



**SERVICE COMMITTEE
MONDAY JUNE 15, 2015**

COMMITTEE MEETING:

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

President: DOUG JOSEPH

Ward Members: Ward I - Scott A. Barrett
Ward II - Leslie Kelly
Ward III - Cornelius McGrady III
Ward IV - Mel Clemens

At Large Members: Barth R. Cotner
Chris Long
Dan Skinner, Esq.

COMMITTEES:

Community Development: Chmn Kelly, McGrady, Clemens, Cotner, Long, Barrett, Skinner
Safety: Chmn Long, Skinner, Clemens, Kelly, Cotner, Barrett, McGrady
Service: Chmn Clemens, Barrett, Kelly, Cotner, Long, McGrady, Skinner
Finance: Chmn Cotner, Long, Clemens, Kelly, Barrett, McGrady, Skinner

* * * * *

Agenda is subject to amendment by Committee/Council at the time of the meeting.

All meetings of the Council shall be held in accordance with the general laws of Ohio pertaining to requirements for open meetings of public bodies.

If you wish to speak before City Council concerning a specific topic on the agenda, or about a specific topic not on the agenda, please complete a "Speaker Form" and give to the Clerk of Council. Forms are located in the wooden box on one of the bench seats in the atrium. Copies of the Rules of Discussion are available next to the wooden box.

*April Beggerow
Clerk of Council*

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
 - a. Service Committee – Committee Meeting – May 4, 2015
4. Discussion
 - a. Amending Chapter 160 to Remove the Part-Time Designation from the Two Code Compliance Positions
 - b. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED – 2277 & 2225 Taylor Park Drive and 0 Reynoldsburg Baltimore Road from the CS- Community Services to AR-3- Multiple Family Residence District, Applicant, Wesley Ridge Residence Corporation. (Second Reading June 8, 2015).

SERVICE COMMITTEE MONDAY MAY 4, 2015

COMMITTEE MEETING:

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

1. Call to Order

PRESENT: Barrett, Kelly, McGrady III, Clemens, Cotner, Long, Skinner, Joseph

ABSENT:

2. Approval of Agenda

Agenda stands approved.

3. Approval of Minutes

Minutes stand approved.

a. Service Committee – Committee Meeting – April 20, 2015

4. Discussion

a. Liquor Permit Requests

Chief O'Neill: Thank you Chairman Clemens and members of Council. We had 2 liquor permit requests that were sent to us. The first one is Sunset Grille. I'm sure you all know that's not a great intersection. This application here is not for a new business, it's just for a transfer and their going to continue to do business as they always have. I know that earlier in the year there was some concern about the previous owner by citizens regarding service and that person is no longer affiliated with Sunset Grille. We did the background on the property and on the manager and are not recommending an appeal of this application.

Mr. Clemens: Any questions for the Chief? If not, I'll let this stand.

Chief O'Neill: Ok, the next one is Metro Beer and Wine drive through that's at 6785 E. Main and sits across from Tim Horton's out there on Main Street. Again, there's no real change to the business, it's just a transfer of the permit. We don't foresee any issues involved with this and again, we're not going to recommend that we appeal this.

Mr. Clemens: Thank you Chief. Any questions pertaining to this item?

Mr. Barrett: That one in particular, you know, I've been in that car wash a couple of times and there's a couple of people that hang out behind that and apparently, they'll hang out in the

Minutes Acceptance: Minutes of May 4, 2015 7:30 PM (Approval of Minutes)

establishment and go right in the back and enjoy it and I've also heard numerous statements that there have been teens served there. How deep of an investigation do we do on... do we ever try to see if they are serving minors or anything like that?

Chief O'Neill: That's part of our ongoing efforts in regards to liquor compliance throughout the city. We are affiliated with something that is through the Franklin County Sheriff's office called the STOP program and basically, we are attached to a task force that regionally operates on the east side of Franklin County, in Columbus and in the neighboring jurisdictions and on a regular basis, which is about twice a month, they have people out doing compliance checks, doing under age checks, you know, if there's people out drinking behind the drive through, that's news to me and you know, if there are things over there that are suspicious, I guess, we would appreciate the call. We do, we check into everything that would allow us to contest this and that's basically background that's calls for service in the area, that's citations issued through Liquor Control, that sort of thing. Whether or not there's underage service or over service to people, we're not aware of that at this point. Again..

