, I see the Auditor, he must have something to add.

Mr. Harris: Mrs. Kelly, on that also, you have to understand that some of these things have different funding sources. For example, a storm water project may not be the most important thing that the city would be looking at, but there's a separate funding for the storm water. It wouldn't necessarily have to come out of the Capital Improvements Fund, same way with the sidewalk fund or some of the other things. So it, there, when you come up with a priority, it would be a priority by fund or by funding mechanism maybe and I think they've probably got that done but when you get in to the 410 numbers, the CIP Fund, that would be strictly a decision to be made between Administration and Council how the money that's available in that particular fund since it can be used for multiple different things, would be used. Does that make sense?

Mrs. Kelly: Uh-hum.

Mr. Harris: Okay.

Mrs. Kelly: I understand that.

Mr. Stake: Okay, Councilman Clemens.

Mr. Clemens: And as Bill said, it's a living document and I know, you know, everything that lives can be killed. So we've got to understand that.

Mr. Stake: Any other questions from members of Committee or Council? Not hearing any, then I'll make a motion that we send this item forward for its first reading. Seconded by Mr. Clemens. Any further discussion? All those in favor say "Aye". (All voted "Aye") Opposed. (No response). Motion passes.

Mr. Miller: Thank you.

Mr. Stake: Item 10 - ORDINANCE APPROPRIATING MONIES IN VARIOUS SPECIAL FUNDS IN ORDER TO PROVIDE A MORE DETAILED ACCOUNTING PER STATE AUDITOR- -first reading 10-26-09. Are there any questions or comments in regards to this item, by Finance Committee, members of Council? Hearing none, I'll make a motion that we send this on to Council for its second reading. Seconded by Mr. Deskins. All those in favor say "Aye". (All voted "Aye") Opposed. (No response). Motion passes.

Item 11 - ORDINANCE LIMITING BLANKET PURCHASE ORDER AMOUNTS PER STATE AUDITOR- -first reading 10-26-09. It does come from the Auditor. Are there any questions or comments from members of Finance Committee, members of Council? Hearing none, I'll make a motion that we send this on to Council for its second reading. Seconded by Mr.

Clemens. Any further discussion? All those in favor say "Aye". (All voted "Aye")

Opposed. (No response). Motion passes.

Item 12 - ORDINANCE SETTING THE RATES FOR REFUSE SERVICES FOR RESIDENTS FOR THE YEARS 2010 THROUGH 2014; CONTRACT WITH RUMPKER OF OHIO, INC.- -second reading 10-26-09. This item does come from the Service Director. Are there any questions or comments from Finance Committee? By the way, this will need to be passed by an emergency, so when I make a motion, I'll make a motion we pass by emergency. If there's any problems with that, are there any problems from members of Finance Committee, members of Council? Any other questions? I'll make a motion that we send this on to Council for its third reading with recommendation for approval as an emergency. Seconded by Mrs. Kelly. Any further discussion? All those in favor say "Aye". (All voted "Aye") Opposed. (No response). Motion passes.

Item 13 - ORDINANCE TRANSFERRING FUNDS FROM CONTRACT WITH CT CONSULTANTS (Ordinance No. 6-09 passed February 9, 2009) TO CONTRACT WITH THE MANNIK AND SMITH GROUP, INC. (Ordinance No. 7-09 passed February 9, 2009) AND AUTHORIZING MAYOR TO SIGN AMENDMENTS TO THE CONTRACTS (Rosehill Road Reconstruction Project (Phases I and II))- -second reading 10-26-09. This also will need to go on to Council with an emergency. Any questions or comments from members of the Finance Committee, members of Council? I'll make a motion that we send this on to Council with recommendation for adoption as an emergency. Seconded by Mr. Clemens. Any further discussion? All those in favor say "Aye". (All voted "Aye") Opposed. (No response). Motion passes.

Item 14 - ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Subsection (a) of Section 192.02 "Imposition of Tax" of Chapter 192 Hotel Tax and adding a new Subsection (d)- -second reading 10-26-09. I would like to add that Reynoldsburg Economic Development, Inc. had a meeting last Thursday and amended the Articles of Incorporation to include Fairfield County. I don't believe the city had any property in Fairfield County when they were incorporated so that's why they were left out. We do have the Development Director here. He's quite knowledgeable about these kinds of things. So if there are any questions from members of the Finance Committee, I'm sure he'll be able to answer those. Councilman Clemens.

