

COMMUNITY DEVELOPMENT COMMITTEE MEETING MINUTES

May 17, 2004

Members of Community Development Committee present: Eric Gilbert; Mel Clemens, Ron Stake, Preston Stearns, Brett Baxter, Antoinette Newman. Councilman Lane J. Beougher was absent. President of Council William L. Hills was also present.

Vice Chairman Gilbert: I'll call the meeting of the May 17, 2004 Community Development Committee meeting to order at 7:35. Second item on the agenda is the approval of the minutes of the May 3 Community Development Committee meeting. Are there any additions or deletions to those minutes? (No response). None being heard, they will stand as read. Item number 3 is the approval of tonight's agenda. Are there any additions or deletions to this evening's agenda? (No response). None being heard, the agenda will stand as submitted.

Item number 4 is to authorize the Mayor to enter into agreement with Reynoldsburg Soccer Association for Civic Park Concession Stand. This item was held on 5-3 for two weeks and had its second reading on April 26. Mr. Walsh.

Parks and Recreation Director Paul Walsh: We had held this item so that we could get Attachment C to you. And you should have Attachment C now which is the authorization for Ron Andrews to sign the agreement. So you're ready to go.

Mr. Gilbert: Okay. Thank you, Mr. Walsh. Any comments from members of Community Development in regards to the information we've received since May 3? (No response). Mayor, anything to add?

Mayor McPherson: No.

Mr. Gilbert: Okay. Nothing being heard, I'll make a motion that we forward this to Council for its third reading with a recommendation for adoption. Do I have a second? Second by Mr. Stake. All those in favor, please signify by saying aye. (All voted "Aye"). Opposed? (No response). Motion passes.

We'll adjourn Community Development at 7:38 p.m.

Community Development Committee
-- -Nancy C. Frazier, Clerk of Council
(Transcribed - Susie Smith)
May 17, 2004

SAFETY COMMITTEE MEETING MINUTES

May 17, 2004

Members of Safety Committee present: Mel Clemens, Ron Stake, Preston Stearns, Brett Baxter, Eric Gilbert, Antoinette Newman. Councilman Lane J. Beougher was absent. Council President William L. Hills was also present.

Mr. Clemens: I'll call the Safety Committee meeting to order at 7:39. The first item on the agenda is the approval of the minutes of the May 3, 2004 Safety Committee meeting. Do I have any additions or deletions? (No response). If not, they'll stand approved. The next item is the approval of the agenda. I'd like to add as 3a, I have a speaker. Are there any other additions or deletions? (No response). If not, I'll make a motion for approval. Do I have a second? Second by Mr. Baxter. All in favor, say aye. (All voted "Aye"). Thank you.

Speaker is Mr. Gary Burkholder. Mr. Burkholder.

Mr. Burkholder: Thank you, Mr. Chairman. Gary Burkholder, Etna Township, 254 Trail East. I just want to take this opportunity to thank Mayor McPherson for his recent attendance at our trustee meeting regarding Taylor Road. We had a very good discussion about the improvement of Taylor Road. Since that time, I've heard from the Licking County Prosecutor and he has advised that we as trustees do not have the authority to turn the road over or dedicate the road to the City of Reynoldsburg. But he said there are provisions which he would be happy to explore with us regarding how we can work in cooperation with the City of Reynoldsburg toward the improvement. And I have corresponded back with the Licking County Prosecutor that we would like to explore those options and the methods that are prescribed by the Ohio Revised Code so that we can move forward with the City of Reynoldsburg toward the improvement of Taylor Road. So again, I appreciate your presentation Mr. Mayor. We had some good questions there also. One of the major ones was, if it is improved would there be assessments to the citizens along that road? So I think it's a good start. But we want to move quickly in our end as far as getting some answers back from the prosecutor. So I appreciate the opportunity to report this to Council. Thank you.

Mr. Clemens: Thank you, Mr. Burkholder. The next item on the agenda, item 4, Discussion, FOP Contract. We have received the FOP contract. It's in our hands now for approval. Or we can just let it sit for 30 days and it becomes law. It is up this evening. Are there any questions from Council members that they would like to ask the Mayor, or City Attorney, or Chief or anybody? (No response). If not, I'd like to send this to Council for its first reading with the, I imagine as an emergency, Mayor?

Mayor McPherson: Yes, Mr. Clemens. We would like to request an emergency on it so we can go ahead and get it into place. Get all the paper work done. Get the Auditor's work done, and move it along.

Mr. Clemens: I'd like to make a motion that we send this to Council for its first reading with an emergency, for adoption. Do I have a second? Second by Mr. Stake. All in favor, say aye. (All voted "Aye"). Opposed? (No response). Thank you.

Item number 5, Discussion, Liquor Permit Request, New, Chipotle Mexican Grill of Colorado LLC doing business as Chipotle, 7611 Farmsbury Drive, Reynoldsburg, Ohio 43068. Chief

Miller.

Chief Miller: This is a national chain. They haven't even broken ground yet. Those of you that are familiar with the site, we're talking just north of Ritter's Ice Cream and in front of the Dynasty Grill area on 256. But there is no reason that we can bring to you that would say that you would request a hearing on this license.

Mr. Clemens: Thank you, Chief. Any questions for Chief Miller? (No response). If not, we'll just let this stand and let it go as it is. Thank you, Chief.

