



**SERVICE COMMITTEE - MEL CLEMENS
MONDAY FEBRUARY 13, 2017**

**COMMITTEE MEETING: IMMEDIATELY FOLLOWING THE SAFETY
COMMITTEE MEETING**

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

President: DOUG JOSEPH

Ward Members: Ward I – Stephen M. Cicak
Ward II – Brett Luzader
Ward III – Marshall Spalding
Ward IV - Mel Clemens

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

COMMITTEES:

Community Development: Chmn Skinner, Spalding, Cicak, Luzader
Safety: Chmn Long, Cicak, Luzader, Spalding
Service: Chmn Clemens, Luzader, Spalding, Cicak
Finance: Chmn Cotner, Long, Clemens, Skinner

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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 – January 23, 2017
4. Discussion
 - a. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: AMENDING SECTION 1171.06 ACCESSORY USE; ACCESSORY STRUCTURES OF CHAPTER 1171 GENERAL REQUIREMENTS.
 - b. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: AMENDING SECTION 1127.12 UTILITY AND TRAFFIC STUDIES OF CHAPTER 1127 STANDARDS.
 - c. ORDINANCE AUTHORIZING MAYOR TO ENTER INTO AN AGREEMENT WITH EMH&T FOR THE ENGINEERING AND MANAGEMENT OF SEWER LINE CCTV AND MANHOLE INSPECTIONS. (First Reading 1/23/2017).

**SERVICE COMMITTEE - MEL CLEMENS
MONDAY JANUARY 23, 2017**

COMMITTEE MEETING: 7:30 PM

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

1. Call to Order

PRESENT: Clemens, Cicak, Luzader, Spalding, Joseph

ABSENT:

2. Approval of Agenda

Motion to add to Item 4. g, Ordinance to Vacate 2.31 Acres of an Existing Easement Held by the City, 6960 E. Main St.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mel Clemens, Ward IV
SECONDER:	Brett Luzader, Ward II
AYES:	Clemens, Cicak, Luzader, Spalding

3. Approval of Minutes

a. Service Committee – Committee Meeting – January 10, 2017

Minutes stand approved.

4. Discussion

a. Ordinance Authorizing Mayor to Enter into an Agreement with Emh&T for the Engineering and Management of Sewer Line Cctv and Manhole Inspections

Mr. Root: Chairman Clemens, Members of Council, good evening. This is our yearly CT manhole inspection project. We do this every year. It is paid for out of the operating budget. This year we are going to be doing it in Reynoldsburg Estate Mobile Home Park. Then we will be doing the manhole inspections in the northeast corner of the City. We will be cleaning and tv'ing about 12,350FT of 8IN and 2290FT of 18IN. All the sewers installed in 1966 and it has never been tv'd. By doing this work yearly, this is what creates our project list.

Minutes Acceptance: Minutes of Jan 23, 2017 7:33 PM (Approval of Minutes)

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 1/23/2017 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Brett Luzader, Ward II	
AYES:	Clemens, Cicak, Luzader, Spalding	

- 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 – 0 E Main St, Reynoldsburg, Ohio, from CC Community Commerce District to PND Planned Neighborhood Development District, Applicant, Nicole Boyer.

RESULT:	REFERRED TO COUNCIL [3 TO 2]	Next: 1/23/2017 8:00 PM
MOVER:	Mel Clemens, Marshall Spalding	
SECONDER:	Brett Luzader, Ward II	
AYES:	Luzader, Spalding, Joseph	
NAYS:	Clemens, Cicak	

Mr. Snowden: Thank you Chairman Clemens, Members of the Committee, and other Members of Council. This is an application for a zoning district change. It was application #176120 for the property located on the north side of Main Street between Carlyle Drive and Hanson St. The applicants proposal is to re-zone this 14 acre parcel to Planned Neighborhood Development, and to construct a mixed use project that includes senior housing and assisted living. You will see the attached development plan in you application. In order to be in compliance with the provisions of the Charter, once this goes to first reading, it will need to be scheduled for a hearing. In discussions with Ms. Beggerow, my recommended date would be to schedule that prior to the Council Meeting on February 13th. In which case it could be sent to the Planning Commission for the March 2nd meeting. I will provide a full report to the Council and Planning Commission in time for those public hearings, and with that, I would be happy to answer any questions. Also, the applicant is here and I would recommend you allow them a short question period.

Councilman Cicak: Did you have any economic outlays or how it will affect this city in a positive way?

Mr. Snowden: I don't, but I believe the applicant has some of that information that they would like to present to us. I have not reviewed that. It did not come as part of their original packet. Mr. Cicak, if I could just refer you to the applicant at this time.

Councilman Cicak: Thank you.

