

SAFETY COMMITTEE MEETING MINUTES

May 5, 2008

Members of Safety Committee present: Doug Joseph, Ron Stake, Leslie Kelly, Fred Deskins, Jr.

Other members of Council present: Mel Clemens, Antoinette Newman, Donna Shirey, Council President William L. Hills.

Mr. Joseph: I'll call the Safety Committee meeting to order at 7:31 P.M..

The second item on the agenda is the approval of the agenda. Are there any changes, additions or deletions to the Safety Committee agenda tonight? Seeing none - the agenda will stand approved.

Item three is the approval of the minutes of the April 21, 2008 Safety Committee Meeting. Are there any additions, deletions or changes to those minutes? Seeing none, those minutes will stand approved.

Item#4: Discussion: Authorization of contracts for 2008 Street Program and the appropriation of funds. Mrs. Boratyn, do you have that tonight? You can go ahead and speak to both pieces of legislation.

Safety/Service Director Boratyn: Okay, I think we talked about these back at the committee; these are just the 2008 Street Program, the awards are out and it's the matter of us passing authority so we can send out the contracts and have the award winners return those so we can start on our Street Program. Again, these are for curbs and gutters on Rt.256, and there are about seven streets that are going to have some paving and _____ as part of this program and I don't know if you want me to go through the whole list of what the streets were or if you're familiar with them.

Mr. Joseph: Do any members of Committee or Council have any questions on those streets that you dealt with last year. Okay. What is the target date to start the reconstruction work.

Mrs. Boratyn: My understanding is that after we do approval here we send the contract out and they have ten days in which to sign it and they would start after their pre-bid conference to go over all of the details including the specifics of everything that has to be done, so I think they would start sometime in June. Would that be right, Jim?

Mr. Joseph: Do members of Committee have any other questions on either Contract A or Contract B tonight. President Hills.

Mr. Hills: Mr. Chairman, if I could ask - I did note that the contract made with Strawser would break out engineering. Is that inspections, or is the engineering referred to there inspections, right?

Mrs. Boratyn: That's inspections.

Mr. Hills: And we're breaking that out now so we see what those totals are. They're broken out for the contract.

Mrs. Boratyn: That's correct.

Mr. Hills: That's new and different right?

Mr. Clemens: No.

Mr. Hills: Has that always been broken out?

Mr. Clemens: It's always been broken out.

Mr. Hills: Okay. That's what.....I just wanted to be sure that I understood. Thank you Mr. Clemens.

Mr. Joseph: Any other questions? Okay. Ms. Frazier - this will go as two separate pieces of legislation, right?

Ms. Frazier: That's right.

Mr. Joseph: Okay, unless there's any other comments on it - I'll go ahead and make a motion. We'll start with contract A - I make a motion we send contract A award for the 2008 Street Program both to Finance Committee and to Council as an emergency. Is there a second. Second by Councilman Stake. All in favor say "Aye". (All voted "Aye") Opposed. (No response) Motion carries. And I will make a motion to send Contract B award for 2008 Street Program to the Finance Committee and to Council as an emergency. Is there a second. Second by Councilman Deskins. All in favor say "Aye". (All voted "Aye") Opposed. (No response) Motion carries.

And that was the last item on the Safety Committee Agenda for tonight so I will close the Committee at 7:35 p.m.

Safety Committee

- - -Nancy C. Frazier, Clerk of Council

5-5-08

(Transcribed/S. Cochran, Ass't. Clerk of Council)

SERVICE COMMITTEE MEETING MINUTES

May 5, 2008

Members of Service Committee present: Mel Clemens, Leslie Kelly, Donna Shirey, Fred Deskins, Jr.

Other members of Council present: Doug Joseph, Antoinette Newman, Ron Stake, Council President William L. Hills.

Mr. Clemens: I'd like to call the Service Committee Meeting to order at 7:36 p.m. First item on the agenda is approval of the agenda. Do I have any additions or deletions. If not - that'll stand approved.

Item#3 - Approval of the minutes of the April 21, 2008 Service Committee Meeting. Are there any changes or additions. If not, they stand approved.

Item#4 - Discussion: Amend various sections of Chapter 959 Stormwater Service Fee Crediting Mechanism. Mr. Miller.

