

COMMUNITY DEVELOPMENT COMMITTEE MEETING

July 1, 2002

Members of Community Development Committee present: Sarah Cannella, Jim Wade, Ron Stake, Lane Beougher.

Other members of Council present: William L. Hills, Eric Gilbert, Mel Clemens, Council President Bradley L. McCloud.

Meeting was called to order at 7:30 p.m.

Mrs. Cannella: The first thing on the agenda is approval of minutes of June 3, 2002. Any additions, deletions? If not they'll stand as read. Number 3 is the approval of the agenda. Do we have any additions or deletions?

Mr. Wade: I'd like to hold number 6* until the first meeting in September. I believe it is the 2nd.

Mrs. Cannella: Okay. Thank you Mr. Wade. I would also like to add 3a, which is the Cooperation agreement for participation in the Franklin County Community Development Block Grant Program. All in favor please say aye. (All voted "Aye"). Thank you.

3a, the Cooperation agreement for participation in the Franklin County Community Development Block Grant Program. Mayor, do you have anything to say about this?

Mayor McPherson: Thank you Mrs. Cannella. The legislation is pretty self explanatory. We've been involved in this program for many, many years. This is where part of our funding came for the street scape. It's the Community Development Block Grant Fund. And in order to participate, if you read the letter, they've indicated that we need to have an ordinance back to them by July 12. So thus, the request for an emergency and authorization.

Mrs. Cannella: And you just received this?

Mayor McPherson: We received it on June 28, which was I believe Friday. So, they didn't give us much time but we want to stay with the CDBG program because we do get a lot of funding and if you read through the letter it tells you that we've received three quarters of a million dollars for public improvements in Reynoldsburg since we've joined the CDBG program.

Mrs. Cannella: They have a mission statement which says "within the Reynoldsburg community successfully provide quality leisure opportunities for all ages through a wide variety of park facilities and recreation programs, develop _____ about the benefits...".

Wait a minute. That was hooked onto this one? That is part of that? _____
It's all about Parks and Recreation on this one. Where did I get that one from?

*RYF Football field

Mayor McPherson: If you'd like, I can read the Resolution that they requested.

Mrs. Cannella: Okay. That would be better.

Mayor McPherson: It says, "Whereas, pursuant to the provisions of the Housing and Community Development Act of 1974, public law 9338342 U.S. Code 53.01 is amended. Franklin County, Ohio has recognized that the United States Department of Housing and Urban Development as an urban County entitled to Community Development Block Grant Program Funds and Home Funds for urban Counties. Whereas, pursuant to the provisions of Section 30785 Ohio Revised Code, the Board of County Commissioners, Franklin County, Ohio is authorized to enter into agreements with Cities and Villages in Franklin County, exercise powers and performs functions or renders services on behalf of said Cities and Villages. Whereas, the City of Reynoldsburg desires to reaffirm it's participation and inclusion of it's population in the Franklin County Community Development Block Grant and home programs and to reauthorize the cooperation agreement for another three years, April 1, 2003 to March 31, 2006. Now therefore, be resolved by the Council of the City of Reynoldsburg, State of Ohio, of the elected members concurring". And then it's got four sections, and I can read the sections or you can read them yourself, but it's a reaffirmation of an agreement that we already have with Franklin County on this.

Mrs. Cannella: That sounds more like it instead of the one that was attached to my work. Does anyone have any questions for the Mayor? If not I'd like to send this on as an emergency. Well, it is a Resolution?

Mayor McPherson: Yes. A Resolution is probably a one reading item so we probably don't need an emergency, would that be right Nancy?

Mrs. Frazier: You have to have an emergency if you want it done immediately, yes.

Mayor McPherson: Then we'll need an emergency. It says Resolution/Ordinance so I'm assuming we'll have to do an Ordinance with an emergency.

Mrs. Frazier: It's got emergency language in it.

Mrs. Cannella: I'll send it on for one reading on Monday night. All in favor please say aye. (All responded "Aye"). Opposed? (No response).

Mayor McPherson: Thank you.