Mr. Barrett: Well, clearly, I would guess that. Yeah. Good, you answered my question.

Mr. Clemens: Are there any more questions? If not, we're letting it stand as is.

Chief O'Neill: Thanks.

b. Code Compliance

Mr. Burd: I just wanted to do a real quick follow-up on that discussion and I apologize I just got this to you today, I intended to get it to you by the weekend but got tied up with some other things. The memo you that you have in front of you tonight details two of the scenarios that we talked about last time. The first being what the financial impact be if we move from two part time Code Compliance Officers to two full time Code Compliance Officers. And then another scenario we discussed was four officers, each working a ward of a quadrant of the city. One of the things that I think is helpful about this memo is that the Auditor's office provided me with information on a complete break-down of what would go into having a full time Code Compliance Officer. That be their wages, their retirement, insurance, HAS contribution, Medicare, and all of that. So, it their is a staffing configuration that you don't currently have, but would like to see, that's a good place top start. Knowing what one full timer would cost. And so, we are certainly open to having any discussion you would like to have on this, tonight or in the future. I will certainly try to answer any questions I can, about this.

Mr. Clemens: Thank you Nathan. Are there any questions? Councilman Long.

Mr. Long: Nathan, are we still down to just one part time?

Mr. Burd: We are doing interviews this week. And so , we are I the process of interviewing, and we will have two part time. Although I will tell you that in the course of the interviews, we are floating the possibility of these positions maybe becoming full time.

Mr. Long: Ok, so we are already aware whether an individual would be willing to take a full time.

Mr. Burd: But we're gauging interest of applicants to see. We certainly don't want to sat that that's a done deal because we haven't reached that point. But we are having some significant discussions. But we are doing interviews this week. My hope is that we can have a job offer, first half of next week, if not sooner.

Mr. Long: I'm just curious though, that if we were to hold off on making an offer, as we've advertised it as a part time position, to be able to be advertised as a full time position, do you believe we would get a higher quality individual?

Mr. Burd: Yeah. I can always get people with maybe more relevant backgrounds if its a full time job. We did get over ten resumes and there are some good candidates in the list we have now, that obviously applied to it being a part time position. But. I think part of the overall goal of this is to attract someone who may want to make more of a career out of this and not have it be just an entry level thing or a thing they do to wrap up their careers. So, I think it would possibly have some impact on the candidates we receive.

Mr. Clemens: My thought is, a full time position, that somebody that's interested in a job, and willing to work for it, not just something to fill in as a part time position. So, no matter how many we hire or don't hire, I think we find somebody that has the interest of the city at heart, that's gonna be someplace that they work.

Mr. Burd: A lot of our applicants for the part time positions do have other jobs, and so their schedule is kinda torn between different things. I agree with you we could probably get somebody more interested in making it more of a full time commitment.

Mr. Clemens: Councilman McGrady:

Mr. McGrady: Yes Nathan, Good evening. The last discussion I asked about the tablets and you said you have already looked into that.

Mr. Burd: We have done, well there are a lot of different companies that provide that. One of the things that is challenging to the tablets, that I didn't mention last time, and I should have, but it's since then been brought up to me, is that the system that we use, it's called BDS, it's our internal tracking system for all of the functions of our building department, we haven't found a tablet yet that that can be compatible with. And so, if we bought tablets right now, we could not put our BDS system on them. And so we would have to be looking at a different type of tracking system for our computer software. I have looked at the pricing of tablets from T Mobile, a couple of other companies in the recent past, and I can get those to you. But, the bigger issue is we have not yet found one that is compatible with our software.

Mr. McGrady: And what is the software again?

Mr. Burd: It's called BDS. That's the name of our system.

Mr. McGrady: Could you send me what you have?

Mr. Burd: Yep, definitely.

Mr. McGrady: Thank you.

Mr Clemens: President

Mr. Joseph: Thank you. Mr. Burd, on where you have the gross wages, with a high of \$31,720, how does that compare with other communities in the area of comparable size, what their wages and even their benefit packages are?

