



**SERVICE COMMITTEE - MEL CLEMENS
MONDAY SEPTEMBER 26, 2016**

**COMMITTEE MEETING: IMMEDIATELY FOLLOWING THE PREVIOUS
MEETING**

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

1. Call to Order

PRESENT: Clemens, Cicak, Luzader, Spalding
ABSENT:

2. Approval of Agenda

Agenda stands approved.

3. Approval of Minutes

a. Service Committee – Committee Meeting – September 12, 2016

Minutes stand approved.

4. Discussion

- a. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1143 Zoning Certificate; Site Plan; Plot-Grade-Utility Plan; Chapter 1171 General Regulations; and Chapter 1175 District Regulations. (First Reading 9/12/2016).**

RESULT:	REFERRED TO PUBLIC HEARING	Next: 10/10/2016 7:15 PM
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- b. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1181 Signs and Graphics; and Chapter 1196 Community Commercial Overlay. (First Reading 9/12/2016).**

RESULT:	REFERRED TO PUBLIC HEARING	Next: 10/10/2016 7:15 PM
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- c. Ordinance Authorizing Mayor to Enter into Contract with Emh&T for the Engineering, Plans, and Prepare Bid Documents for the 2017 Rocky Den/Red Fox Area Sewer Project, Appropriating Funds Therefore, and Declaring an Emergency. (First Reading 9/26/2016, Requests Adoption Upon Second Read).**

Mr. Root: Chairman Clemens, Members of Council, good evening. This project was founded through our capacity assessment and sanitary sewer evaluation study. Pretty much

through CCTV. We are going to be in the Rocky Den/Red Fox area this year. We are looking at relining over 6000FT of 8IN pipe, and 325FT of 12IN pipe. This area is notorious for root intrusion, sewer back ups. I am looking to pass as an Emergency, along with our water line project to have time for the engineering to go out to bid early Spring next year.

Chairman Clemens: Mike, this is part of your budget?

Mr. Root: It is not part of the budget, but this is paid for out of the sewer CIP account.

Chairman Clemens: This has been planned for that?

Mr. Root: Yes, We have projects all the way out to 2026.

Mr. Harris: Councilman Clemens, this sewer project and the water project, the Service Director and Mike and I had a meeting on this and this is going to be bonded. They have some debt coming off next year, and so we are going to replace that money. Obviously with interest rates being what they are, this is a pretty good time to be borrowing money. So, we are going to use the CIP money to pay the debt service on it.

Chairman Clemens: Thank you.

Mr. Root: that will be on the water line. I think the sewer line we are just paying cash for.

Chairman Clemens: Questions for our water superintendent? If not, I will make a motion that we move it onto Council for an adoption as an emergency at its second reading.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/26/2016 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Stephen Cicak	
AYES:	Clemens, Cicak, Luzader, Spalding	

- d. Ordinance Authorizing Mayor to Enter into Contract with Emh&T for the Engineering, Plans, and Prepare Bid Documents for the 2017 Main Street Water Main Replacement Project, Appropriating Funds Therefore, and Declaring an Emergency. (First Reading 9/26/2016, Requests Adoption Upon Second Read).

Mr. Root: This is our 2017 water main project. This is a fairly large project. We will be replacing over 2500FT of pipe. We have 600FT of 4IN on the north side that runs from Lancaster to Carnival Ice cream. And then we have a little over 2500FT of 6IN that runs from Lancaster to Rev Cafe, and then cuts across to the north and ties into 10IN. We will replace all of that with 12IN pipe. Both of those lines were installed in 1935. We are looking to do this project before in 2018 the State of Ohio and city will be repaving Main Street. We are trying to get all the water work done before that happens.

Chairman Clemens: This will be done in the street also?

Mr. Root: Correct. The 4 inches on the north side, the 6 inch is a curb gutter on the south side. We have a sanitary sewer main in there and we going to try to fit it in between those two.

Chairman Clemens: Are there any questions?

Mr. Root: This is the project they were talking about that would be bonded, due to the size and cost.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/26/2016 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Brett Luzader, Ward II	
AYES:	Clemens, Cicak, Luzader, Spalding	

- e. ORDINANCE ACCEPTING THE RECOMMENDATION OF THE REYNOLDSBURG BOARD OF ZONING AND BUILDING APPEALS TO RESCIND THE SPECIAL EXCEPTION USE PERMIT- (6366 E. Main Street; Proposed Use – Auto Sales); Applicant, Jason P. Goss, AND DECLARING AN EMERGENCY. (First Reading 9/12/2016 ~ Requesting Adoption Upon Second Reading 9/26/2016).