Mrs. Cannella: Thank you Mayor. Four, is purchase of the mower for the Parks and Recreation Department. Paul Walsh.

Mr. Walsh: Thank you. I have a couple of handouts I'd like to provide to you. One of them is a revision of the mowing time comparison that you received in your packet. I found a couple of math errors and I fixed them.

Mayor McPherson: So that you know which one we're dealing with, as you get them, the one that

you're looking at and the one that we're dealing with is dated down at the bottom revised 7-1-02. The other one that you have you can just tear up and throw out.

Mrs. Cannella: Okay. Thank you Mayor.

Mrs. Frazier: Mr. Walsh, could I have one?

Mr. Walsh: Sorry Nancy. I didn't see you sitting there.

Mrs. Cannella: Mr. Walsh is still in his learning phase.

Mr. Walsh: Yes I am. The curve is big but I'm working on it. This is a request to purchase a new piece of mowing equipment for the Parks and Recreation Department at the price of \$57,257.75. I'd like to run a little bit of background here for you. We have our main piece of mowing equipment is made by Jacobson and it mows about 11 feet wide. It has had numerous mechanical difficulties this year and as I understand it, it also had plenty last year. This has created excessive down time which means that we can't mow or we have to work overtime with other pieces of equipment that are smaller to get the job done. It has required approximately \$17,000 in repairs since 1996 which is significant because that's close to around half of what this thing actually cost originally. This mower was anticipated to be replaced in 2003 which would be next year but I feel like with the kind of problems that we've been having with this machine and the challenges we've had this year trying to keep things mowed, that it's important that we replace it now. The new machine is designed for large scale mowing, for large areas. It mows a 16 foot wide swath as opposed to 11 feet and it can mow up to about 14 acres an hour. This obviously will improve our efficiency. We did get one of these machines, a Toro 580D a couple of different weeks and we ran some time studies on it. They let us use it and we mowed many of our park areas, almost all of them and put the stop watch on it to see how long it would take. We've also done the same thing with some of the older mower when it was running to get the times on that. So the mowing time comparison that I handed you kind of shows you that the comparison is basically, this machine will mow twice as much as the one that's existing. And that comes out to a total savings of about 31.5 man hours a week. If you wanted to flip to the second thing that I handed you, the cost benefit analysis with the help of Howard Whitney, we put together this little program here to show you the cost benefit of actually purchasing this as a replacement. You'll see that basically at the top it's got the cost of the new machine and the sale of the old machine. Basically we were told it was worth \$1,000 by Toro. They really didn't want it. But you take that number and you knock out the \$1,000 and then you work in the 31.5 hours savings per week and you multiply it by a \$12 figure, \$12 is approximately an hourly rate. We typically run people that are paid anywhere from \$10 to \$15, \$16 to run this piece of equipment. So we wanted to kind of hit an average here. But over the years if you look down that's about a 10 year time span. If you look at the bottom of a labor cost of \$10, we're actually going to save about \$40,000 over the 10 year span of using this piece of equipment versus something similar to the other one. If this isn't real clear, I realize I just handed it to you, I think Howard can explain it probably better than I can but essentially, the amount of time that we're going to save mowing with a new piece of equipment will save this much money over 10 years man hours.

Mrs. Cannella: Thank you. Do we have any questions from the Committee?

Mr. McCloud: The existing mower, the Jacobson purchased in '96, we've got 6 years out of it, is it realistic to think this will last 10 years on this one?

Mr. Walsh: This is a different piece of equipment, and yes it is. And I've actually purchased one of these before and I did just, actually it was for the City of Mason and it's about 10 years old now and about a week ago I talked to one of the maintenance folks that operates it and he says its running as well as it ever has. So they're happy with it.

Mr. Stake: Mr. Walsh, times sure have changed since I drove an old Ford tractor with gang mowers on the back during my summers off from college but I do appreciate you working out the cost benefit analysis and I realize we need to replace the mower and it does look like we're going to have some significant savings here. Given our financial situation, looking towards the future, do you believe that this is something that in your mind we should absolutely do?