Next item on the agenda, Discussion, Liquor Permit Request, New, Stopover Inc., 7820 E. Main Street, Reynoldsburg, Ohio 43068. Chief Miller.

Chief Miller: Again Mr. Clemens, we've conducted an investigation. We did look into this matter last year because there was a switch over. But the previous owners failed to transfer the permit. And so that work is being done now. But there is no reason, there has been no activity, no citations, no problems with the new owners. And we would suggest that we just let this stand and not request a hearing.

Mr. Clemens: Okay. Are there any questions for Chief Miller on this subject? (No response). If not, we'll just let it stand without a hearing. Thank you, Chief.

That ends the Safety Committee meeting at 7:44.

Safety Committee

- - -Nancy C. Frazier, Clerk of Council

(Transcribed - Susie Smith)

May 17, 2004

SERVICE COMMITTEE MEETING MINUTES

May 17, 2004

Members of Service Committee present: Eric Gilbert, Ron Stake, Preston Stearns, Brett Baxter, Mel Clemens, Antoinette Newman. Councilman Lane J. Beougher was absent. Council President William L. Hills was also present.

Mr. Gilbert: I'll call the Service Committee meeting to order at 7:44 p.m. The second item on the agenda is the approval of the minutes of the May 3, 2004 Service Committee meeting. Are there any additions or deletions to those minutes? (No response). None being heard, they'll stand as read. Item number 3 is the approval of the agenda. I have several changes to the agenda this evening. I'd like to make a motion to hold items 7 (Discussion, License to allow installation of drain to correct water accumulation problem), 8 (Discussion, Development and Purchase of Software for the NPDES Phase II requirements), and 9 (Discussion, Development impact fees) for two weeks. Are there any other changes, additions, or deletions to incorporate into the motion? (No response). None being seen, I make a motion that we hold those items for two weeks. Do I have a second? Mr. Stake with the second. All those in favor, please signify by saying aye. (All voted "Aye"). Opposed? (No response). Motion passes.

Item number 4 is Discussion to accept two unrecorded deeds of easement, Parkview Presbyterian Church, bikeway, Huber Park to Blacklick Woods Park. Mr. Walsh.

Parks and Recreation Director Paul Walsh: This is another one of these housekeeping items that we have to do. The bike path is intended to be constructed this year so we need to accept the deeds on these easements. The Ong property easement is the one that's near Huber Park next to the bridge at Livingston Avenue. That's how we get to the bridge, and the Parkview Presbyterian obviously is the one that runs along the road in front of Parkview so that the bike path can be installed. That's all.

Mr. Gilbert: Okay. Any questions on this item from members of Service? (No response). None being heard, Mr. Walsh, this can just move along for its full three readings, correct? Or is there a time problem?

Mr. Walsh: (Inaudible).

Mr. Gilbert: Okay. Good. Mr. Baxter.

Mr. Baxter: Thank you, Mr. Gilbert. Are there any funds needed for this or is this budgeted? Are you going to look for CIP? How is this going to be funded?

Mr. Walsh: There are some funds that are going to be required. ODOT has not provided us with the actual final engineer's estimate. So I don't have the, we have a number that we've come up with but I don't have a number from ODOT. They don't release that kind of information until they go to bid it out. But as it comes for the easements, we've taken care of all the easement stuff. So, everything's cool.

Mr. Baxter: Okay. So we expect to see another legislation then to do the work then.

Mr. Walsh: Yes. That will be forthcoming. Yes.

Mr. Baxter: Okay. Thank you.

Mr. Walsh: We do have a large grant coming for this project as well. And it is a shared project

with Metro Parks. They're picking up half the cost.

Mr. Baxter: Thank you.

Mr. Gilbert: Thank you Mr. Baxter, Mr. Walsh. Any other comments? Mrs. Frazier.

Mrs. Frazier: Mr. Walsh, you had an emergency on this.

Mr. Walsh: Yes, I did. My mistake.

Mrs. Frazier: Do you still want it?

Mr. Walsh: No. It's been suggested that we do a rule suspension if that's something that can be done. It would be best to have these in place before we go to work.

Mr. Gilbert: When are you hoping to go to work?

Mr. Walsh: That would be this summer. But I don't know when ODOT's actually letting it for sure. They haven't told us specifically when they're going to do this. Although it is going to be in fiscal 2005 which is July 1.

Mr. Gilbert: Right. So if it went two readings with then a rule suspension you would...

Mr. Walsh: I think we'd be okay. Yeah. We wouldn't be under construction yet.

Mr. Gilbert: Okay. Does that raise any objections from the members? (No response). None being heard, I'll make a motion that we forward this to Council for its first reading on the Consent Agenda. Do I have a second? Second by Mr. Baxter. All those in favor, please signify by saying aye. (All voted "Aye"). Opposed? (No response). Motion passes.

Item number 5 is Discussion regarding amendment of Ordinance 30-02 that approved plan of operation and governance for the city's Electric Aggregation Program. I believe this came down from the Development Department. Is there anyone here to speak to this? Mr. Brandt. You're good at that. That little corner right there, I couldn't see you.