City Engineer Miller: Thank you Councilman Clemens. Chapter 959, as you know, details the requirements for the Stormwater Credit Fee Mechanism that we have here in the City of Reynoldsburg. We're revising this chapter to simplify it and to make it a little more user-friendly. It's an underused policy and it's our expectation that with these changes that it will continue to meet the financial needs of our Stormwater Account, as well as offer credits to commercial businesses that have detention and retention ponds. The revisions that you have in front of you - there are sections with italics, which is new text, and you'll see the sections that are being removed and updated.

Mr. Clemens: Okay, you worked this out with Stormwater Department?

Mr. Miller: Correct.

Mr. Clemens: Are there any questions for Mr. Miller pertaining to this item. Members of the Committee. Members of Council. If not, I'd like to make a motion to send this to Council for it's first reading. Do I have a second. Second by Mrs. Kelly - all in favor say "Aye". (All voted "Aye") Opposed. (No response). [Motion carried.]

Item#5- Discussion: Amend Section 1127.07 "Drainage" Subsection (e) of Chapter 1127 Standards. Mr. Miller.

Mr. Miller: Section 1127.07 refers to a Stormwater Management Policy dated 1982. Currently, EMH&T and I have worked collectively on updating that Stormwater Management Policy to meet current design standards and to meet the requirements of the NPDES Phase II Stormwater Management. You are going to see that Stormwater Management Policy and the Stormwater Design Manual in your packets for the meeting on the 19th - on that Committee Meeting. This section needs to be revised to reference those two documents, and in addition to the revision to Chapter 1127 that you see, I'm making one further revision to that so will also have in your packets on the 19th that will state where the latest versions of those documents can be obtained here at the city and that will be with the Department Engineering. That revision is not present there yet, but as I said you will see that on the changes at the next committee meeting.

Mr. Clemens: Thank you Mr. Miller. Are there any questions for Mr. Miller at this time - from the members of the Committee. Members of Council. If not, I'd like to make a motion to send this to Council for it's first reading. Do I have a second? Second by Mrs. Shirey - all in favor say "Aye". (All voted "Aye") Opposed. (No response). [Motion carried.] Thank you Mr. Miller.

Item#6- Discussion: Accept unrecorded Sanitary Sewer Easement (1.479 ac) Distribution Land Corp. Mrs. Boratyn.

Mrs. Boratyn: Thank you. We have a couple of these so I'll take them one at a time. The first one is just to accept an unrecorded Sanitary Sewer Easement (1.479 ac) - out by The Limited; Distribution Land Corp. That's a straightforward waterline easement - well - that one is a Sanitary Sewer Easement and I have a second one saying the same, but it's a Waterline Easement.

Mr. Clemens: Okay.

Mrs. Boratyn: Do you want me to cover them all.

Mr. Clemens: Yes, just cover them all since you're here.

Mrs. Boratyn: Then we have again Waterline Easement for the Blacklick Office Park Phase II. Sanitary Sewer Easement for the Blacklick Office Park Phase II - it should be somewhere. Then there are a Waterline Easement for the Shoppes at East Broad. A sidewalk easement for the Shoppes at East Broad - two sidewalk easements for the Shoppes at East Broad. They're all pretty much straightforward easements for sidewalks.

Mr. Clemens: Okay. Thank you. Anybody on the Committee have any questions for pertaining to Item#6, #7, #8 and #9 for Mrs. Boratyn. Members of Council. Yes, Mr. Stake.

Mr. Stake: Thank you Councilman Clemens. I do have a question in regards to - I guess I'm looking at...I'm looking at Item#9 - the Sanitary Sewer Easement - 15' wide Tata Corp and my question is, we grant the easement and I guess the process - help me understand the process. We grant the easement and they come in and they get a permit to put the sanitary sewer in? Is that correct or...

Mrs. Boratyn: Well, I believe that will - Jim why don't you come up here and help me - I believe that what you do is you - my understanding of it is you go out and you determine where these have to go and then these all become part of your plans and then you get an easement from them to be in the right of way and that's where they're usually putting these and we already have utilities in the right of way.

Mr. Miller: Pam's correct and until we enforce that when a developer proposes a public sewer on a site plan they must dedicate an easement to the city for the maintenance of that sewer. So that is what the easement is for - future cleaning, future repairs, inspections, things such as that since it is public infrastructure.