Mr. Walsh: It is. We are going to grow. We have some more park land on the horizon and I have no doubt we're going to be getting more and this is going to help us for the future as well. One of the things about this mower is it's a catch up mower. It saves so much time that if we do get a little bit behind we can catch up in a hurry as opposed to now where we just stay behind for a while before we can catch up or use a lot of overtime to do it. So yes, I think it's going to be a significant savings for us.

Mr. Stake: Well, and this year we did have a lot of hurry up and wait and keep mowing. It was tough out there with the grass I know that. I know it was with my lawn.

Mrs. Cannella: Do we have questions from any? Yes Mr. Clemens.

Mr. Clemens: We bought the Jake new in '96?

Mr. Walsh: Yes.

Mr. Clemens: Then it's 6 years old what we're talking about.

Mr. Walsh: Yes. It actually was I think mid '96.

Mr. Clemens: So it's 6 years old. I have no problem with buying the new one. My problem is we've used it all this time, why would we want to sell it for \$1,000 and not keep it as a back up? I don't understand why we wouldn't want to keep it.

Mr. Walsh: The \$1,000 was the price that Toro gave us as a trade in after I twisted their arm. I've decided that I don't think we should trade it in with Toro. I think we should at some point take it to the City auction and sell it. I think we'll get a lot more money out of it that way. They really just weren't interested in taking it.

Mr. Clemens: Not any City auction I've ever been to we're not going to get any money out of it. But why would we not want to keep it? I don't understand. I mean it's there. If it's only worth \$1,000 or less and not keeping it as a back up.

Mr. Walsh: We certainly could keep it as a back up. It won't be very reliable as one. It certainly isn't now.

Mr. Clemens: Well, we've used it all these years.

Mr. Walsh: Yes we have.

Mr. Clemens: To me, that's my only thought is kind of a waste of money to just give it away when we could keep it as a back up or be using it when it's running.

Mr. Walsh: Well, we're certainly going to hang onto it for a while. We're not going to trade this one in.

Mr. Clemens: To follow up with another question we were talking about, and I agree with Mr. Stake about the financial situation in the part where we've discussed as far as trying to save the City money on this years budget and so forth. Have you thought about that addition as an emergency? An additional \$57,000?

Mr. Walsh: The difference is that, I know the Mayor has been working on and working with all the department heads on reducing our expenditures and our department has done that. We've offered some changes to our expenditures. This was a budgeted item. Well, this was not a budgeted item. The money that I'm proposing to use for this was budgeted and appropriated. So, it's still going to cost \$57,000 but it's not going to, I don't believe it's going to make a significant hit on what we're trying to do.

Mayor McPherson: If I could address that. Mr. Clemens, what he's referring to when we did the Capital Equipment Budget for 2002 we put in \$56,000 for a portable stage. One of the things I've asked all my Directors to do when they evaluate their 2002 expenditures is to look at whether we need it. Can we do without it for a year or two and prioritize whatever you've asked for? And in this case Paul's prioritized this mower heads and shoulders above the portable stage and so what he is going to be requesting is to amend the Ordinance that passed the Capital Equipment Budget and amend that to replace the portable stage with this lawn mower. We have \$56,000 of this amount already appropriated in the Capital Equipment Budget but we're not going to buy both. We're only going to buy the mower. The stage will take a back burner and it'll go to another year.

Mrs. Cannella: Thank you Mayor. You had a few other things on that as well. You had \$56,000 on that and the benches and picnic table were \$6,000 and the completion of playground equipment was another \$10,000. Is that correct?

Mr. Walsh: That's right. That was in the same account.

Mrs. Cannella: So you actually will have, why did you go to all of them then? For instance you still could do the playground equipment with 10,000. Do you plan on using that for something else?

Mr. Walsh: No. I don't. I planned on using that to help reduce our expenditures for this year. That's in addition to the playground piece that was installed at Huber Park. It was designed as a two phase project. We're just saying let's wait on phase 2 until another year.

Mrs. Cannella: So you would like us to amend that budget then and to move this along with an emergency. Is that correct?

Mr. Walsh: Yes.

Mrs. Cannella: And how soon would you be getting this in if it gets passed on next Monday?