Development Director John Brandt: Yes, Mr. Gilbert. Well some times you know, low profile. I think it's hopefully, somewhat self explanatory. We attached a copy of what was passed by Council back in April of '02 and most of what is contained in the document was provided to us by our consultant Amp Ohio. And as you glean through it, some of it refers to the computer system tie ins and so on and so forth with the electric company and things of that nature. A little more detail as far as customer, customer billing. And that's about the best I can tell you. It was more or less provided to us as I said by Amp and they got most of the details in their contact with the utilities and the Public Utilities Commission of Ohio. And this is merely our aggregation program for electric which we have on the books and have had on the books. And in order for us to re-file for our certification, we have to have an updated plan.

Mr. Gilbert: What's your deadline on the re-filing for certification?

Mr. Brandt: They'd like to have it as soon as we can get it to them. Because they only provided this to us in late April or early May. But the certificate I believe expires at the end of May.

Mr. Gilbert: Does that raise any questions from members of Service? Mr. Baxter.

Mr. Baxter: Thank you, Councilman Gilbert. Do we know the number of people that are participating in this program? And how effective the program is?

Mr. Brandt: Currently, no pun intended using the word currently, there's no enrollment because no provider has yet stepped forward with electricity. This was when the city initially got into this, it was a situation where we had to have it in place and put it on the shelf so to speak until a provider came along. And there were some, local electric rates were I believe frozen for 5 or 6 years. And this process is, as you can well imagine, rather lengthy and cumbersome. It started out at the ballot 2 years ago I believe, and went through that process, and then our filings with the Commission of Ohio, and the approval and so on and so on. So currently we have nobody enrolled under electric but the market seems to be from what we hear, loosening up and there may be some offers. And if we have our plan and program in place, we can take advantage of them. If we don't, we don't.

Mr. Baxter: Okay. Thank you.

Mr. Gilbert: Questions from other members?

Mr. Brandt: Mr. Underwood reminded me, as well it's an opted out program wherein everybody's in but they do have the latitude or the opportunity to say that they don't want to participate. Much like the gas program that did go in place and from what the last numbers we heard, there's about 5,000 people enrolled in the gas program, or 5700 I think it was.

Mr. Gilbert: Okay. Mr. Stearns.

Mr. Stearns: Thank you, Mr. Gilbert. Did I hear you say that this was going to be done immediately?

Mr. Gilbert: Mr. Brandt had indicated the certification deadline was the end of this month. Correct.

Mr. Brandt: Well, it would merely enable us to continue our current certification without going back through another I would have to imagine, rather lengthy pile of paper and time to get re-certified.

Mr. Stearns: Why do we need a certification if nobody's participating?

Mr. Brandt: Because if we don't have the certification, if there's an offer from an electric provider,

we can't accept it. It's kind of like, you can't sell liquor without a liquor license. You can't sell electric without an electric license. And consequently we had the program in place. And there have been from what we're told lately, electric providers, not necessarily AEP but WPS was _____ public service, First Energy, and a few of the other ones are looking at possibly making offers. And a lot of this stuff is tied to all this fuel issue that's going on and it's a very volatile, very complex market and I wouldn't even begin to imply that I have a complete handle on the whole thing. That's why we have also had Amp Ohio assisting us in this project.

Mr. Stearns: Thank you.

Mr. Gilbert: And the electric process has run somewhat behind the natural gas process in the Central Ohio area at least.

Mr. Brandt: That is correct. And from what I am told, it was largely due to the fact that evidently when deregulation took place, there was some rate structures put in place that made this market not as attractive to vendors as other markets. But those structures are due to come off I believe next year or some time possibly later this year.

Mr. Gilbert: Mr. Hills.

Mr. Hills: If I could help a little bit on that. The reason you're finding electric is very active in other parts of the state, AEP service provider were under a 5 year freeze of rates. And therefore, their rates are about as low as you're going to get right now in this area and in their service area. And that's why that you can't find a third party provider that are willing to come in and take that cut. But that is, as John says I believe, as markets begin to open, people come in a little early to get their feet wet and try to get a nitch on the market when those rates break. And I believe it is in '05 that there are some AEP rate structure potential changes. And so I think that's why having something in place will enable the city to take advantage of an offer, a reasonable offer should it come forward. But the reason it has been slow and not like gas is simply because there was a freeze on AEP by the PUCO.

Mr. Gilbert: Thank you, Mr. Hills. Any questions or concerns from the members at this point? (No response). Hearing none, I'll make a motion on this that we forward it to Council for its first reading with a recommendation for adoption as an emergency. Do I have a second? Second by Mr. Baxter. All those in favor, please signify by saying aye. (All voted "Aye"). Opposed? (No response). Motion passes.

Item number 6 is a Discussion regarding a zoning request, 9613 Taylor Road and 9807 Taylor Road from Unzoned to AR-1c, applicant, Robert Fiorita, and Gary Smith, Bird Houk Collaborative, 6375 Riverside Drive, Dublin, Ohio 43017. The members should have received in your packet last week, the submission to the Building Department providing us with general information and information of impact studies required by our code to review for this evening's discussion. And I have two speaker slips on this. Both from the applicants. And I don't know which gentleman would like to go first. I'll just start with Mr. Smith. If you could come forward and make a presentation on the project. Mr. Fiorita, welcome. You can feel free to come down here if you're more comfortable or any of the microphones in the back as well. Just state your name and address for the record.

Mr. Fiorita: My name is Robert Fiorita. I'm the owner of Fiori Distinctive Living. And I live at, well my business address is 4242 Tuller Road, Dublin.

