

MINUTES COMMITTEE MEETING
REYNOLDSBURG DEVELOPMENT, PARKS AND RECREATION COMMITTEE
October 8, 2018

Chairman Mel Clemens called the meeting to order at 7:32 PM

Call to Order - Roll Call

PRESENT: Clemens, Baker, Bryant, Skinner, Joseph

ABSENT:

Approval of Agenda

Agenda stands approved.

Approval of Minutes

- a. Development, Parks and Recreation Committee – Committee Meeting – September 24, 2018

RESULT:	ACCEPTED
----------------	-----------------

NEW LEGISLATION/DISCUSSION ITEMS

MOTION THAT THE MAYOR BE AUTHORIZED AND DIRECTED TO ADVERTISE FOR BIDS FOR THE MAINTENANCE OF THE LANDSCAPING BEDS AND PLANTS FOR PHASES 1 AND 2 OF THE MAIN STREET CORRIDOR REVITALIZATION FOR 2019 AND 2020. --- Clemens. Development, Parks and Recreation Committee.

Ms. Bauman: Thank you chairmen Clemens and members of the committee. As it states this is to authorize the Mayor to advertise for bids for the maintenance of the street scape contract or the street scape corridor. Street scape is three miles long, a mile and a half on each side and its full of plants and trees. Anything that is planted in the ground. Does anyone want to take a guess as to how many plants were planted, and your not allowed to answer Mayor, were planted at the end of 2007. And that means trees, shrubs, ground cover, perennials, all of the above. For 3 miles, any guesses? Come on, someone has a guess.

Mr. Baker: 10,000.

Ms. Bauman: 10,000. Anyone else? Audience participation, anybody? No guesses. Well your a little low. At the end of 2007 there were 50,560 plants that were planted. That's a lot of material to take care of. And this contract is for the maintenance of the plants there. So that means the fertilizing, insect and disease control, weed control in general. Weed control in the beds, weed control on the sidewalks, weed control in the pavers, mulching. Annual and perennial maintenance. Turf maintenance, mowing, edging, treating, shrub pruning and any others that may come up. And litter control, they are going to pick up the trash as well. So we are going to be asking for bids for 2019 and 2020. We have a draft contract ready. Mr. Hood does have that, he and I will be meeting later in the week to discuss. To go through and see if there's anything we need to change in that and then we hope to put this out for bid in January.

MINUTES COMMITTEE MEETING
REYNOLDSBURG DEVELOPMENT, PARKS AND RECREATION COMMITTEE
October 8, 2018

Mr. Clemens: Questions for Donna.

Ms. Bryant: The word revitalization is in there, are we looking at changing the way it appears as far as the....

Ms. Bauman: That's just the original name of the project when it was done, so we just kept it the same.

Ms. Bryant: Ok so its, nothings really changing its just simple maintenance.

Ms. Bauman: Correct. Now, there is probably plant material. Not probably. There is plant material that needs to be replaced I know. Director Sampson met with the landscape architect. I believe it was last year? And they walked it and had some recommendations that will not be in the contract. We will take a look at that and will probably have to come back to you for that for additional monies because its probably going to have to be broken down over phases to try to replace what has died off. So the parks and rec budget will be larger in the miscellaneous contracts because we'll be taking this contract over in 2019. The management of it.

Mr. Baker: That's just the one question I had because the last two years...

Ms. Bauman: Its been under the Service Department since 2013. It really, we have the staff that are more knowledgeable, we have a master arborist, we have a horticulturist, so they can go out and walk it and offer their opinion on things. So we felt that was best to move it back to the parks department. It was under the parks department from 2005 to 2012.

Mr. Baker: Thank you Donna.

INAUDIBLE

Mr. Hood: Were going to bid this Mel. So were asking tonight for the approval to bid, prepare the advertisements, specifications and once we get a successful bidder we will bring it back to Council to ask you to pass an ordinance to allow the Mayor to enter into a contract. So tonight were asking for you to pass the motion, so if your committee would recommend approval to the Council tonight so we can get to work on it we'll do that.