Mr. Walsh: They have them in stock.

Mrs. Cannella: They have them in stock?

Mr. Walsh: And this is on the state contract.

Mrs. Cannella: Do we have any other questions from anyone? Mr. Hills.

Mr. Hills: Mrs. Cannella, I may have missed something but in the Capital Improvements, Capital Equipment Budget, there's \$56,000 for a stage. And what was this other stuff we're moving besides that and what was it's purpose?

Mrs. Cannella: 10,000 for playground equipment and 6,000 were for benches and picnic tables for Civic and Huber Parks.

Mr. Hills: So that's \$16,000. So that's 72,000 we're going to amend an ordinance by 72,000 to buy a \$57,000 mower?

Mrs. Cannella: Yes. That's what I was asking about.

Mr. Hills: What does the other need to be there for? If the Mayor wants you to cut back on your expenditures, why don't we leave that over there and not spend it?

Mayor McPherson: That's exactly how we're doing it in all of the other accounts. I wasn't aware that we were going to physically eliminate those from the Capital Equipment budget. What I've told most of my Directors, don't spend money that you don't have to until we can see how our revenue stream's going to go. We're looking right now, is our revenue stream from income tax revenue starting to go up? Is it level or is it still continuing to go down? We don't know that. So I've asked all of my Directors, don't spend money unless you have to spend it. The 10 and the 6 that was in there, I was not aware it was going to physically come out or move or anything. We were only asking that it be amended to change the 56,000 to the lawn mower instead of the stage.

Mrs. Cannella: And then were the....

Mayor McPherson: And we were going to do just what you said Bill. Not spend it unless we absolutely had to.

Mr. Hills: Yes. Because our income stream is down about one and a half million dollars right now so we certainly do need to be attentive and I thought I heard somebody say we were going to also send it over to offset some expenditures. I'd suggest if the 56,000 is over there for a \$57,000 mower that I bet you can scrape the \$1,000 in there to get the difference. Maybe I'm wrong but I'm not sure we want to move monies that were ear marked for benches to help buy the mower. I wouldn't think.

Mrs. Cannella: You have a good point there Mr. Hills but that leaves you shy of \$1,257.75. Do you have that in your budget to cover that?

Mr. Walsh: Not necessarily. I was hoping to reduce one of those items by the balance. For example, reduce the \$6,000 down by the balance of the \$57,000. Whatever the number is here would be. \$1,257.75. Reduce that by that amount and put it towards purchasing the mower.

Mr. Hills: Maybe the 57 is okay but let's don't do 72 to get to 57. That's the one I have a problem with.

Mayor McPherson: We could reduce either the 10 or the 6. What would be, about \$1500? Is that the difference?

Mr. Hills: Out of the Capital Equipment budget that's set for Parks and Recreation \$57,258 of it needs to go somewhere else so you can spend it on a mower.

Mayor McPherson: Exactly. Which would eliminate the trailer and reduce the, either of those accounts by a couple of thousand dollars. Either the 6 to 4 or the 10 to 8.

Mr. Hills: But we don't need to put a little extra in the kitty.

Mayor McPherson: We don't need to take it all out, no. Just changing it around so we'd have enough to pay for the mower.

Mrs. Cannella: Since you really don't have that extra money in your account, we could move the 56 and the 6,000.

Mr. Walsh: As I understand, it stays in the same account. We're just amending the ordinance.

Mrs. Cannella: Yes. Just to amend the ordinance to show those two amounts.

Mayor McPherson: As to what we're actually spending it on.

Mrs. Cannella: To show where the money went and we didn't spend it on that, those particular items. Any other questions? If not I'd like to send this on to Council on Monday with an emergency and an amendment. We'll have to vote on the amendment first. The amendment will be to the Capital Equipment Budget for the appropriation of \$57,257.75 and we will reflect the cost. The cost of that from the budget, or I should say as opposed to the \$6,000 for benches and picnic tables and the 56,000 for the portable stage. All in favor of that amendment please say aye.

Mr. Gilbert: Does this have to go to Finance?