Mr. Gilbert: Do you just want to tell us about the project? An overview.

Mr. Fiorita: We are condominium developers and builders. The site that we are, is of concern tonight is about 20 acres on Taylor Road. And I won't get into the actual project specifics. Gary can probably give you a lot of the actual statistics. How many units there are. What the actual acreage is. What the density is. But we're excited about coming to Reynoldsburg and building a very nice condominium we've built in some other locations. And the project itself is about 148 units. It has a club house, a pool, two lakes, and a park area, a community park for the residents, and a walking and jogging path that surrounds the entire site. And there's a lot of natural materials on elevations. All units have at least one car garage and about 30% of them, at least about 25% of them have two car garages. All of them have two parking spaces off street. And they're all two story, some of them are ranches and the balance of them are town houses on two stories.

Mr. Gilbert: Okay. Any questions at this point for Mr. Fiorita? Mr. Baxter.

Mr. Baxter: Thank you, Mr. Gilbert. What's the price point on these condos?

Mr. Fiorita: They're going to range from the high 120's to the high 150's.

Mr. Gilbert: Mr. Stearns.

Mr. Stearns: And you're going to have how many bedrooms?

Mr. Fiorita: All of them have at least two bedrooms and 2 ½ baths. And some of them have three bedrooms. The ranches have two bedrooms down with an optional bedroom over the garage. The two bedrooms have a loft, and the three bedrooms are with or without a loft. They have optional basements. The smallest is the ranch. It's just under 1100 square feet. The two townhouses are about 1400, 1500 square feet. All of them have, they're thru units. They don't back up to each other so they have a front door and a rear door with a private outdoor space. The patio and a fence to screen from your neighbor.

Mr. Gilbert: Mr. Stake.

Mr. Stake: Thank you, Mr. Gilbert. When would you see people occupying these condominiums?

Mr. Fiorita: Well, we're hoping to get started this Fall. A lot of that will depend on how long the zoning process takes. We think that we would probably build this out in about three years. So we'd start, there's 3, 4 phases of 35 units which comprises of 150 units. And the community center, and the pool, and the larger lake, though I think is to the south, would go in first, and then the first 35 units would go in with that and then we'd just build them as we sell them.

Mr. Stake: Are you planning on making any improvements to the road, Taylor Road, at all?

Mr. Fiorita: I don't know exactly, we are making some improvements. I think most of them are specific to our project. I think a deceleration lane, and I'd have to defer to our engineer who is here if you'd like to ask that question. But we are dedicating right-of-way for the road expansion when that occurs. We did however, one thing I don't know if is reflected in your packets or not, and this had come out of some meetings with staff and some of the community members, there are two entrances to the property shown in your packet, and one of them should be noted as an emergency access until roadway improvements are made on Taylor Road.

Mr. Gilbert: Thank you, Mr. Stake. Mrs. Newman.

Mrs. Newman: Thank you, Mr. Gilbert. I'd like to know where you've built before and how many similar communities you've developed.

Mr. Fiorita: Well we have three active projects right now. Two of them are in Powell. One of them is just outside of Bexley right across from Berwick. And we have four complete communities. The closest one to here is one we built back, we started in 1990 I think, '94 excuse me, I think we finished it in about '96 or '97, it's between McNaughton, excuse me, it's on McNaughton in between Main and Broad Street right across from the eastern entrance to Mt. Carmel East. As you come out of that entrance there, right where the new office building, medical building is there. We're right across the street.

Mrs. Newman: I'm familiar with that property. It's very nice.

Mr. Fiorita: Those were, I don't know what they're reselling for now but I think the average price in there was in the mid 130's when we sold them.

Mrs. Newman: Okay. Thank you.

Mr. Fiorita: There are 60 units in there. That community did not have as much open space or it didn't have a community center. So we're trying to, 10 years later we're coming in with a project that's probably going to be maybe \$40,000, \$30,000 more on the average, not the, excuse me, \$25,000 more on the average with a community center and lakes and a jogging trail. So we're excited that we can do that.

Mrs. Newman: Thank you very much.

Mr. Gilbert: Thank you, Mrs. Newman. Mr. Baxter, did you have another question?

Mr. Baxter: He answered it. (Inaudible).

Mr. Gilbert: Any other questions for Mr. Fiorita? Then we can have Mr. Smith come down.

Mr. Fiorita: Thank you.

Mr. Gilbert: Thank you, Mr. Fiorita. Welcome Mr. Smith. It's good to see you again.