Mr. Snowden: If I could just ask the applicant to come up.

Chairman Clemens: If they wish to speak, please give your name and address.

Mr. Swiney: My name is Timothy Sweeney. I am with Wallick Communities. This is Nicole Boyer, whose name was referenced on the application and we are working together on this proposal. Thank you very much for allowing us...

Ms. Boyer: Our offices are located at 6880 Tussing Rd.

Mr. Swiney: Thank you for allowing us an opportunity to address some of the questions, so we could have some personal time to collaborate on our concept, as well as the overall project design. In some of our discussions there were some questions raised regarding the economic benefit that the city of Reynoldsburg would receive from this campus. We have run some numbers in collaboration with our property management operation teams. Just between the two proposed housing phases, which the first phase is 60 unit independent living. The second phase is a proposed 120-130 assisted living facility. Combined, those two properties would employ roughly 68-70 people, of which 47-50 would be full time, or approximately 70%. Using the 2.5%, the proposed increase to the City's income tax, the property between those two phases would generate approximately \$40,000 a year in annual income tax. We also dove done to the real estate taxes, and using some very rough estimates, we have not commissioned an appraisal yet, but assuming a 6-1/4 cap rate on the noi, between the two properties, the city would be looking somewhere north of \$150,000 a year of revenue from real estate taxes. So combined, you would be looking in aggregate at about \$225,000 in annual revenue, which obviously would increase as rents increase and noi increases.

Ms. Boyer: As Tim said, these are only projections for the first two phases. We are unable to speak about the projection for the third phase which is the intergenerational daycare that we are proposing, only because we are not operators of it, so we are in conversations with a couple of different groups for different models, but, until we have more of a commitment from somebody, we really did not want to bring information for that third phase, but we feel that is also going to be a value added.

Councilman Cicak: Phase one was going to take how many years?

Mr. Swiney: From the time we break ground to ribbon cutting will be 12 months.

Councilman Cicak: And phase two begins?

Ms. Boyer: It would actually start almost simultaneously or concurrently with phase one. In looking at the market and the market studies that we have been given, it has been shown that there is a need and a demand for senior housing, both in the form of independent and assisted living. So, the second phase would take about 16 months from the time we break ground.

Councilman Cicak: When we met you said that the first phase was going to take five years and the second phase would begin after that.

Mr. Swiney: I must have misrepresented the question. The whole campus would take about five years to complete. The first phase from today, assuming all financing gets approved, we obtain all the necessary approvals for the entitlements, we would be looking around 18

months to start, and then 12 months after that. And then, the assisted living would start, as Nicole said, concurrently with that.

Chairman Clemens: I think I have stated before, I am not big on putting rental units in the only decent piece of ground that we have in the City of Reynoldsburg. It happens to be on the National Highway. We have thousands of people every day that drive through Reynoldsburg. I can't see where this will bring any value at all, period, to the City of Reynoldsburg, especially the way it is designed with the rear yards to Route 40 and to the side streets. I think this is something that has to be looked into. We just received all of this in our packets Friday evening and have not had a chance really to nail it down. But, we don't really need a daycare like you are talking about. We have daycares all over Reynoldsburg. Assisted living I could go for, if that was one of the units, period. We have nice property there across the street, well taken care of. I even have property across the street, family, a lot of us have it. I don't want to be floating around up there looking ten years from now at something that has been ignored like a lot of our apartments have been. That is what I look at. I don't look at what is now. I have been through a lot of this and I have made a lot of mistakes, and I don't intend to make any more. I think this is something that Council should look at seriously, and we have received a lot of information, which is good, that you have sent us. But, I don't think this is something that we should move on at the present time. Give us more time to look at it before we go to a public hearing. Would you like to say something?

Councilman Spalding: Absolutely. I do have a question as far as rentals go. How do you rent an assisted living place?

Chairman Clemens: I am not talking assisted living. I said I would go with assisted living. The others are senior rentals.

Councilman Spalding: Ok.

Chairman Clemens: Am I correct?

Ms. Boyer: Are you asking how we operate an assisted living facility? We have a reputation. We have been in business for 50 years. We have been doing assisted living for 30 of those. We have a number of communities that we operate in Central Ohio alone. We have a community that just opened 3-4 months ago in Whitehall. We have the old Ramada Inn at the airport that we purchased and converted and it does not even look like a hotel today. On record, we would be more than happy to invite any of you to come and look at that because that is an example of what we have done recently. We also have a project that has been open for just over 30 years on the north side of town that is operating above national standards for occupancy, and we have really great wait lists and communications with area providers.