Mr. Burd: Yeah, I can't, I don't want to be overly definitive because I can't say for sure, but I want to say poorly. I know that's a rate of \$15.25 an hour. So somebody working \$15.25 an hour, putting in 2080 hours a week, their gross wages would be \$31,720. I believe it was Groveport, I hope I'm not wrong, but I believe it was Groveport that recently posted a Code Compliance job for \$19.00 To \$24.00 an hour. That's their salary range. So, you are talking about considerably more money. So, even if we were to do this, I don't think that necessarily makes us super competitive, compared to what other suburbs are paying. I mean Groveport is substantially smaller than we are. So I will be happy to pull together a report of the Westervilles, Hilliards, Dublins of the world to see what their doing but my guess it's still significantly smaller.

Mr. Joseph: My concern is that it would become like this revolving door, we've had that problem in the past...

Mr. Burd: Training Institute, Yeah..

Mr. Joseph: They get in, they get trained, then they get the job somewhere else.

Mr. Burd: I know exactly why you're concerned.

Mr. Clemens: Would you check Whitehall too? They're the ones that are closest to us.

Mr. Burd: That information is all available, I probably should have already done that, but I'll get it all to you.

Mr. Clemens: Ok, that's fine, any other questions?

Mr. Skinner: Following up with Mr. McGrady's comment, do we know the cost of upgrading the or changing the software?

Mr. Burd: I do not, I can look into that for you. I know what software we've used for awhile, there's a lot of data in it, but I can certainly explore that for you and find out what it would be.

Mr. Skinner: I think the thought is, if we found out it was going to save a lot of time going digital, it would be nice to weigh what it would cost to switch, kind of like what we did here, was we started switching to tablets to save some of the added costs.

Mr. Burd: Just my personal opinion, I don't think it saves a ton of time, regardless of whether their posting, I mean like I said last time, they're require to post a notice on the property. So whatever they're using, they have to be able to print something or they have to have a notebook with them to manually fill out something that has to be posted to the property. So I'm all for modernizing if we can, but I don't know that I would necessarily save a lot of time. It might make things more efficient and a little bit easier, but they still have to drive street by street, they still have to physically get out of the vehicle and post a notice, they still have to enter all of the tracking information either at their work computer or onto a tablet. It certainly would minimize the time in the office, but all the tasks would still be done the same one way or another.

Mr. Clemens: I know all this electronics is good and all that, but a red sticker on a house is just as bad as anything. That people can see. Those are the things that really count. As far as sending letters, they just throw that in the trash anyhow. Most people get letters from Reynoldsburg don't even open it, they know what's coming. So I mean if, you know, going to the house and knocking and talking to people is really what it's meant for.

Mr. Burd: Following up on that, we used to mail our property maintenance citations via certified mail and the number of people just refusing to accept the certified mail has gotten to the point now where our officers are actually serving the citations personally as often as they can. So, you're right, letters often get ignored and that may be one thing in our code that is fairly wise is that the requirement is to actually post a notice. I think it does get their attention and the attention of their neighbors as well I think.

Mr. Barrett: Thank you again for everything. This is good stuff. The way I understood how we ended the last meeting on this, we talked about what it would cost to add 2 full time and then I thought it was what would be your ideal. So am I to understand 4 would be ideal?

Mr. Burd: Honestly, it would be odd to stand up here and say no we wouldn't like that much staff, but ideally for me, I'd like to go to 2 full time and see how that goes, see what the impact is at that, how many more citations are we getting, how much is being accomplished in the city. I would hate to overdo it, and I know that in your mind that might be impossible, but I would hate to have each officer with such a small portion that maybe it's overkill on that part especially because it's significant financially to go to 4 and what's not included on here is when we go from 2 to 4, we have to buy new trucks as well. It's not just the salary, it's the equipment. If we go from 2 part time to 2 full time they keep using the same trucks their driving, same computers they have now. Personally I would love to try that, see how it works, give it 6-8 months, see if we're happy with it and then maybe pursue above and beyond that at budget time, that would be my ideal scenario for now.