Mrs. Cannella: Yes it will be going to Finance but I was asked to put the amendment on my Committee. So all in favor of the amendment please say aye. (All voted "Aye"). Opposed? (No response). Carries.

Now I would like to send this Monday as an emergency to Council and of course to Finance. All in favor. (All voted "Aye"). Opposed? No response. Thank you very much. It will go to Finance.

The next thing is the authorization of a contract for construction of the Rutherford Building and appropriation of funds. Alright. We've been working on this one for a very long time.

Mr. Walsh: That's what I understand. That's been around a while. Just to briefly bring everybody up to date on this project, I brought a little picture here just to kind of get everybody reoriented as to what this project is all about. This is, the Police Safety Building is down here. Main Street is here. We're looking north. The skate park is over here where my finger is. This is the location for the building. This is the parking lot for Kennedy Park. Concession stands over here. Essentially, it's a storage building of approximately 1,000 square feet and has a small driveway access, garage door, entry door. It's built on a slab. It's wood frame construction with a brick veneer and a truss roof with gable ends. It's a pretty basic building. Nothing fancy about it. I did meet with the contractor and knock out a few other little things to help bring the price down a little bit. We opened bids for this project on June 18. We had 16 bids on the project which was a record for me in all my years. I've never had 16 bids on one project. I really liked that. We did get a low bid from Robertson Construction Services Inc. Their base amount was \$96,500. The engineers estimate on the project was \$120,000 so this is significantly below that. I plugged in a 5% contingency and we needed some inspection services from DLZ so the total request is \$107,200. We do have a contract coming. Just to touch base real quickly on what we're going to use this facility for. We currently run, all of our recreation equipment is stored in Store N Locks on the western edge of the City. We spend about \$7,000 a year on fees to store this equipment. We have somewhere in the neighborhood of 2,000 different pieces of equipment just for baseball. And I didn't count baseballs and softballs. So we have 2,000 different pieces of equipment just for baseball and softball. We have hundreds of soccer balls. We have all of our equipment for the playgrounds. The cabinets that they go in. We have tables. We have chairs. We have a multiple, different things for basketball. We have the basketballs, the scoreboards, the score books. It's just, it's a myriad of equipment and it does create some issues for us for providing service to our customers because if someone comes up and needs something instead of

being able to go out as we used to be able to do to the old Rutherford Building, it's a matter of getting in the car, drive across town, go into the Store N Lock. Hopefully it's light enough to see. Find what you're looking for. Drive back and give it to the person. It'll be much more cost efficient for us from the staffs standpoint as well as the customer service standpoint to have a facility nearby as we used to have with the original building. That's pretty much the basics. I think you're pretty much all familiar with this project for the time it's been going on. So, that's all I have to tell you.

Mrs. Cannella: Thank you Mr. Walsh. Do we have any questions from the Committee?

Mr. Wade: Mr. Walsh, is the building still 3600 square feet?

Mr. Walsh: I'm sorry say that again.

Mr. Wade: What is the square footage of the building?

Mr. Walsh: It's approximately 1,000.

Mr. Wade: Is that where we were with that?

Mrs. Cannella: We made it smaller.

Mr. Beougher: It's been through several origins so I'm not...

Mr. Walsh: It is set up so it can be expanded in the future if necessary if need be. The one end is open to do that. It is significantly smaller than _____.

Mr. Hills: This is the set of plans that we as the Council authorized the City to go bid?

Mr. Walsh: Yes.

Mr. Wade: I think what I'm thinking is the 400 plus thousand dollar building _____ than it was the first time.

Mrs. Cannella: Yes. That was a little bit different. Are there any other questions? If not I'd like to send this on with a rule suspension for Monday night and it will have to go to Finance. All in favor say aye. (All voted "Aye"). Opposed. (No response). I need to get a second. Second by Mr. Beougher. All in favor say aye. (All voted "Aye"). Thank you. This will go on to Monday night and to Finance.

Our sixth item will be held until September and with that I will adjourn the meeting at 8:00.

Community Development
- -Nancy C. Frazier, Clerk of Council

(Transcribed - Susie Smith)
July 1, 2002