Mr. Stake: Okay, so we give them permission to put the sanitary sewer line in and how long do they have to complete that?

Mr. Miller: From the time they're issued their permit they have one year as I understand it - they have one year unless stated otherwise in a development agreement with the City.

Mr. Stake: Now when they turn in plans for this - do they have in their specifications how long it's going to take for them to complete this and do we hold them to that or do we go out and say ok, you have a year to complete it.

Mr. Miller: No. When they submit plans at the pre-construction meeting - they tell us what they're construction schedule is and the thing that holds them to that is really the inspection fees associated with the project. The longer the project draws out the more it costs to inspect and it's in a developer's best interest to complete the project as soon as possible so his inspection fees with the city are as low as possible. That's the only thing that in our code of ordinances that dictate how quickly a developer or contractor should construct a sewer, water line, storm sewer, whatever it may be.

Mr. Stake: So help me understand this. The developer puts the sanitary sewer line in and they leave it a mess - how do inspection fees apply to that. Well, you know I'm familiar with the situation where the developer's doing this right now.

Mr. Miller: I know exactly what you're talking about. The more that inspector has to come out and visit the site, the more that inspector has to poke and prod the developer. The more that inspector has to communicate with the developer to finish.

Mr. Stake: Who is driving the inspector to do these things?

Mr. Miller: Currently, it would be our contract engineer, EMH&T. I do that as well now that I've started here with the city also. In some cases, when a sewer is built particularly if it's built in the Fall, it does not do anybody any good to do things like seeding and fertilizing in the cold weather.

Mr. Stake: I can appreciate that.

Mr. Miller: So they wait until Spring.

Mr. Stake: Spring comes and they're not doing anything, it's a mess, the neighbors around here are not appreciating the mess - the city has no recourse to get these people to finish the job?

Mrs. Boratyn: We have recourse as long as we have some kind of permits or something that we still have control over but if we don't have anything like that and we don't if it's on private property but on public property - yes we can.

Mr. Stake: Excuse me but Mr. Miller just said that an easement is public property. It's under.....what did you say? Does anybody remember?

Mr. Miller: It's an easement for us to go on and maintain the sewer but until the sewer is completed and accepted by the city - it's still considered private.

Mr. Stake: So in this situation - if these people come in and they do this half way - and then just leave it, there's no recourse the city has to get them to finish this project to make it look like it's supposed to look. I mean - you understand what I'm saying - you have neighbors that live by there

- it's a mess - it's a construction site. There's no effort being made to correct this problem. The city cannot do anything - what you're telling me is the city cannot do anything about this.

Mr. Miller: Until the - if the permit runs out - he has to come back and get another one. Other than that Ron - you're correct. I know of no hammer - if you will - that forces us to tell a contractor that he has to finish his private work within a specified time frame.

Ms. Boratyn: On the one _____ there is a punch list that has gone out on that to the contractors. I am looking at it - I am trying to see what we can do but I checked - he's checked - there's no legal hammer that we have.

Mr. Stake: Maybe we need one. I mean, I don't - Mr. Clemens I know you're Chairman.

Mr. Clemens: When the plans were approved for the sewer to be put in - there's also grading plans that tell what has to be done as far as the - you know - what they have to do as far as the grass and the seeding and all that. That's all part of the permit. Now - if they don't take care of it - I mean that's our fault. If they don't take care of it then plug the damn thing. Really - you can't use it to finish your project and the permit says you have to finish your project. That's part of the project.

Mr. Miller: And that's correct and we would not accept the project as public.

Mr. Clemens: So it should not be open. You know what I mean.

Mr. Miller: That is correct.

Mr. Clemens: So if they don't - and I don't know what sewer we're talking about but if it's in use now and the project is not being completed - then I would plug it and have them finish their job and then open it back up. Because we do have requirements that have to be done and just to let it sit and sit and sit is nonsense. Saying that we don't have anything over it - we do have it over it because that's part of the project. If it's not completed - they shouldn't be using it. If you let them use it I understand that because they do it in the Fall - but they're supposed to come back and finish the work. Until they finish the work plug the mother up and I guarantee they'll be back and finish the work.