Mr. Barrett: That makes sense to me, because I'm looking at, if we had 2 people and they were both working 30 hours a week and we were able to bring them up to that full-time, we're only at about 20 hours a week so we're barely essentially adding a 3rd, when we're admittedly grossly in the hole depending on when you look at it, what day. But I think it's a real area of opportunity. When you look at the cost, even for the ideal maybe 4 officers, if you look at what that impact could have on our property values for this community, that's a drop in the bucket, frankly. I think that's why they pay the people like us, to do things like that. I'd like, really what adds to this is that competitive aspect that you brought up. The whole basis of this conversation started from the fact that what does this Council have to do to support the administration. Maybe we should be asking him. I don't know. But, what do we need to do to get these codes and ordinances enforced and to make a step to protect property value. But, more importantly, how do we keep the people in the seats to do it healthy? So, based on everything I've heard, my suggestion right now would be, maybe detailing it a little bit more than you did. What would be ideal now, or what would be the program? What would we need to pay? I would like to kinda personally keep money out of it. We already know we don't have any, but, maybe we can find it later. I just think that if we start with, Nathan has been just excellent in every aspect of his job, since he has taken that position, really understands what this city needs. Let's find out and maybe we can have those discussions.

Mr. Clemens: Are there any other questions? My thought would be too, while we are discussing this. Like anything else, you start at the bottom and work up, you can't start at the top and work down. So my other thought would be, that whoever, you would split it up and have someone work part time on Saturday. Because Saturday is when a lot are taking advantage of. That would, you know, only half a day on Saturday. And clean up 256 real quick and a few places. And take advantage of us not having any money.

Mr. Burd: We are, we're actually looking at that now. We've got some working a few hours in the evening, from time to time. Primarily to serve citations because people aren't usually home. So, they need to do that personally. And, our code compliance officer now mentioned just last week the possibility of working some Saturday hours, because he's noticed some of the issues that pop up on Saturdays. So, we are looking at all that now and making some changes.

Mr. Clemens: The big issue is cleaning up 256.

Mr. Burd: Yeah, a lot of signs.

Mr. Clemens: On Saturday, they come out with all kind of signs. You know. They know we don't have anybody that will do anything. Nathan, I want to thank you, unless there are any other questions. You gonna come back with a few more answers?

Mr. Burd: I will come back with the city information, as well as the information on the electronic.

Mr. Clemens: Thank you Nathan. That is the service Committee meeting at 7:47.

Service Department**Nathan Burd****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6884 Phone****ORDINANCE REQUEST**

DATE: June 15, 2015**TO:****RE:**

Statement of necessity:

This legislation will amend Chapter 160 to remove the part-time designation from the Code Compliance positions. This will allow for two full-time officers and 20 additional hours of work per week. Please see the attached memo for more information.

Development Department**Dan Havener****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6831 Phone****ORDINANCE REQUEST**

DATE: June 15, 2015**TO: Service Committee****RE:** ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED - 2277 & 2225 Taylor Park Drive and 0 Reynoldsburg Baltimore Road from the CS- Community Services to AR-3- Multiple Family Residence District, applicant, Wesley ridge Residence Corporation. (Second Reading June 8, 2015).

See attached materials in regards to the rezoning request.



Planning and Zoning Office
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, Ohio

Application #: 168974

Permit #:

Date Submitted: 4/16/15Fee Amount: \$750
☒ Paid: 248330

PLANNING COMMISSION APPLICATION

I. PROJECT TYPE

- ☐ Subdivision Without Plat (\$150 Residential/\$250 Commercial)
 ☐ Preliminary Plat (\$750 + \$50 per lot)
 ☐ Final Plat (\$750 + \$50 per lot)
 ☒ Rezoning (\$750 Residential/\$1,000 Other)

II. PROPERTY INFORMATION

Property Address/Name of Plat:

2277 Taylor Pk. Dr.; 2225 Taylor Pk. Dr.; 0 Reynolds.-Balt. Rd

FOR REZONING ONLY

Description of Location for Preliminary and Final Plat only:

Proposed Zoning:

AR-3

Parcel ID(s):

0450378750; 0450378760; 0450379240; 0450379230

Size of Area to be Rezoned:

2.608 ac.; .63 ac.; .27 ac.; .027 ac.

Number of Lots:

4

Present Zoning:

CS

Present Use:

Vacant

Existing Structures:

Vacant

Complete Where Applicable:

Engineer/Surveyor: _____

Builder: _____

Proposed Use:

See attached Exhibit F.

III. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Wesley Ridge Residence Corporation; Wesley Ridge

Property Owner Address(s):

5155 N. High Street, Columbus, OH 43214

IV. APPLICANT INFORMATION

Applicant Name:

Wesley Ridge Residence Corporation; Wesley Ridge

Applicant Address:

c/o Ryan P. Aiello, Esq.; Dinsmore & Shohl LLP; 191 W. Nationwide Blvd., Ste. 300, Columbus, OH 43215

Applicant Phone Number:

614-628-6893

Applicant Email:

ryan.aiello@dinsmore.com

Applicant Signature: _____

Date: _____

4/16/2015

OFFICE USE ONLY

Additional Notes:

Zoning Information

- ☐ Historic District
☐ CC Overlay

Additional Requirements

- ☐ Building Permit

Meeting Date: _____

Meeting Results

☐ Approved: _____☐ Tabled☐ Denied

Planner Initials: _____ Date: _____

REZONING APPLICATION DEVELOPMENT PLAN

**Wesley Ridge Residence Corporation - Parcel #0450378750
Wesley Ridge – Parcel #0450378760 and #0450379240**

[Note: The parcels owned by Wesley Ridge are being added solely to harmonize the zoning classification of all parcels within the Wesley Ridge Retirement Community site. No additional improvements are planned or anticipated in connection with these parcels.]

Schedule of Exhibits

<u>Exhibit A</u>	Legal Description
<u>Exhibit B</u>	Contiguous Lot Owners
<u>Exhibit C</u>	Topography
<u>Exhibit D</u>	Vehicular and Pedestrian Patterns
<u>Exhibit E</u>	Existing and Proposed Structures
<u>Exhibit F</u>	Proposed Use
<u>Exhibit G</u>	Preliminary Plans
<u>Exhibit H</u>	Deed Restrictions and Protective Covenants
<u>Exhibit I</u>	Schedule for Construction
<u>Exhibit J</u>	Traffic Impact Study
<u>Exhibit K</u>	Drainage Impact Study

Exhibit C

Topography

[See preliminary plans in Exhibit G.]

Exhibit D

Vehicular and Pedestrian Patterns

[See preliminary plans in Exhibit G.]

Exhibit E

Existing and Proposed Structures

*[See preliminary plans in Exhibit G for proposed structures.
There are no existing structures on the Property.]*

Exhibit F

Proposed Use

Wesley Ridge Residence Corporation - Parcel #0450378750

The proposed use of the Property consists of two components: (i) the immediate component, a wellness and fitness center, highlighted by the inclusion of a natatorium ("Wellness Center"), and (ii) a future component, senior housing.

As shown on the preliminary plans, the subject Property is located at the front of the Wesley Ridge Retirement Community. As such, Owner views the Wellness Center as becoming the "front door" to the community. The Wellness Center will be designed with this in mind, providing an attractive and inviting public face along State Road 256. The Wellness Center's exterior façade will complement the existing architecture of the community.

Inside, the Wellness Center's amenities will be highlighted by a natatorium, outfitted to provide senior-focused activities and aquatic therapies. In addition, men's and women's locker rooms, a health bar and lounge, health and wellness classrooms, and administrative offices are planned for the first floor of the building. Upstairs, the Wellness Center will provide seniors access to a large gym facility, which may include a walking track. While the exact locations of these amenities have not been finalized as plans are still in the preliminary phase, Owner's intent is to include all of these amenities into the project.

Owner anticipates that the Wellness Center will initially be open for use only by the residents of Wesley Ridge Retirement Community, and will thereafter (within one or two months from the initial opening) be open to the Reynoldsburg senior community at-large.

As indicated on the preliminary plans, the Wellness Center will be located in the middle of the subject parcel (but at the front of the Wesley Ridge Retirement Community as a whole), with ample room on each side for future expansion. Owner currently has no firm plan for future expansion, other than to leave room if the market calls for additional senior housing needs. Owner's immediate focus and attention is solely to the construction of the Wellness Center, as market demands have aligned with the availability of project financing.