Mr. Clemens: I have no problem with the allotting \$25,000 for the REDI, but also you know, as we discussed, I don't know whether this is the time to bring it up or not, but I had brought up the possibility of the increase for a bed tax from 4% to 6% to bring us an additional \$80,000 that's just laying there and it's nothing that and it's not a tax upon our citizens and it's money that we do need. Everybody else around Columbus is 6%. People do not call ahead and check to see what the bed tax is before they stop at the hotel, coming in to Reynoldsburg or the City of Columbus. I think we're passing up an opportunity to gain finances that we need and we can use. Just like we could use for the Recreation. We could have cut those prices down for the youth basketball and such things as that. So, I think it's a tax that increase that doesn't involve our residents and I think it's something, like I said, the other communities, all the other communities do and I don't see any reason for us not to do and I don't know whether, is this the time to bring it up?

Mr. Stake: I don't know. I would hope that if you'd want to do that, you would bring it up as a separate item on the Finance Committee.

Mr. Clemens: What do you mean?

Mr. Stake: Or offer it up as an amendment.

Mr. Clemens: You think President Hills, it would be an amendment or how do we do that?

Mr. Stake: Yeah, I guess you'd.....

Mr. Clemens: I don't know.

Mr. Stake: I don't know either.

Mr. Hills: You've got, what we've got here is a use of the funds coming in from that. It's coming in to our Auditor's office and 25% is going up to Visitors Bureau up to a max and now we're saying another 15% is now going to go to REDI. Now, in my mind, is an appropriate time to be looking at if you're going to make that change. You just do it as an amendment to this ordinance. I know that, you know, we can, we've sat here and I hear it downtown all the time. You know, a fee increase isn't a tax increase. Well, let me assure you folks, when the service costs you a dollar and then it costs you \$1.10, it's all services going up. I mean, the surprising one is when we look at Parks and Rec and some of them are 300%. That's, I'm not sure you call that an increase, that's a, I don't think that term's got a definition yet but by the by, what we're doing now, no money is going to REDI. Should we have a functioning economic development arm that has some money going there? Yes. Is \$25,000 going to make them rich? No, but a few of those coming in will give them some dollars to work with at the appropriate time and right, I think we need to be sure that as the money goes over, the same as when the money went to the Visitors Bureau, you, what you get tax dollars from, there's not a trail that comes with it. So, once you get it, you're going to have to be accounting for it but in my mind, I don't know that there would be a better time than now but to change the 4% to the 6% and then do the same split out of percentages. Then you have new dollars coming into the city which were not city residents' dollars. They're guests at the hotels dollars to a new funding source which is REDI. You're not digging in a hole that we've already sat here tonight and said we're \$700,000 in the hole to start with. So, to me, if we're going to do this, this is a good time to do it and is it a tax increase

Mr. Stake: Sure it is.

Mr. Hills:I think it probably could be called, and there we get into phonetics. Sure it's an increase but it's no different than a fee increase that we had for water and sewer. It's no different than the difference we're seeing in Parks and Recs. It's just we, as a Council, and I don't know whether Mayor, have you got any thoughts on this increase as far as the use of the funds in REDI?

Mr. McCloud: I would be fine with the tax increase on the bed tax in the City of Reynoldsburg, President Hills.

Mr. Hills: It's sort of like a service increase. It's just a.....

Mr. McCloud: I have no objection to it. I openly support it.

Mr. Clemens: Well, that'd be my thought and if it gets us started, I would like to make an amendment to this ordinance.....

Mr. Stake: Well, let's not tie it into this passing or not. I'm sorry, Councilman Clemens.

Mr. Clemens: Go ahead.

Mr. Stake: If we could just not tie it into, you know, have a separate vote on that so that this passes or fails not based on whether the tax increases or not.

Mr. Clemens: Well.....

Mr. Stake: See what I'm saying. That has not been the intention.....

Mr. Clemens: (inaudible).

Mrs. Kelly: I have.....

Mr. Stake: Councilman Kelly.

Mrs. Kelly: It may also, I'd like to have some more conversations or maybe hear from, I see her sitting back there, hear from Mary Hudson who's our Visitors Bureau who works a lot with our hotel folks and kind of get a feel from her, some idea of how the hotels in our area may react to this kind of increase.