Mr. Snowden: Mr. Clemens, Members of the Committee, and other Members of Council, the status of this is the same as last time. The applicant made a small amount of progress and I will let them explain what they have done. But essentially, the project is still out. The demolition permit through building is still outstanding and has not been closed out. Same status as two weeks ago. With that, I would be happy to answer any questions.

Chairman Clemens: Any questions for Mr. Snowden at this point? If not, do we have a representative?

Mr. Goss: Jason Goss, Clark State Rd.

Chairman Clemens: Mr. Goss, you have been given additional time at the end of your six months, three months to finish, which you didn't. And we gave you another couple of weeks. Do you have anything to say about that?

Mr. Goss: What has been done in the last two weeks, it's not that nothing has been done in two weeks. Both of the lines need capped. One of them is 100% done. The other one is hours from being done. The line in the back still can't be located. I just spent \$1200 and I can not find the line. That was at the recommendation of Stuart Dryer, who was recommended to me by the Water Department of Reynoldsburg. They cant tell me where the line is at. With that, we are back at square one, but since the project started, we have tore a building down, we have capped one of the sewer lines, the other within hours of being complete. There is no sense going back and cleaning the back up until we know where the lines at, because it may have to be dug up. The awning is off the building. There has been progress. It has not happened as fast as you would like. I understand that. But, there has been progress. And there has been a lot of progress in the last two weeks.

Chairman Clemens: The problem is, it has been almost a year.

Mr. Goss: I understand that. But, eight weeks on the EPA. Call a plumber and it is two weeks to get out and then they can't tell you what you want to hear. There's a lot of road blocks that we have hit. In the very beginning, I dug my feet for a couple of months. I haven't since. That is all I can say. You guys want to pull my Special Use, pull it. I do not know what else I can say. I am doing the best that I can possibly do, to get this done. Believe me, I have a business. I have a family. I have bills to pay. I have employees to take care of. I am not messing around with this. I am trying to get it done. I am doing the best that I can. There is progress being made.

Councilman Spalding: What else is it that you need? We have given you time and that hasn't worked. What is it specifically that you need to get this done. And what is a reasonable timeframe.

Mr. Goss: Here is what is left to be done. The water main at the curb that needs to be capped, will be done within the next three days. The sewer line in the middle of the lot, that's done. The line in the back, I do not know what to do. I have had three different people or four different plumbers out there. I had Stuart Dryer who was recommended to me by the Water Department. They ran cameras for six hours, so I do not know what to do. I am going to have to call somebody else. I am not a plumber. I am not a contractor. The line is there. Other than just starting to dig up from one side of Dodd's Bodyshop to my building, and dig until we find something. That is kind of where I am at.

Councilman Spalding: We know it is there, right?

Mr. Goss: Yeah. Justin said this morning he understands what is going on. I thought he had told Eric that.

Mr. Root: Our plans are correct. We do not get into private property on where they ran the laterals and all that. We know the sewer main is in the back of the property. I think I have heard through all the different conversations that there are two taps. So, one goes to the existing building, and another to the building that was torn down. At some point in time, the existing building had the floor drains tied into the lateral that feeds the building that was torn down. So, they need to dig it up there, and then cap it and put a clean out so you have options to clean it. We do not have plans on private property. What they would have to do, at some point they will have to either camera up the lateral, or they are going to have to do a push camera and some dye points to see where it pinpoints.

Mr. Goss: We have done both. I have had two different companies do that.

Councilman Skinner: Mr. Goss, thanks for coming in. I was going to follow up on Mr. Spalding's question. I think he asked the question, how much time do you think that you need remaining.

Mr. Goss: I couldn't honestly answer that. I have to figure out where that line is at. I have had four guys out there. They have ran cameras. Two different types of cameras. The plumbing on the front side of the property is done literally is done, I mean it will be done by the end of the week. The back to be cleaned up, is a one day process, re-gravel, and we are done. That can be done quick too, but I haven't done it because I don't know where that lateral line is. Getting the pavement done is something that is going to depend on Armour Paving. I got the estimate. To give you an answer to say how long it will take me to complete it. The back can be complete it one day. It's steps. The thing that needs to be located is the biggest problem right now.

Councilman Skinner: Mr. Root, how much time do you think is a reasonable about of time to accomplish what needs to be accomplished on that?