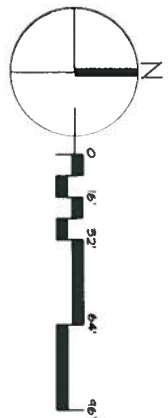
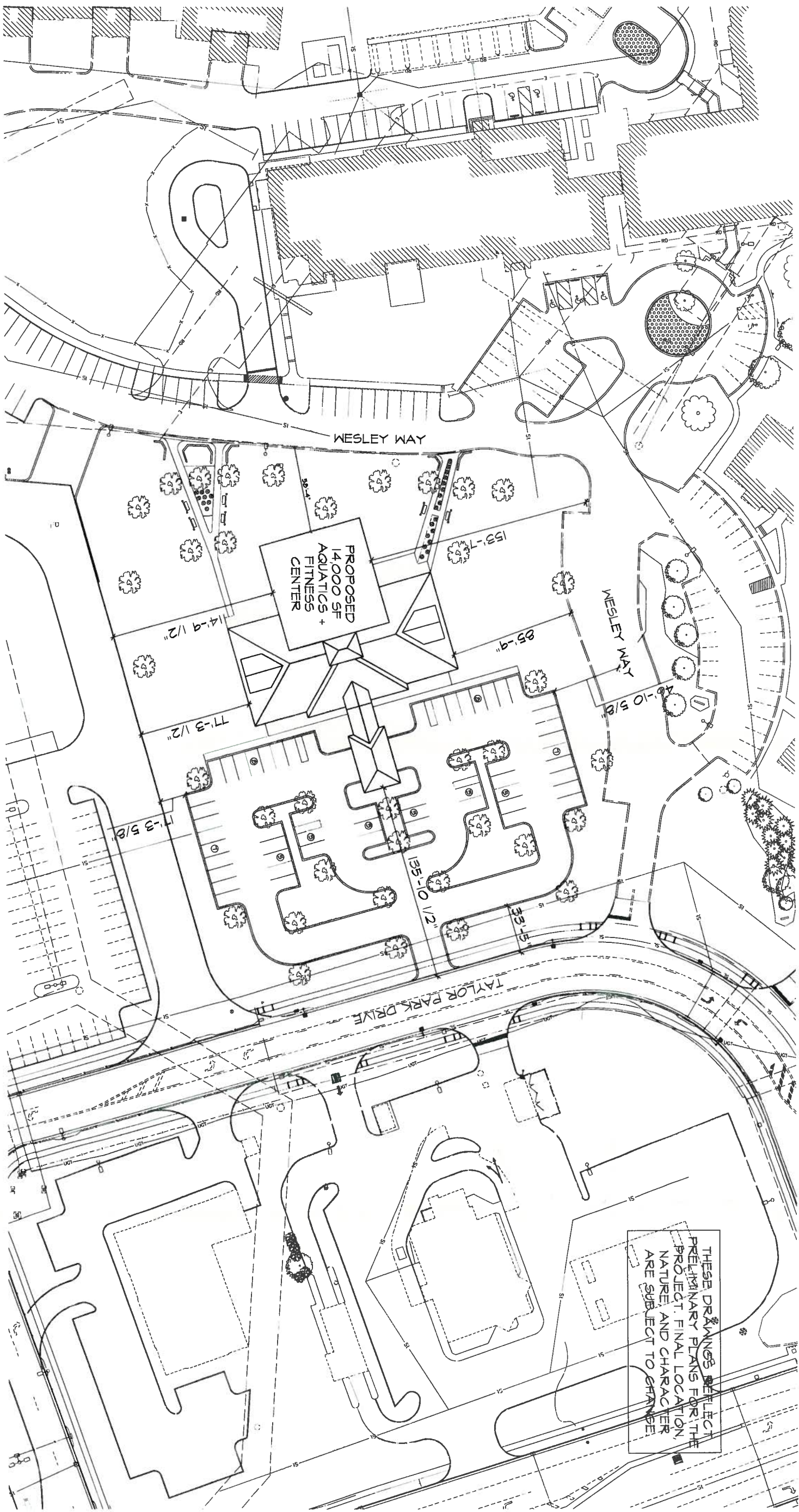
Exhibit G

Preliminary Plans

[See attached preliminary plans.]



