

MINUTES COMMITTEE MEETING
REYNOLDSBURG PUBLIC SERVICE AND TRANSPORTATION COMMITTEE
February 25, 2019

Ward 2 Councilmember Brett Luzader called the meeting to order at 7:32 PM

Call to Order - Roll Call

PRESENT: Luzader, Baker, Bryant, Skinner, Joseph

ABSENT:

Approval of Agenda

Agenda stands approved.

Approval of Minutes

a. Public Service and Transportation Committee – Committee Meeting – February 11, 2019

RESULT:	ACCEPTED
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LEGISLATION FOR EMERGENCY ADOPTION

31-19

ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONTRACT WITH EMH&T FOR THE ENGINEERING, PLANS, AND PREPARE BID DOCUMENTS FOR THE 2019 WATER MAIN REPLACEMENT PROJECTS, APPROPRIATING FUNDS THEREFORE, AND DECLARING AN EMERGENCY. (FIRST READING 2/11/2019, REQUESTS ADOPTION UPON SECOND READ). --- Luzader. Public Service and Transportation Committee.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 2/25/2019 7:35 PM
MOVER:	Brett Luzader, Ward 2 Councilmember	
SECONDER:	Caleb Skinner, Ward 1 Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

32-19

ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN INTERGOVERNMENTAL WORKING AGREEMENT WITH FRANKLIN SOIL AND WATER CONSERVATION DISTRICT FOR 2019 AND DECLARING AN EMERGENCY. --
- Luzader. Public Service and Transportation Committee.

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RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 2/25/2019 7:35 PM
MOVER:	Brett Luzader, Ward 2 Councilmember	
SECONDER:	Kristin Bryant, At-Large Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

33-19

ORDINANCE APPROPRIATING FUNDS FROM UNAPPROPRIATED GENERAL FUND TO AN ACCOUNT IN THE SERVICE DEPARTMENT; AND DECLARING AN EMERGENCY. --- Luzader. Public Service and Transportation Committee.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 2/25/2019 7:35 PM
MOVER:	Brett Luzader, Ward 2 Councilmember	
SECONDER:	Stacie Baker, At-Large Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

LEGISLATION FOR SECOND READING

ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONTRACT WITH EMH&T FOR THE ENGINEERING AND MANAGEMENT OF SEWER LINE CCTV AND MANHOLE INSPECTIONS. --- Luzader. Public Service and Transportation Committee.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 2/25/2019 7:35 PM
MOVER:	Brett Luzader, Ward 2 Councilmember	
SECONDER:	Caleb Skinner, Ward 1 Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

LEGISLATION FOR THIRD READING

36-19

ORDINANCE AUTHORIZING CITY AUDITOR TO REMOVE EQUIPMENT FROM THE CITY'S FIXED ASSET LIST. --- Luzader. Public Service and Transportation Committee.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 2/25/2019 7:35 PM
MOVER:	Brett Luzader, Ward 2 Councilmember	
SECONDER:	Stacie Baker, At-Large Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

37-19

RESOLUTION AUTHORIZING PARTICIPATION IN ODOT SALT CONTRACT FOR 2019/2020 --- Luzader. Public Service and Transportation Committee.

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MOVER:	Brett Luzader, Ward 2 Councilmember	
SECONDER:	Kristin Bryant, At-Large Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

38-19

ORDINANCE TO AUTHORIZE THE MAYOR TO PURCHASE TWO 2019 F-250 FORD TRUCKS AND RELATED EQUIPMENT FOR THE WATER AND WASTEWATER DEPARTMENT AND TRANSFER ONE (1) TRANSIT VAN TO PARKS AND RECREATION DEPARTMENT AND REMOVE RELATED EQUIPMENT FROM THE WATER AND WASTEWATER DEPARTMENT ASSET LIST. --- Luzader. Public Service and Transportation Committee.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 2/25/2019 7:35 PM
MOVER:	Brett Luzader, Ward 2 Councilmember	
SECONDER:	Stacie Baker, At-Large Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

ORDINANCE OF THE REYNOLDSBURG CITY COUNCIL TO PROVIDE FOR THE REGISTRATION OF RESIDENTIAL RENTAL HOUSING LOCATED WITHIN THE BOUNDARIES OF THE CITY OF REYNOLDSBURG (HELD FROM 1/14/2019) --- Bryant. Public Service and Transportation Committee.

Ms. Bryant: Thank you Mr. Luzader. This was actually supposed to be put on as a discussion item tonight. I have since the last time we discussed this I have met with the Attorney Dimitri Hatzifotinos. Sorry if I butchered the name, about the best I can do there. We have met a couple times to discuss the ordinance, talked about trying to do some collaboration between the City and the organizations he represents. He not only represents the Ohio Apartment Association but also represents the majority of the apartment complex owners here, including like Plaza Properties, New Life Ministries. So we have had some preliminary discussions. I think what's ultimately best at this point, I'd like to open this up for discussion so that we can talk a little bit about some of the pros and cons of this. You know we had a drastic difference between the content of the proposed ordinance at the first reading as opposed to the second. And I don't want this to get too confusing. So I think ultimately what I'm going to do is I am going to shelve this and bring it back in a different incarnation that perhaps, you know Dimitri can help collaborate on. I have also talked to Mr. McCloud about trying to find some room in our budget to get some additional code enforcement officers. But I just want to have this as a discussion item tonight so that those that are the <INAUDIBLE> as well as those that aren't, can express their thoughts on this idea.

Mr. Skinner: I just like to make a comment and asked that you make sure to include our Development Director as well as our Civil Directors as well, just in the discussions. Not to insinuate that you are not or excluding them in anyway just want to make sure that all of our City Officials have a chance to be able to weigh in on it and how it will impact various facets of the City.