INAUDIBLE

MINUTES COMMITTEE MEETING
REYNOLDSBURG DEVELOPMENT, PARKS AND RECREATION COMMITTEE
October 8, 2018

RESULT:	REFERRED [UNANIMOUS]	Next: 10/8/2018 7:34 PM
MOVER:	Mel Clemens, Chairman	
SECONDER:	Kristin Bryant, At-Large Councilmember	
AYES:	Clemens, Baker, Bryant, Skinner	

MOTION THAT THE MAYOR BE AUTHORIZED AND DIRECTED TO ADVERTISE FOR BIDS FOR THE IRRIGATION OF THE LANDSCAPING BEDS AND PLANTS FOR PHASES 1 AND 2 OF THE MAIN STREET CORRIDOR REVITALIZATION FOR 2019 AND 2020. --- Clemens. Development, Parks and Recreation Committee.

Ms. Bauman: This is going to be asking for authorization to get bids to maintain the irrigation system that is within that three miles. It had been separate up until 2010, that had always been done separately and then for some reason they put the two of them together. We've had a lot of talks internally and we think that its best that we bring in someone specialized in irrigation. We want to pull the irrigation out and bid it on its own.

RESULT:	REFERRED [UNANIMOUS]	Next: 10/8/2018 7:34 PM
MOVER:	Mel Clemens, Chairman	
SECONDER:	Stacie Baker, At-Large Councilmember	
AYES:	Clemens, Baker, Bryant, Skinner	

101-18

ORDINANCE AUTHORIZING THE DEVELOPMENT DIRECTOR TO APPLY FOR AND ACCEPT THE FRANKLIN COUNTY ECONOMIC DEVELOPMENT LOAN; AND DECLARING AN EMERGENCY. --- Clemens. Development, Parks and Recreation Committee.

Mr. Bowsher: Thank you chairmen Clemens , other members of Council. This ordinance before you tonight is in reference to what we were talking about last Council. Which was the traffic light on Main Street there in front of the Kroger. We are trying to make it more safe and appealing for motorist and pedestrians to move in and out of that and when we started discussing this proposal we had to figure out way to pay for it. So we went back to Krogers and asked for their help in this report. And we just couldn't something completely done. We know that we are approving the Main Street TIF corridor, we figured the best way to utilize those funds were to pay for something. And then Franklin County reached out and we started a conversation with them to where they would pay up to 50% of the cost and with doing so, we said ok well how are we going to find this additional 50% of the cost? So we started talking about a lot of the other great things that were doing in Reynoldsburg. One of which is the parking lot at the corner Lancaster and Livingston, excuse me, Lancaster and Main. And that was our 50% share, and so we took a look at it and we said since we have the TIF dollars, and this is not coming out of the general fund, how can we maximize the dollars that were collecting from Franklin County. Utilizing their funds. They have use or lose as well. And try to maximize that as much as we possibly can for economic development purpose. So we went back to the drawing board. We have met with OHM and we discussed some further options. I would like to kind of, if we could just that up there so just so everyone can kind of have the visual, thank you. So first and foremost, the traffic light, which will be basically smack dab in the middle

MINUTES COMMITTEE MEETING
REYNOLDSBURG DEVELOPMENT, PARKS AND RECREATION COMMITTEE
October 8, 2018

between Rosehill and Brice road. I know there was some concerns that it might be too close to one intersection of the other. This is actually a prime location for this to be at for egress and ingress for the location so we feel confident this is the appropriate position for that. Secondly we know that due to some constraints and the build out, there's that location right there. You see up to your left there the new hobby lobby, down below there is the old antique store and the Crown Sports Pub and then right across the street that is the Kroger. INAUDIBLE. So that is the proposal for the 44 spaces designed by OHM that Bill Sampson and his team will continue moving forward on and its part of the overall Main Street project that we're bringing forward. Next slide please. We wanted to take a look at because there was a potential to put a walk way that would go across the Blacklick trail, yea the Blacklick Creek that would tie into the trail. But we wanted to go ahead and utilize the existing infrastructure that we had in place, which was the Main Street bridge right there that crosses over the Blacklick Creek. And we wanted to mirror what we have on the south side so pedestrians can get on the trail without having to cross Main Street. So part of that project continuation funding of this money will be to do the north side of that. Next slide. And then we wanted to further take it another step and I met with a few council members and we started brainstorming on what that could be. And we thought the best way forward was were very very focused on Old Reynoldsburg within comprehensive master plan. And then next step that we wanted to do was we wanted to create a pedestrian friendly Main Street just north of Main Street behind the businesses along the French Run Creek that would tie this park and parking lot from Lancaster all the way to Waggoner. Basically creating in essence a greenway that is on the north side of a lot of those businesses that will hopefully spur economic development on the north side of a lot of those businesses where a lot of vacancies are, there's a lot of alley ways and its not very pedestrian friendly. So we hope that it would look something, very similar to this, next slide. We could just kind of scroll through some of these. You can see that it will fund a lot of the activity that we have and a lot of studies have shown that green trails are basically a number one amenity and a a lot of neighborhoods, specially, in suburban neighborhoods, and the connectivity. So the bones that I have talked about before that Reynoldsburg already has, this is just emulating that and creating a catalyst for further development in old Reynoldsburg. And then hopefully if we secure some of the funding from Bill Sampson for the OPWC grant on Waggoner Road, we will connect that trail network and the multi use path coming from Broad, excuse me, and then tie that into this and we have a fully functional east west north south pedestrian trail that multiple pedestrian commuters can move in and functionally get into old Reynoldsburg and see everything that we have to offer in downtown. So that is what this funding would overall fund towards. This is just authorizing me to finish the loan application, submit for it. I would like to bring back OHM and potentially EMHT to design said aspects and then move forward. So this loan is \$755,000.00. And I would just remind you that we do not have to spend all of it but I think it would be best to maximize as many dollars as we possibly can by the already projects that we have going forward and to make sure that we're paying it back with the TIF dollars that were already putting in place. Thank you.