Mr. Smith: Thank you. Gary Smith. I'm with Bird Houk Collaborative. The address there is 6375 Riverside Drive. Robert really did a good job of going over it so I'm just going to kind of be brief in what I discuss. I didn't bring an easel with me so I apologize. If I sit these up down here, can everybody see them? As Robert mentioned, we're on 19.66 acres. 14.66 of that is the Harley D. Snook estate. And the 5 acre piece is the Marlyn Day property where the current mobile home community resides. And this project will displace that. It is 148 units as it stands which when you take out the, and there is a single residence on the property which was part of the Snook estate which will remain as a residence - that piece is going to be just sold as an existing residence instead of tearing down a house that already fits within the community, they're just going to go ahead and sell that off. So when you take that acreage out of the property, we end up at 7.95 units to the acre. When we set up this land plan, what we really tried to do was to take advantage of the natural features of the site and also to create some courtyard environment. So really what we've tried to do is, since most of these things are thru units, and since they do have private spaces in the back, we tried to get areas out along the existing trees, the backs along the existing trees, then we tried to get them back to back in the large open space. As Robert mentioned, as part of this project they will be building approximately a \$200,000 community club house and a pool. And so a lot of these, a good portion of these units border on this central green space that has the large pond and the community complex. Taylor Road, we will have an entry feature very similar to what we have at the Taylor Square Shopping Center. We're going to use the white, 3 rail horse fence. We want to kind of provide some continuity with the community. We will have a boulevard entry at the front, the main entry, which will have a very nice entry feature. Very nice signage. Brick piers. Street trees to set a nice frontage and a nice appearance along Taylor Road. We are also donating the additional 10 foot of right-of-way to the city as a means for the city to bring that right-of-way up to the thoroughfare plan standards. So we'll be providing additional 10 feet of right-of-way. As Robert mentioned, for safety reason right now, until Taylor Road is widened, or until it's fixed, we have a secondary entry that is a bit of a safety concern because it's at the bottom of the dip. And through our community meetings we have arranged to make that a secondary access, a fire access. So the pavement won't actually be connected. It will be dead ended down towards the bottom and it will be established for fire access until such time as the road is improved and that dip is taken out of the road to make it a more safe intersection. The project will probably be built out over a couple of phases. The first phase will begin within this area. And then as the project sells, it will get built out over toward this other side. So this entry won't even really be a factor another of couple of years if it doesn't go in. It's mainly just a fire access should this entrance for any reason be blocked in an emergency. I can't think of anything else.

Mr. Gilbert: Mr. Stearns.

Mr. Stearns: Thank you, Mr. Gilbert. Mr. Smith, it says in your development plan here that there would be additional parking spaces available for someone on occasion to have additional guests. Where would that be? Where would you have additional parking?

Mr. Smith: That's a good question. We've actually identified a couple of different locations for additional parking. We have some additional parking up in here where we have a majority of our needs concentrated. And we also have some additional parking at the club house. We can look into some ways, things over here are a little bit tighter. We can look into some ways (Inaudible. Speaking off mike).

Mr. Stearns: How many parking spaces do you think there'll be?

Mr. Smith: We have 6 additional spaces here. And I think we have a total of 8 spaces at the club house. And most of the people that use the community club house are typically going to be walking to the club house. We've provided a path, as Robert mentioned, we've provided a walking path that goes all the way around the outside so that people can take advantage of that to either to get from there to the club house or they can walk through the development too.

Mr. Gilbert: Any questions from other members at this point? (No response). Mr. Brandt, anything you'd care to add at this point from the Administration?

Mr. Brandt: No.

Mr. Gilbert: Okay. Thank you, Mr. Smith. At this point, on a zoning process such as this, I guess just one question I have, Council had passed an ordinance amending our code for land that's annexed into the city, that the zoning that's identified for that land is the zoning that the land currently has in the township. And the application indicates present zoning as unzoned. Mr. Smith, that land is zoned currently. Correct?

Mr. Smith: I believe it is zoned within the township. Where we got that from was the actual Reynoldsburg zoning map identifies that area as unzoned. And I don't know what the classification was in the township. Sandra may be able to.

Sandra Long: Agricultural. The mobile homes are residential. They're not mobile homes. They're known as residential. Not manufactured housing.

Mr. Gilbert: Okay. Thank you, Mr. Smith. With this process, normally there's ample opportunity for input from members of the community as well as the developer. Normally the application will move forward at this point for a first reading from Council. And at the time of the first reading, the President of Council will set a public hearing which at this point would be at some point the first or middle portion of June. And from that point, and that's with Planning, and from that point it goes to Planning and then back to Council for its second hearing, before the Service Committee, and then on to the third reading. That is the process that it takes. And I encourage the members to review the information. And without any objection at this point, I would just make a motion that we forward this to Council for a first reading where a public hearing will be set. Do I have a second? Mr. Stearns with the second. All those in favor, please signify by saying aye. (All voted "Aye"). Opposed? (No response). Motion passes. Mr. Fiorita, Mr. Smith, thank you for your time this evening.

Item number 10 is an Ordinance approving the Special Exception Use Permit, 8460 East

Main Street. This item came back as a housekeeping measure to allow the, I believe the BZBA to make a correction. Are there any questions or comments from members of Service at this point on this item? (No response). None being heard, I would make a motion that we forward this to Council for its second reading on the Consent Agenda. Do I have a second? Second by Mr. Clemens. All those in favor, please signify by saying aye. (All voted "Aye"). Opposed? (No response). Motion passes.

Item number 11 is an Ordinance authorizing the Mayor to purchase one case loader. This item did have its second reading on May 10. Are there any questions or comments at this time from members of Service in regards to this item? (No response). None being heard, I'll make a motion that we forward this to Council for its third reading with recommendation for adoption. Do I have a second? Second by Mr. Stake. All those in favor, please signify by saying aye. (All voted "Aye"). Opposed? (No response). Motion passes.

And I'll adjourn Service at 8:09 p.m.

Service Committee

- - -Nancy C. Frazier, Clerk of Council

(Transcribed - Susie Smith)

May 17, 2004

FINANCE COMMITTEE MEETING MINUTES

May 17, 2004

Members of Finance Committee present: Ron Stake, Mel Clemens, Eric Gilbert. Councilman Lane J. Beougher was absent.