Mrs. Boratyn: We are pursuing it.

Mr. Clemens: If we go easy on people like this...

Mr. Stake: Excuse me Mr. Clemens. If I could - maybe we need to have some teeth - some hammer I guess to get people to complete these projects. I'm very sensitive to business owners but I'm not sensitive to business owners who thumb their nose at the city and the neighbors that live around there and keep it a mess for months and months and months and don't finish their job.

Ms. Newman: That's why we need tough Building Inspectors and tough Code Enforcers because they're really not supposed to use anything that's been built until it has a final inspection....correct?

Mr. Clemens: That's true but like I said, if they do it in the Fall and they can't come back, then they

come back and grade the...

Ms. Newman: But isn't that some kind of an extension or something that can be...

Mr. Clemens: ...they do it in the proper amount of time and it should have been started by now I mean it's March, April, and May - we're into May now.

Ms. Newman: If they use that - whatever they built, it has to be under the purview of the city to allow them to do that, right?

Mr. Clemens: I don't know who it is - I don't know who the contractor is, but I'd make it plain to him that this will be the last work they do if they don't finish their job. We can do that.

Mr. Stake: Thank you - thank you Mr. Clemens.

Mr. Clemens: Are there any other questions on Item #'s 6, #7, #8 or #9? If not Item #6. I make a motion that we send this to Council for it's first reading. Do I have a second. Second by Mrs. Kelly - all in favor say "Aye". (All voted "Aye") Opposed. (No response). [Motion carried]

Item#7 - Discussion: Accept unrecorded Waterline Easement (.796 ac) Distribution Land Corp. We have discussed that. Are there any other questions pertaining to this subject - members of the Committee. Members of Council - if not I'd like to make a motion to send this to Council for it's first reading. Do I have a second. Second by Mr. Deskins. Item#8 - Discussion: Accept unrecorded Waterline Easement (30' wide) Tata Corp. And I know that Tata does a lot of work here in town so I think he should be cooperative on these. Do we have any other discussion or any other questions from Committee members pertaining to this subject. Members of Council, if not I'd like to make a motion to send this to Council for it's first reading. Do I have a second. Second by Mrs. Kelly - all in favor say "Aye". (All voted "Aye") Opposed. (No response). [Motion carried] Item#9: Discussion: Accept unrecorded Sanitary Sewer Easement (15' wide) Tata Corp. Are there any questions from members of the Committee - members of Council. If not I'd like to make a motion to send this to Council for it's first reading. Do I have a second. Second by Mrs. Kelly - all in favor say "Aye". (All voted "Aye") Opposed. (No response). [Motion carried]

Item #10: ORDINANCE ACCEPTING UNRECORDED DEED OF EASEMENT (sidewalk easement) (.039 ac.) FROM TWO REYNOLDSBURG COMPANY, LLC, an Ohio Limited Liability Company (Shoppes at East Broad)- -first rdg 4-28-08. Are there any questions for the Service Director or the Engineer - members of the Committee - members of Council. If not I'd like to make a motion we send this back to Council for it's second reading. Do I have a second on this. Second by Mrs. Shirey - all in favor say "Aye". (All voted "Aye") Opposed. (No response). [Motion carried]

Item#11: ORDINANCE ACCEPTING UNRECORDED DEED OF EASEMENT (sidewalk easement) (.085 ac.) FROM TWO REYNOLDSBURG COMPANY, LLC, an Ohio Limited Liability Company (Shoppes at East Broad)- -first rdg 4-28-08. Are there any questions for the Service Director or the Engineer - members of the Committee - members of Council. If not I'd like to make a motion we send this back to Council for it's second reading. Do I have a second on this. Second by Mrs. Shirey - all in favor say "Aye". (All voted "Aye") Opposed. (No response). [Motion carried]

Item#12: . ORDINANCE ACCEPTING UNRECORDED DEED OF EASEMENT

(waterline easement) (.058 ac.) FROM TWO REYNOLDSBURG COMPANY, LLC, an Ohio Limited Liability Company (Shoppes at East Broad)- -first rdg 4-28-08. Are there any questions for the Service Director or the Engineer - members of the Committee - members of Council. If not I'd like to make a motion we send this back to Council for it's second reading. Do I have a second on this. Second by Mr. Deskins - all in favor say "Aye". (All voted "Aye") Opposed. (No response). [Motion carried]