Mr. Root: I haven't been out there from day one, so I do not know what they have done to find this lateral. The only option you have, I have been told it is the floor drains in the existing building, you could tie those into the lateral in that building, but you still are going to have to cap off the tap on the abandoned lateral. I think it is a pretty deep main back there, so you would be almost further ahead to find someone that would run a patch job on the inside of the pipe.

Councilman Skinner: Is it like a 30 day thing, or like a 60 day thing, if you guessed?

Chairman Clemens: Dan, we have been going through this. We gave six months, then another three, and then two more weeks. I want to be fair, but the City is not being treated fairly. We have other clients who do their work. This has been almost a year, and we have listened to the same thing every time it comes up here. I don't think you show respect for the City. I'm serious.

Mr. Goss: That's not true.

Chairman Clemens: I remember when you first came in that you promised it would all be taken care of because when you first came in you put a sign up without permission and such.

Mr. Goss: Everything I have done in the past, is the past. I am doing what I can do right now, to try to get this problem corrected. And, I told you guys too, when I came to Reynoldsburg I was at a place for 8 years in Columbus. We have already discussed all of that. We are in the situation now where I am trying to get this complete. I have bettered that property. It had a building on it that was an eyesore. Where it is at now, is in better position than it was when I got there. A lot, and I am trying to complete it. But, again, it is not like, with this lateral line. I have called four plumbers with cameras and dye. I am going to have to call somebody else. I mean at some point I might have to cut up the whole parking lot and dig a whole until we find it. This is literally just, the last plumber that was there told me he could do the whole job. Then he told me he couldn't do the job. Then he told me he could locate the lines. Then he said he couldn't locate the lines. Mr. Clemens, I understand you think I have disrespected you, I disagree. I am doing the best that I can to get it done as quickly as I possibly can. I am also running a business. I am also raising a family. And, I

am also doing everything that I possibly can to get it done. I don't know what else I can say to you guys. I am trying to be respectful. I am trying to follow the direction of what you guys are asking me to do, but it is not happening quick enough for you and I get it.

Mr. Sampson: Let me make a suggestion. Mr. Root and I will come out this week or early next week, whatever is convenient for your schedule, take a look at the data that you have collected, the CCTV, the dye testing. We will work with you, talk to your contractors, and make sure we understand that we have done what you could do this point. We can then come back to Council and give them a more realistic plan of action as to what needs to be done and how quickly we can get it done. Would that be acceptable? We would like to see the data. I would like to see the CCTV. I would like to see the dye testing. I would like to see all of that, and we will come to your location. We can walk it with you, and get a better idea on how to proceed from here, and get back to Council. Chairman Clemens, is that acceptable?

Chairman Clemens: I have no problem with you finishing your job. I don't want to see you lose your business. The problem I have is, we went through this before. You stood there after six months, and told us what you were going to do in three months, and you didn't do it. You told us what you were going to do in three weeks, and you didn't do it. Now if Council want to give you another two weeks, or another year, I don't really care, because I'm not sure you will do it. If you want to work on it with the Service Director, that is fine with me, if it is fine with the rest of Council.

Councilman Skinner: One thought I had Mel was that if Mr. Sampson, Mr. Root, and Mr. Snowden are willing to take that step, then in two weeks we can hear from them, not as much Mr. Goss, although he will have an opportunity to speak also. I would think in two weeks we will want to hear from our City Officials as to what they think, and then we make a decision from there. I would agree, I just as frustrated.

Councilman Spalding: I think that would be the most prudent approach.

Mr. Skinner: Yeah, we'll hear from our people and then we'll make a decision.

Mr. Clemens: If it's fine with the Committee. So you understand, you'll work with our Service Director who will work with you and they'll be back in 2 weeks to let us know how its going. So I recommend that we table this for 2 weeks.

RESULT:	REFERRED TO COMMITTEE [UNANIMOUS]	Next: 10/10/2016 7:33 PM
MOVER:	Mel Clemens, Ward IV	
AYES:	Clemens, Cicak, Luzader, Spalding	

- f. Ordinance Accepting an Unrecorded Deed of Easement (.525 Acre Water Easement) from the Reynoldsburg Center Limited Partnership. (Second Reading 9/26/2016).

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/26/2016 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	

- g. ORDINANCE ACCEPTING a RECORDED DEED OF EASEMENT (1.218 Acre Drainage Easement) FROM THE INN AT SUMMIT TRAIL. (Second Reading 9/12/2016)

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 9/26/2016 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Brett Luzader, Ward II	
AYES:	Clemens, Cicak, Luzader, Spalding	