Ms. Bryant: You said that you have reached out to Kroger. I mean obviously their going to be the ones benefiting the most from this light. I mean did they have any rational for not cooperating?

Mr. Bowsher: Yea, great point councilmen Bryant. They, when we talked to them we reached out and we said, you know is there a possibly that your going to build this traffic light and they were

MINUTES COMMITTEE MEETING
REYNOLDSBURG DEVELOPMENT, PARKS AND RECREATION COMMITTEE
October 8, 2018

very steady in that they will not build it because their traffic study said that they did not need it. We do know that traffic studies at times can be skewed in certain directions to fit the development. And so we had to think back to we are going to pay for this, so we are going to utilize their tax dollars that they are already paying us to pay for it. Our first assumption was well why not partner with Kroger and have them build it and then basically pay them back with the TIF dollars. They were looking at about a 12% interest rate, which was going to cost the tax payers about 100,000 additional dollars. So we thought it would be best to go with Franklin County at about a 2% interest rate and save an exorbitant amount of money for the tax payers.

Ms. Bryant: And you said Franklin County is paying half of the loan?

Mr. Bowsher: They are not paying half of it, they are coming up with 50% of the loan because we were already paying for the parking lot and the park portion of that as our 50% share. So ultimately at the end of the day we will pay back on either a 5, 7 or 10 year note that is to be determined depending on how much we end up having to borrow, which will then be a coordination between Greg Daniels who is our attorney and Council for the TIF. He will have to enact another ordinance that will have to come back with you on to ask for the exact dollar amount that we will then pay over time to Franklin County. And then that and also our City Attorney.

INAUDIBLE

Mr. Bowsher: Absolutely.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 10/8/2018 7:34 PM
MOVER:	Mel Clemens, Chairman	
SECONDER:	Caleb Skinner, Ward 1 Councilmember	
AYES:	Clemens, Baker, Bryant, Skinner	

LEGISLATION FOR SECOND READING

100-18

ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO CONTRACT FOR THE SALE OF REAL PROPERTY; AND DECLARING AN EMERGENCY. --- Clemens. Development, Parks and Recreation Committee.

Ms. Bryant: Mr. McCloud on page 2 under paragraph ten. Title insurance where it says seller shall within ten days hereafter. Hereafter what?

Mayor McCloud: Execution of the contract.

Ms. Bryant: Oh ok. I think maybe we need spell that out.

Mayor McCloud: Yea, we can do that.

MINUTES COMMITTEE MEETING
REYNOLDSBURG DEVELOPMENT, PARKS AND RECREATION COMMITTEE
October 8, 2018

Ms. Bryant: Yea.

Mr. Clemens: Any other questions?

Mr. Baker: Actually I do have a question. What took so long to get this contract? I'm still trying to read over it, I must have missed the e-mail about the contract today and I'm still trying to read over it.

Mr. McCloud: The respective parties were continuing to tweak. It wasn't so much, well I guess it was in negotiation. But there were some terms that they wanted cleared up on both ends and so they continued to tweak it until the eleventh hour. I sat up there and I didn't like getting information right before I was expected to vote on it Mr. Baker so I understand where your coming from.

Ms. Bryant: Who ended up drafting the contract? Was it a collaboration between their attorney and...

Mayor McCloud: And our attorney yea. Mr. Hood helped, yea.