Mr. Stake: Well, I do know that there's an additional, in addition to what we tax, I believe there's an additional 3% that Fairfield County charges for the hotels in the Fairfield County area so they're paying 7%.

Mr. Harris: Yeah, there's also an additional 4.1% paid to Franklin County for the Franklin County ones as well so, the county's able.....

Mr. Stake: They're also paying 8.1% than the one in.....

Mr. Harris: Yeah, so they're all paying, you know, the county tax is on top of what the city levels so everybody is paying that particular rate. Also as the President also said, that I think there should be something in the ordinance, certainly something attached with the ordinance with what kind of things that maybe this money can be spent on and if there's an audit trail and do I have to arrange to have the state go in and audit them and will they be required to file financial statements. I think all those things probably should be talked about and included in that as well.

Mr. Stake: Okay, well, why don't you put that into a memo and get that to us and we can take a look at that. In the meantime, we can look at how you want to introduce this tax increase. As I

said, I'd like to at least have it separate from, you know, a positive or negative vote on funding REDI. REDI, if done properly, will bring additional tax money to the city.

Mr. Clemens: Yeah, and that's fine, I'd like them both to go at the same time because this is additional money coming out of that for REDI. That's the, you know, so if we get an additional money, it won't, you know, be a down side to the City of Reynoldsburg with what we get because now we'd be taking \$25,000 away.....

Mr. Stake: We'd be taking it from the General Fund and we'd be putting it into economic development in the city.

Mr. Clemens: Right. Adding an additional tax, period would give us back that amount that.....
Mr. Stake: And again, I have no problem, with putting that up for a vote.

Mr. Clemens: Yeah, that's fine.

Mr. Stake: By Committee and by Council. If that's what you want to do.

Mr. Clemens: You know, I have no problem introducing.....

Mr. Stake: Yeah, I am going to hold this for two weeks so we can decide what would be the best way.

Mr. Clemens: Yeah, that'd be fine.

Mr. Stake: Maybe I'll sit down with the City Attorney, talk to him a little bit about how to craft this so we can do it in such a way, you know, you can get a vote on what you're looking for and we can have a separate vote on funding REDI.

Mr. Clemens: Okay.

Mr. Stake: Councilman Kelly.

Mrs. Kelly: I'd also, Auditor, if you could gather up to, just so we have it in memo form like the hotels that are in this area paid this much total tax, hotels in this area paid this much total tax, I think that would also help.

Mr. Stake: Okay. Any other questions or comments from members of Finance, members of Council. President Hills.

President Hills: Question and that way, those, this additional information we can need, we can get, if the people can get it to us next week, so we got a week to look at it before the Committee Meeting.....

Mrs. Kelly: That would be great.

Mr. Hills: There could be drafts whether it's incorporated or standing separate. I have a feeling that if it's going to stand separate, they're all going to be voted on in the same night. If they're separate documents, I think this needs to take place.....

Mr. Stake: I don't have a problem with that.

Mr. Hills: Go into effect in January. I'm not, I guess, sure where that process, but that process will come out as we draft some things. I know something was directed at the Visitors Bureau and I know that I've been sitting here a long time and there was a time that the hotels had some concerns about anything over the 4%. I don't, I hate to always make things sound critical and they always encouraged the city to stay at 4% and look what we'll do for you, and we've stayed at 4% and I'm not sure they did much for the city. We've had to sue them in some places, to even get the tax, so you know, I'm not, this is a business world folks. You want to spend new money into REDI, then fine. Bring in some new money and this is a perfect opportunity to bring in the new money to run it in. It doesn't increase the \$700,000 deficiency we have already so, but I think there does need to be a little more discussion, a little more drafting of documents and information comes forward. I think we're going to find, not many are below the 5% or 6% now. I think Mary would shake her head this way or this way. Most are above where we are but that data needs to come forward and then we'll have some time to look at it and digest it.

Mr. Stake: Okay.

Mr. Clemens: Don't look at me.

Mr. Stake: Any other questions or comments? I'll make a motion that we hold this item for two weeks. Seconded by Mrs. Kelly. Any further discussion? All those in favor say "Aye". (All voted "Aye") Opposed. (No response). Motion passes. I'll adjourn the Finance Committee at 8:57 p.m.

Finance Committee

--Nancy C. Frazier, Clerk of Council

November 2, 2009

(Transcribed/S. Cochran, Ass't. Clerk of Council)