Wesley Ridge Retirement Community



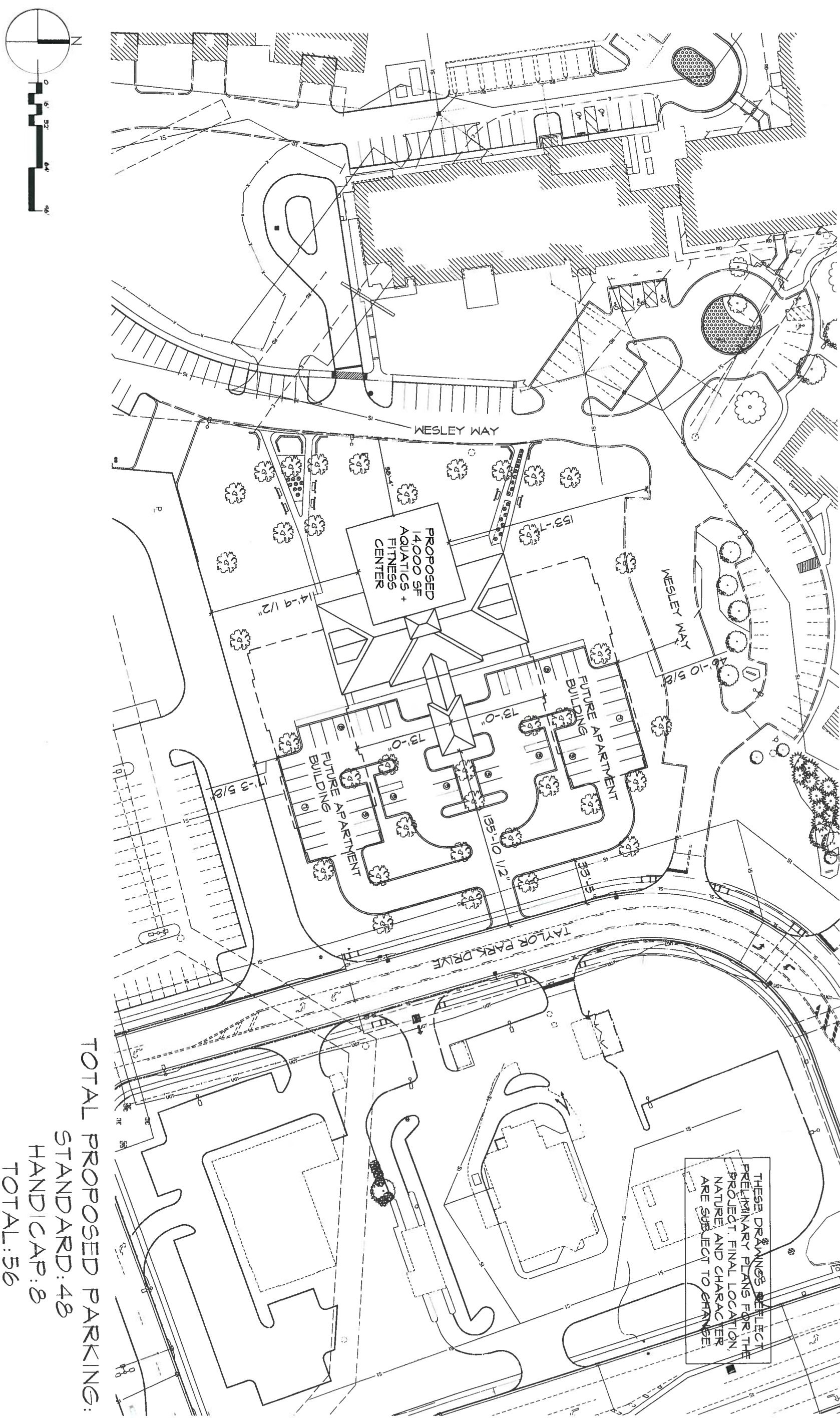
TOTAL PROPOSED PARKING:
STANDARD: 48
HANDICAP: 8
TOTAL: 56

WESLEY RIDGE AQUATICS AND FITNESS CENTER

PRELIMINARY SITE PLAN

4-15-2015





THESE DRAWINGS REFLECT
PRELIMINARY PLANS FOR THE
PROJECT. FINAL LOCATION,
NATURE AND CHARACTER
ARE SUBJECT TO CHANGE.

TOTAL PROPOSED PARKING:
STANDARD: 48
HANDICAP: 8
TOTAL: 56

WESLEY RIDGE AQUATICS AND FITNESS CENTER

PRELIMINARY SITE PLAN

4-15-2015