Ms. Bryant: Ok. I mean it, I just got it at 7:15 so...

Mr. Baker: I mean it still has to go through Council anyway so in between...

Mr. Joseph: It would be tonight though.

Mr. Baker: Yea, in between give us at least a few more seconds.

INAUDIBLE

Mayor McCloud: I can address it Mr. Clemens. That was a financial incentive for them to do that. As you know, we didn't have a use for this building and I was going to budget money to tear it down. That was something that he could absorb on his end and so often when a prospected developer comes to us, they ask what kind of incentive can you offer. And we very rarely have anything meaningful to offer. This was one that we could off, so that was the bargain for exchange as part of the deal.

Ms. Bryant: One last one sorry. We own this property our right, is that correct?

Mayor McCloud: Correct.

Ms. Bryant: When did we buy it and for how much?

Mayor McCloud: Ms. Bryant, it was part of the original purchase, it came with the pool property.

Ms. Bryant: Ok.

MINUTES COMMITTEE MEETING
REYNOLDSBURG DEVELOPMENT, PARKS AND RECREATION COMMITTEE
October 8, 2018

Mayor McCloud: It was all and to answer your question that was, we paid about \$800,000.00 for it in August of 16'. 16' yea.

Ms. Bryant: That was the whole thing?

Mayor McCloud: Yea, it was part of the whole thing, yea. The house, the roller rink bingo hall and this and everything.

Ms. Bryant: Alright, thank you.

Vote

Mayor McCloud: Thank you.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 10/8/2018 7:34 PM
MOVER:	Mel Clemens, Chairman	
SECONDER:	Caleb Skinner, Ward 1 Councilmember	
AYES:	Clemens, Baker, Bryant, Skinner	

102-18

AN ORDINANCE DECLARING THE IMPROVEMENT TO CERTAIN PARCELS ALONG THE MAIN STREET AND BRICE ROAD CORRIDORS IN THE CITY TO BE A PUBLIC PURPOSE AND EXEMPT FROM TAXATION PURSUANT TO ORC 5709.40(B); PROVIDING FOR THE COLLECTION AND DEPOSIT OF SERVICE PAYMENTS AND SPECIFYING THE PURPOSES FOR WHICH THOSE SERVICE PAYMENTS MAY BE EXPENDED; AND AUTHORIZING SCHOOL COMPENSATION PAYMENTS. --- Clemens. Development, Parks and Recreation Committee.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 10/8/2018 7:34 PM
MOVER:	Mel Clemens, Chairman	
SECONDER:	Stacie Baker, At-Large Councilmember	
AYES:	Clemens, Baker, Bryant, Skinner	

103-18

AN ORDINANCE DECLARING THE IMPROVEMENT TO CERTAIN PARCELS ALONG THE BROAD STREET CORRIDOR IN THE CITY TO BE A PUBLIC PURPOSE AND EXEMPT FROM TAXATION PURSUANT TO ORC 5709.40(B); PROVIDING FOR THE COLLECTION AND DEPOSIT OF SERVICE PAYMENTS AND SPECIFYING THE PURPOSES FOR WHICH THOSE SERVICE PAYMENTS MAY BE EXPENDED; AND AUTHORIZING SCHOOL COMPENSATION PAYMENTS. --- Clemens. Development, Parks and Recreation Committee.

MINUTES COMMITTEE MEETING
REYNOLDSBURG DEVELOPMENT, PARKS AND RECREATION COMMITTEE
October 8, 2018

Mr. Hood: For the record this is pursuant to Ohio Revised Code not ordinance. Sorry. You mentioned this is going to be created pursuant to ordinance. This is actually pursuant to the Ohio revised Code Section 5709.40. For the record.

INAUDIBLE

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 10/8/2018 7:34 PM
MOVER:	Mel Clemens, Chairman	
SECONDER:	Kristin Bryant, At-Large Councilmember	
AYES:	Clemens, Baker, Bryant, Skinner	

LEGISLATION FOR THIRD READING

96-18

ORDINANCE APPROPRIATING FUNDS FROM UNAPPROPRIATED GENERAL FUND TO AN ACCOUNT IN THE PARKS & RECREATION DEPARTMENT. --- Clemens. Development, Parks and Recreation Committee.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 10/8/2018 7:34 PM
MOVER:	Mel Clemens, Chairman	
SECONDER:	Caleb Skinner, Ward 1 Councilmember	
AYES:	Clemens, Baker, Bryant, Skinner	