Item#13 - ORDINANCE APPROVING SPECIAL EXCEPTION USE PERMIT - (1349 Suite B Brice Road, proposed use - automotive repair); applicant, John Swartz- -first rdg 3-10-08. On 3-17-08 item held until 4-7-08. Item held on 4-7-08 until Mr. Swartz attends. Item discussed in committee on 4-21-08 and sent to Council for second rdg. *Second rdg 4-28-08*. I don't believe Mr. Swartz is here. We did discuss this and what had to be done and I think the Service Director spoke on this, also the Mayor. Mrs. Boratyn - do you have any other issues as far as this is concerned. I mean this - and I know that parking has been corrected. This does have some items that we should change before we send it back for the third reading and if I haven't lost it - we'll do it, and I had it.

Mrs. Boratyn: I think the items you want to change addresses the landscaping.

Mr. Clemens: One of the items was they're not going to pave their - they didn't have to pave the additional property - they were going to use the blacktop that was there. They did have to stripe the blacktop.

Mrs. Boratyn: They had to be sitting straight - they had to have the stripes straight with the cars and then they were going to plant some kind of a high enough shrubbery or plant to go across..

Mr. Clemens: Right, at the front, and I don't know where I've got that. We should remove the item where they have to, pertaining to their parking lot.

Mr. Hills: If I could help Mr. Clemens. Item #1 on the Special Exception is, the provider clear the area of all vehicles that are currently there within a couple of weeks.

Mr. Clemens: We want to remove that item.

Mr. Hills: Do you want the whole item out, just a....

Mr. Clemens: Yes.

Mr. Hills: All of Item #1 out.

Mr. Clemens: Right.

Mr. Hills: Then Item #2 said that the parking lot be paved and it be used only for vehicles serviced at this location. I think we're going to go from paved to either lined or striped.

Mr. Clemens: We're going to do away with the paving part. They're going to use the driveway that they - the parking lot they have there at the present time.

Mrs. Boratyn: It's already paved. What he was originally going to do was pave another area that wasn't paved.

Mr. Clemens: What he had proposed was paving an additional area in the grassy area.

Mr. Hills: So he has a parking lot now, so that's....so if the parking be lined or striped....

Mr. Clemens: Present parking lot....

Mr. Hills:at the present location, I think that would adjust what you wanted there.

Mr. Clemens: Remove the part about the new parking lot to be paved. The present parking lot will be used and it will be striped for the automobiles to be there.

Mr. Hills: And then you wanted to add a new one about certain shrubs being planted at some location, right?

Mrs. Boratyn: Yes...the discussion was whether or not the shrubbery or landscaping that they would put in would be tall enough to hide the cars that are parked.

Mr. Clemens: Right.

Mrs. Boratyn: As you come up the drive - there's a drive that goes back and then there's an open space and then the cars are back here and they want it to be behind there.

Mr. Hills: The consensus that I thought I heard is certainly putting in some shrubs, but I think that there was an understanding it wouldn't instantly cover those cars until it grows some.

Mr. Clemens: Right. It would have to grow. Bill - is there something in there about that they can't park on the driveway leading to the property.

Mr. Hills: It says that there'll be no vehicles obstructing the entryway for the building on a regular basis.

Mr. Clemens: That's right. We want to leave that.

Mr. Hills: And the last one is that Reynoldsburg City Council review the Special Exception Use Permit 6 months after it was issued to ensure compliance.

Mr. Clemens: We want to leave that in too.

Mr. Hills: So we're changing the "paved" to "lined" in Item #2 and in Item #1 we're going to put in about some landscaping between the parking lot and Brice Road or whatever.....

Mrs. Boratyn: And we had also talked about landscaping in front of the building.

Mr. Clemens: Right.

Mr. Hills: I think Mrs. Frazier will have that all put together next week, right?

Ms. Frazier: Right.

Mr. Clemens: And I'll get with you Nancy; I'm sorry I haven't yet. This basically, after we send this to Council, will be left to the City Administration to see that the Building Department see that the proper codes are applied to it before it's approved. I do know they're working on a temporary permit and so forth, but there was supposed to be an architect look at it and I know that there were things they had to do to meet our code. We expect that to be done. Just as long as it's done - I expect it to be done...I know that the Mayor will look into it and it will be done.