Other members of Council present: Preston Stearns, Brett Baxter, Antoinette Newman, Council President William L. Hills.

Mr. Stake: I'll call the Finance Committee to order at 8:10 p.m. The second item on the agenda is approval of the minutes of the Finance Committee meeting held May 3, 2004. Are there any corrections to those minutes? (No response). None being heard, they'll remain as distributed. Item number 3 is approval of the agenda. Do any members of the committee have any changes to the agenda? (No response). I do. I would like to list as 3a, Transfer of \$250,000 from CIP Fund for signalization at Main and Taylor. Members should have received these in their packets over the weekend. Also, I'd like to hold item number 8 (Discussion, Adoption of the CIP), and item number 10 (Ordinance to amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Section 160.03 "Salary Schedule" Subsections (a) and (b) of Chapter 160, Employee Compensation). Do I have a second on that? Second by Mr. Gilbert. All in favor, say aye. (All voted "Aye"). Opposed? (No response). Motion passes.

Item number 3a is the transfer of \$250,000 from the CIP Fund for the signalization of Main and Taylor. And Mr. Brandt, would you like to comment on this at all?

Mr. Brandt: Yes, sir. This is kind of a follow-up to our agreement that was passed earlier as noted on your Council file with respect to the Kroger agreement and the TIF ordinance inasmuch as there's funding required. We possibly should have ran it together at the same time. But

inasmuch as this project was somewhat drawn out due to a number of issues from creeks to ODOT to whomever, and then there was a thought that we didn't have to pass this. But inasmuch as there is a fiscal officer's statement required with the agreement and to file the TIF documents in a timely manner, we brought this forward. The funding additionally, we should be receiving our documentation from the Ohio Department of Transportation infrastructure bank where they've already committed. And I believe I may have sent you a copy of the letter to the \$250,000. It's a bit of a convoluted situation inasmuch as they'll loan us the money, the TIF will pay the loan hopefully, and we end up with a nice development, an attractive corner, and hopefully no money out of pocket. Just sometimes getting there is a little more difficult in the world of government than it would be in the private sector as we're all aware.

Mr. Stake: Yes. I agree. Okay. Any questions from members of the committee? (No response). Members of Council? Mr. Baxter.

Mr. Baxter: Thank you, Mr. Stake. I know I've looked at this quite heavily, and the question I have is, if we didn't do a TIF, where would the tax dollars go that were generated by Kroger's?

Mr. Brandt: A percentage of it would go to the jurisdictions that are on the tax duplicate. Be it the township, be it the school district, and whatever other jurisdictions are shown.

Mr. Baxter: And normally you would expect it to go.

Mr. Brandt: Right.

Mr. Baxter: Okay. Thank you.

Mr. Stake: Any other questions from members of the committee? (No response). Mr. Brandt, do you want this as an emergency? I understood there was a time constraint here.

Mr. Brandt: I think it would be beneficial inasmuch as we've already completed the other two parts of the puzzle. And their hope is to begin construction by August, and that may move ahead and we'd like to have the documents filed with the appropriate county agencies prior to, or they must be filed prior to the start of their construction.

Mr. Stake: So we need an emergency on this?

Mr. Brandt: Yes, sir.

Mr. Stake: Okay. Mr. Hills.

Mr. Hills: Excuse me, Mr. Stake, if I could. Mr. Brandt, did I understand it correctly that we are moving money from the CIP to an account, and then this grant money will come in and offset that? Is that correct? So there'll be another piece of legislation, or does this legislation reflect that transfer back, or when it comes in there'll be a piece? I take it there'll be a piece to move it back out of the account back into the CIP.

Mr. Brandt: I would take that to be standard procedure.

Mr. Hills: Okay. And then secondarily, the balance in the CIP as of today does exceed \$250,000?

City Auditor Howard Whitney: Yes.

Mr. Hills: Thank you.

Mr. Stake: Thank you, President Hills. Mr. Baxter, you had another question?

Mr. Baxter: Yes. Just a follow up to President Hills' question. The turnaround time to pay back that would not be all at once would it? It'd be over a period of time once the taxes to...

Mr. Brandt: I believe the state infrastructure bank's 10 years.

Mr. Baxter: That's what I thought we talked about. So it would actually be over a ten year period that that would be replenished. Correct?

Mr. Brandt: The ten years is what we're allowed on the state infrastructure, and our TIF situation is set up for ten years and 75%. Theoretically, it should all come out.

Mr. Baxter: Okay.

Mr. Brandt: Well, yeah. The 250's a loan. We'll pay the loan back with the TIF money.

Mr. Baxter: Thank you. Alright. That's what I was looking for.

Mr. Hills: You're paying the loan back the TIF money. The money that we're taking out of the CIP?

Mr. Brandt: Right.

Mr. Hills: Which is Reynoldsburg tax dollars, whatever, is going over from the left hand to the right hand and that allows everything to move forward. This grant, loans, whatever coming in will pay back that 250,000 and the TIF then pays off over a ten year period, the 250,000.

Mr. Brandt: Correct.

Mr. Hills: So we're, I don't want to use the word fronting, but we're advancing monies to receive the grant. And I think that's the transaction we're doing.

Mr. Brandt: Well, what we're doing is also enabling us to complete the paperwork by having appropriated the funds.