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Ms. Bryant: You know it would be my intention once we reach a you know, final product to circulate by email and hard copy to this who don't do email, for input. I think one of the things that ha occurred to me, it was actually pointed out through someone on social media that there was a clause that it said that if there were any additional funds left that it would go into the City's general fund and I don't think that that's an appropriate thing to do. What I would like to do is that if there are any overage, to potentially create a grant program for seniors in low income home owners who are struggling to keep their properties up to code that they can apply for a grant from any additional funds that we may have. You know once we reach a certain threshold amount and open it up to application. I think that makes far more sense than to just simply put it into the general fund, that is one correction I'm looking to make.

Mr. Spalding: Yea so were just having a discussion on this for now, ok? Cause my concern is that I mean, when was the first reading?

Ms. Bryant: Quite some time ago. Which is why I want to take it back to the beginning.

Mr. Spalding: Of course and I agree with you. I think you right because there has been a lot of discussion and a lot of good people have come forward, that's kind of nice. And we were waiting to see some landlords finally come and they did. So we started to really get some discussion on both sides and that was kind of what we wanted all along and it took a couple of readings to get things happening and the ball rolling. But my concern now that we have come this far, I mean here we are in theoretically, we are at a third reading spot right now. Without something that may not really resemble what we did a first reading on, which we passed the first reading to get to here and then the second, well now they've all looked a little different. So I think whatever we do, we have to literally go back and start with a new first reading and move it forward from there. Now starting at a third reading and trying to go over the hill, no we've got to start back at the path and really have the discussion all the way through. Because If the concept appropriate than we will be able to design it where everyone will want to get behind it. But I think were just kind of moving too zig zaggy right now because you have put a lot of effort into it and your heart is in it. And I think some other people out here have certainly done some good work too and we need to come up with something that's tangible.

Ms. Bryant: And that's exactly the intention is to take everything that we have learned through the process and to start fresh with something on a first reading, rather than going back to where we have been because its too hard to follow, between the first and second reading. I believe Mr. Hood had been given some information that he researched as well as I researched, that caused a lot of this to kind of get turned inside out. So to me its entirely too confusing if we try to take it to a third reading, which is why I had said lets have this as a discussion item so that we can have this open dialog and I don't know if Dimitri do you have anything to add based on our conversations?

Mr. Hatzifotinor: Chairman Luzader, members of the Committee and Council, thanks, I guess I'll take my opportunity here to say my piece. You know, from a policy standpoint, the Columbus Apartment Association does oppose this ordinance as its written and I'm please to hear that perhaps

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something new will develop in a first reading that can be talked about. I know wrote you all a letter that indicated what our concerns were but I'll kind of summarize by going to the very end, which is I think what you may want to consider is retaliatory eviction ordinance, similar to what Columbus passed. Columbus had the idea of putting forth a registration and inspection concept in November, we spent a lot of time last year talking to that Council about the idea of a retaliatory eviction notice instead which might give you some recourse to help tenants that might have evicted where their landlord isn't taking care of the property. On the other hand, what your contemplating here creates a lot of practical barriers for landlords, the reality of life is that it takes a huge amount of man power and effort to inspect every unit in your City and there will inevitably be delays between the time that a tenant would get in and out and the time to get it inspected and the time somebody else comes in and every delay of a day in the landlord tenant world becomes a dollar and so your not just talking about a fee but your talking about a decent amount of revenue that gets pulled out. And that revenue not only get transferred to tenant in the rent going up but also takes away from landlords capital budgets to put more money into their properties. We did have some really productive discussions with Council member Bryant about perhaps a public private partnership. She raised some ideas and concerns about certain properties. I brought some owners with me tonight that are different than the owner who were here the last time. Particularly those who control Century City and the New Life properties here in Reynoldsburg, And you know more than happy to meet with the City and hopefully subsequent meetings with the Development Department to talk about what kind of a public and private partnership could happen, that isn't a large scale hey lets just pull money and do huge inspections but maybe if there are issues that can be developed through a collaboration, it would make a lot more sense than passing legislation that might be burdensome to both landlords and tenants. That the big picture specifics, you know we do have an escrow statute at the state level. We have landlord tenant laws at the state level, that are in addition to the escrow statute. And then we have a whole bunch of constitutional legal stuff that impose some burdens that I think landlords in Reynoldsburg would have issue with legally, if something like this were to pass because tenants already have a lot of opportunity to get what they need. You have passed a great international property maintenance code that's well vetted that would allow tenants whatever recourse within the City and the City Attorney to take whatever action is needed. So my focus would be on collaboration with the properties that are here, maybe a retaliatory eviction ordinance that gives you some extra rights for bad acts by landlords and then you education of tenants to know what their rights are.

Mr. Cotner: I think that's a big one. I think a lot of tenants don't, I'm sorry. I mean several tenants talk to me and they just, don't even sometimes realize they have some of those rights. <INAUDIBLE> see us even take a leadership role and try and understand what rights they do have to protect themselves too so...

Mr. Hatzifotinos: Yea and the Columbus Apartment Association does a lot of great educational outreach for landlords, one thing that might be interesting would be to get involved in maybe doing something for tenants. What we've seen historically is usually tenants don't ask for help until something is wrong. Which is difficult. I don't mean to generalize, my intention in saying that is it would be great to be able to get people to the table with nothing is wrong so that more education, more knowledge and things like that. Thank you all very much.

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RESULT:	POSTPONED INDEFINITELY [UNANIMOUS]
MOVER:	Kristin Bryant, At-Large Councilmember
SECONDER:	Caleb Skinner, Ward 1 Councilmember
AYES:	Luzader, Baker, Bryant, Skinner