Mrs. Kelly: I also went out and went and looked at the property and actually met with Mr. Swartz and saw it and I was very impressed with - I don't know a lot about cars - but I was very impressed with how neat and tidy the front of the building looked.....

Mr. Clemens: It is....

Mrs. Kelly: He showed me where everything was so....

Mr. Clemens: Like I said just as long as they bring it up to code, because I thought the Fire Department had things that had to be done.

Mrs. Kelly: Right, right.

Mr. Clemens: So I'll get with Nancy and we'll get these changed as far as the Special Exception Permit is and have it ready for the next Council meeting. Are there any other questions pertaining to this from members of the Committee. Members of Council. And I do appreciate what's being done because I know I was kind of tough on Mr. Swartz but there was another situation down there that needed to be straightened up. You have to be I guess sometimes to get these things taken care of and so I'll have to apologize for that but everything's taken care of and it looks good now and I do drive by and the cars are like we discussed and so forth. So long as it meets code - I have no problem. So if there's no other questions pertaining to this matter - I'd like to make a motion that we send this to Council for third reading for approval. Do I have a second. Second by Mrs. Kelly - all in favor say "Aye". (All voted "Aye") Opposed. (No response).

[Motion carries] That ends the Service Committee Meeting at 8:02 p.m..

Service Committee

- - -Nancy C. Frazier, Clerk of Council

5-5-08

(Transcribed/S. Cochran, Ass't. Clerk of Council)

FINANCE COMMITTEE MEETING MINUTES

May 5, 2008

Members of the Finance Committee present: Ron Stake, Mel Clemens, Doug Joseph, Antoinette Newman.

Other members of Council present: Donna Shirey, Fred Deskins, Jr., Leslie Kelly, Council President William L. Hills.

Mr. Stake: I'll call to order the Finance Committee Meeting at 8:03 p.m. Item#2 is approval of the agenda. I do have some changes to the agenda. I'd like to hold Items #4 and #5 - four - there are some further questions we'd like to get answered and five - the Auditor has asked me to hold that for two weeks. I'd like to hold those for two weeks and I would like to add #3-A - the Contract A on the Street Program and #3-B is Contract B on the Street Program. Do I have a second. Second by Councilman Joseph. Any further discussion. All in favor say "Aye". (All voted "Aye") Opposed. (No response).

Item#3 is approval of the minutes of the Finance Committee Meeting held April 21, 2008. Are there any changes to those minutes? None being heard, they'll stand as submitted.

Item#3-A is Appropriation - Contract A of the Street Program and this does come from the Safety Committee. Councilman Joseph.

Mr. Joseph: Chairman Stake - this item is a request for authorization to enter into a contract with Strawser Paving Company. The Safety Committee passed this out tonight as an emergency

measure both to Council and the Finance Committee for funding.

Mr. Stake: Okay. Thank you Councilman Joseph. Are there any questions or comments in regards to this item from the Finance Committee? Members of Council? Okay, then hearing none, I'll make a motion that \$150,000 from the Permissive Tax Fund #230.120.5651 and \$285,498.76 from the Street Fund #260.120.5651 be appropriated. Do I have a second. Second by Councilman Clemens. Any further discussion. And this is as an emergency. All in favor say "Aye". (All voted "Aye") Opposed. (No response). Motion passes. Councilman Joseph - Item 3-B.

Mr. Joseph: Safety Committee also considered this item tonight to enter in contract with Decker Construction for the Street Program. Safety Committee passed it on to Council as an emergency and to Finance for funding.

Mr. Stake: Thank you Councilman Joseph. Any questions or comments from members of the Finance Committee; members of Council. I'll make a motion that we appropriate \$70,671.95 from Street Fund # 260.120.5651 as an emergency. Do I have a second. Second by Councilman Joseph. Any further discussion. All in favor say "Aye". (All voted "Aye") Opposed. (No response). Motion passes. I'll adjourn the Finance Committee Meeting at 8:05 p.m..

Finance Committee

- - -Nancy C. Frazier, Clerk of Council

5-5-08 (Transcribed/S. Cochran, Ass't. Clerk of Council)