Mr. Hills: The legislative process is over.

Mr. Brandt: Right.

Mr. Hills: Until as soon as the grant comes in, there'll be another piece of legislation saying, oh by the way CIP, here's your money back.

Mr. Brandt: Correct.

Mr. Hills: Okay. Excuse me, but does that help maybe?

Mr. Stake: I hope so. I think you explained it very well, Bill. Thank you. Okay. If there's no other comments, then I will make a motion to authorize and direct the Auditor to transfer \$250,000 from the unappropriated CIP Fund to account number 410.095.5651 for traffic signalization project on East Main Street and Taylor Road. I'll send this on for a first reading as an emergency. Do I have a second? Second by Mr. Clemens. Any further discussion? (No response). All in favor, state aye. (All voted "Aye"). Opposed? (No response). Motion passes.

The next item on the agenda, item number 4 is Discussion, 2005 Tax Budget. This is something we seem to do every year. Correct, Mayor?

Mayor McPherson: That's correct.

Mr. Stake: Would you like to explain this to us a little bit?

Mayor McPherson: Well, this is a requirement from the county that we have to turn in every year. I would just point out to you, if you look at the top of the budget that was presented to you, it's preliminary. The reason for that, Mr. Turner has got some additional numbers that he's probably going to have to put in there. But he probably will not have them until Friday. But we did want you to have the bulk of the document. Any changes that are made, we'll either bold them or put them in italics so you'll be aware of what they are. And we should have the final draft of the tax document by this Friday for your packets. When you check with the county as to where this goes, you've probably heard it time and time again every year, and I know Mr. Hills has, it's kind of a paper procedural thing. It really doesn't accomplish much when it goes down there. But it's kind of the beginning if you will, of our working on the budget. The real budget for the end of the year. So, that's pretty much what it is. It's just a summary of what they anticipate in 2005.

Mr. Stake: Okay. Thank you, Mayor. Anybody from the committee have any questions? (No response). Members of Council? (No response). This is something we need to just get moving along at this time. What I'd like to do is to place this on the agenda for its first reading on the Consent Agenda.

Mrs. Frazier: It will have to be the Regular Agenda, Mr. Stake, as a Public Hearing will need to be set.

Mr. Stake: Okay. We'll just send it forward for its first reading. Do I have a second? Second by Mr. Gilbert. Any further discussion? (No response). All in favor, state aye. (All voted

“Aye”). Opposed? (No response). Motion passes.

Item number 5 is Discussion, Amend Chapter 167 City Records Commission. Mayor, would you like to address this item?

Mayor McPherson: Yes, thank you Mr. Stake. The Records Commission is kind of an ever changing document. And what we’ve done, we’ve had some seminars on records retention, Records Commission requirements. At the time, we really didn’t act on changing it. But as a result of Sharon Michael going to a very recent seminar with the Ohio Attorney General’s office, it’s been recommended that we update and bring our Records Commission and our records ordinances into current requirements. As you go through it, you’re going to find that the black, bold, italics are recommendations that were made from our seminar a couple of three years ago from Mr. Bob Schultz. And then we also added some that you’ll see in the red, bold, italics, and those were recommendations from Martin Susec, who is the Assistant Attorney General from the Attorney General’s office. So those are all recommendations that we’d like to see implemented so we can bring our Records Commission into the current language.

Mr. Stake: Okay. Thank you, Mayor. Any questions or comments from members of the committee? (No response). Members of Council? (No response). Okay. Well, then I will make a motion that we send this on for its first reading on the Consent Agenda. Do I have a second? Second by Mr. Gilbert. Any further discussion? (No response). All in favor, state aye. (All voted “Aye”). Opposed? (No response). Motion passes.

Next item on the agenda is a supplemental appropriation for the Civil Service Commission. Again Mayor.

Mayor McPherson: Yes. As everyone’s aware, we’ve had quite a few turnovers this year. Especially in the Police Department. We asked Billie to send a letter to, or to me, and then I of course copied it to City Council setting out where all the money’s gone this year and why we need the supplemental appropriation. I also asked Billie to be here tonight so that if anyone has any questions of Billie, who is the secretary of the Civil Service Commission, she is available to answer them. The bottom line is, we still have a lot of work to do in the personnel areas, Lieutenants. And we’re going to need this money before the end of the year. As a matter of fact, we’ll need some of it coming right up for the Lieutenants. And they’re going to be going to the assessment center within a couple of weeks. So we do this. And of course, we did ask for an emergency on it because it is a, we are in the process of doing the hiring.

Mr. Stake: Okay. Thank you, Mayor. And thank you Billie for being here. Any questions from members of the committee? (No response). Comments? (No response). Members of Council? (No response). I just have a question. Whoever might be able to answer this for me. Do we need to know where the money is coming from for this? Does that need to be on the legislation here?

Mayor McPherson: It would be the unappropriated General Fund.

Mr. Stake: Okay.

Mayor McPherson: And we can get with Nancy to correct that. Right, Nancy?

Mr. Stake: Okay. Thank you. Okay then, I will make a motion that we request a supplemental appropriation from the unappropriated General Fund of \$10,000 for the Civil Service Commission, account number 110.534.5339, Selection Testing for the remainder of 2004, and you'd like this as an emergency. I make that motion. Do I have a second? Second by Mr. Clemens. Any further discussion? (No response). All in favor, state aye. (All voted "Aye"). Opposed? (No response). Motion passes.

The next item on the agenda is the ordinance authorizing the Mayor to enter into contract for audit of the city's telecommunication services. This had its first reading on 5-10-04. And I think we were educated pretty well last time on this. Are there any further questions or comments from members of the committee? (No response). Members of Council? (No response). Okay. None being heard, I will make a motion that we send this on for the second reading on the Consent Agenda. Do I have a second? Second by Mr. Gilbert. Any further discussion? (No response). All in favor, state aye. (All voted "Aye"). Opposed? (No response). (Tape Change).

....Policy and Procedures Manual. And we do have, we've had some discussion on this previously. We do have some new verbiage that has been submitted to Council. I believe the Administration's seen this as well. So I guess this will be the time to take any comments or questions on this. Mr. Clemens.

Mr. Clemens: This seems simple enough as far as I'm concerned. The version's been cleaned up. Mr. Stake: Okay. Mayor.

Mayor McPherson: I did notice, and we discussed it, there was a mention of including language of 25 or 50 or 100 feet, and I think Nancy had even put that in her memo, away from the building. And I know Mel and I had talked about that too and I don't know if you were going to include that.

Mr. Clemens: I just figured you could post it. I thought you could post it, "no smoking".

Mayor McPherson: As long as that's acceptable to everybody, that's fine. We could just post it, 25 foot of the building.

Mr. Clemens: The ventilating area. We were speaking of the air intake. Is that what you're speaking of? I'm sorry, I didn't understand. You mean the whole building?

Mayor McPherson: Yeah. It had been mentioned I believe by Mr. Underwood that we could put 100 foot. And I think I said 100 feet was too much. But 25 or 50 feet of the building, but I don't know if Mr. Underwood's had other thoughts on it or not.

Mr. Stake: Mr. Underwood.

Mr. Underwood: As I remember our discussion from two weeks ago, I was talking about the air intake is 100 feet. And Mr. Beougher suggested 50 feet. And I said I don't really care as long as

it's a little ways away. So you need to make a decision on how many feet from the air intakes. It wasn't 'from the building' unless that's something new that I wasn't aware of.

Mr. Clemens: No. It was just the air intake on the, it would be the north side.

Mayor McPherson: Well again, if that's all everyone is concerned about, you know, we can post it whether or not it's in the ordinance probably for, just if you had 25 or 50 feet of any building that would be cleaner. But then that puts a hardship on smokers. That's a catch 22.

Mr. Clemens: Back to where we were then.

Mayor McPherson: Back to where you were then.

Mr. Stake: So Mr. Clemens...

Mr. Clemens: Let's put it in there that 50 foot from the ventilation intake on the north side of the building be posted "no smoking".

Mr. Stake: Okay. So you would add that in the policy?

Mr. Clemens: Yes.

Mr. Stake: Okay. Okay.

Mr. Underwood: We have other buildings. It shouldn't be just this building but you've got the police building and you've got the other service buildings. I would think it would be from any air intake for any building.

Mayor McPherson: Yeah. Because we have other air intakes on this building even. So I agree with Mr. Underwood. If we do that we should probably just put a carte blanche within an air intake of any building. Because we also have them on the south side of the building too.

Mr. Clemens: Well the difference is between the one on the north side and the one on the south side is a heck of a big difference in size. The size is the difference.

Mayor McPherson: And we have some in some of the other buildings too and I have no idea what size they are.

Mr. Clemens: Okay. This is up for what, which reading?

Mr. Stake: It would be for its third reading.

Mr. Clemens: Okay.

Mr. Stake: Do you think we have this squared away? Do you want to hold it for a couple of weeks?

Mr. Clemens: Hold it for two weeks.

Mr. Stake: Hold it for two weeks?

Mr. Clemens: I want to check where the intakes are. They're liable to circle the building. And that's not the purpose of it. The purpose of it is to give the people that do smoke, an area to smoke that will be covered. Because there are two sides to each story. And that's why it was brought up to start with. It's an inconvenience also on them as smoking is an inconvenience on people that don't like it. And I'm here to help both of them. And I'm not here to stop one and let the other go. So, let's let it go and hold it for two weeks and we'll check it out.

Mr. Stake: Okay. Well, then I will make a motion that we hold this for two weeks. Do I have a second? Second by Mr. Clemens. All in favor, state aye. (All voted "Aye"). Opposed? (No response). Motion passes.

(Mr. Beougher present - 8:25 p.m.)

Mr. Gilbert: Mr. Stake, I'm sorry to interrupt. But Mayor, real quick, it's not on the agenda but I meant to, when Mr. Burkholder was here, I don't think he's still here, is he? It was a very clever comment in regards to homeowners being assessed on the road repairs. Now he didn't provide us with the answer, but he indicated that there was a question about it.

Mayor McPherson: Yeah. They asked me that and I answered, no they're probably doing it and they're not going to be assessed.

Mr. Gilbert: Correct. So let's get that in the record so it's answered. I apologize for the interruption Mr. Stake, but I thought it was important before it muddies the waters with the residents.

Mr. Stake: I thank you for making that comment, Mr. Gilbert.

Okay. I'll adjourn the Finance Committee at 8:30.

Finance Committee

-- Nancy C. Frazier, Clerk of Council

(Transcribed - Susie Smith)

May 17, 2004