Councilman Spalding: I actually have visited the one that use to be the Ramada Inn. Fantastic job! I mean totally outstanding! We drove by and said is that some like specialty new hotel that just moved in here, and then we decided, let's go see. I was very impressed. You can certainly take something and make it high quality. The need for senior living, of all

types, whether it is apartments, whether it is assisted living, the need is certainly there. There are a lot of baby boomers and people reaching that time where they are going to need those sorts of things and some of the ones that are out here are kind of pricey, and I think that is a problem. Everybody is not going to be able to get into some of these real nice pricey places.

Chairman Clemens: I'm glad he said this. He does not care whether they are nice or not. Go ahead.

Mr. Swiney: First, I would like to point out to Council that we did receive feedback regarding the design as you had said earlier regarding the way the buildings are facing, or the way the buildings are currently oriented towards Main Street and the side adjacent roads. It was brought up that there were some concerns regarding facing the rear patios of those buildings from Main Street, and we thought that was great feedback. To be completely honest, that is why you have heard voice mails or seen emails from Nicole and I trying to reach out, trying to establish that collaboration and get that feedback. We actually have already passed that message along to our architect, and they are currently looking at reorienting those buildings so where you are not staring at the rear patios. You are actually looking at the front entrance. Secondly, regarding what is it going to look like ten years from now, I know I brought this up with several of the Council members in our other discussions, but as Nicole said, we have a very well respected reputation. We have been around for 50 years. Not only do we have a moral obligation, but we have a fiduciary obligation to our investors to maintain this property, not for 5 years, 10 years, 20 years, but for 30 plus years. Wallick is not known in the industry for building apartments and selling. We are long term real estate owners. If anything, a main part of our business practice is to acquire troubled assets, invest tens of thousands, if not hundreds of thousands of dollars into these units, rehabilitate them, so residents can have a quality, safe home for the next 30-35 years.

Chairman Clemens: Any other questions? Yes, Brett.

Councilman Luzader: Just from a Council standpoint, or from the city standpoint, you say these will be senior apartments?

Mr. Swiney: Age restricted, correct.

Councilman Luzader: What is our guarantee that they will stay senior apartments, and for how long?

Mr. Swiney: With that commitment, comes a land use restriction, which will be recorded. In the unlikely event that Wallick were to ever close its doors, be removed for whatever reason, the new owner would have to follow that use restriction that is recorded. And like I said, that is a minimum term of thirty years.

Ms. Boyer: They could not come on and say they did not want to follow it because there are federal and state agencies that do annual analysis and do checks and balances to make sure they are only renting out to people that are 55 and older. It is not just a document that is out there, it is a highly regulated system as well.

Councilman Luzader: if I could ask the City Attorney if that does kind of protect us.

Attorney Hood: Thank you. It would be like any other deed restriction that you would have potentially in your neighborhood. It would be up to someone to enforce it. I also would venture to guess that there may be a financial component for Wallick, to make sure they are renting to age appropriate folks. So their financing, or incentives, or something like that in nature, may be incumbent upon that. So, they would be self policing it as well because they would be potentially out some money. They are nodding their heads yet. That is usually how these work. Enforceability is not something that I have too many questions about. I have reviewed the document. It looks standard.

Councilman Luzader: Thank you Jed.

Councilman Cicak: When we talked, we spoke about using a mixed used of commercial aspects into your plans.

Mr. Swiney: Yes, Sir.

Councilman Cicak: And, you had a plan like that around Children's Hospital that you did not move forward to. Do you think this could be something that you could use out here?

Mr. Swiney: Without doing the research, I cannot say yes or no. I would have to commission a second market study and see if the market would support something like that. I honestly cant answer your question.

Councilman Cicak: I am a little concerned. It is a fresh piece of land that is zoned commercial for our commercial revenues, and to give it up for a senior home, without seeing more information on the assisted living aspects, I am a little nervous about it.

Mr. Swiney: Everyone's concerns regarding its existing use of Commercial, as probably all of you know, this piece of ground has been vacant for 50 years or so.

Councilman Cicak: Anybody could have built apartments there, if we had let them, 50 years ago.

Mr. Swiney: I don't understand why no commercial office or retail has proposed anything. I don't know. All I can answer is, we really like this location. We understand and are sympathetic to the need for quality housing for seniors. We thought this fit well within our mission. And, this is why we pursued it, and why we are here tonight. As I said earlier, we are not market rate commercial developers. If that is the Council's decision of what the best use is for that site, we absolutely understand, But, we are here trying to further our mission in the hopes that you guys can understand that as well.

Councilman Cicak: Very good, thank you.

Chairman Clemens: Let me get back to where it is at. As I said, it is National Highway, Route 40. We have all kind of commercial down through Main St. We do not have any

building that are built backwards, or like your apartments that you plan on having, even if you work and have a change on it. And, if I go with something like this, I would like to have something that when the people drive by, it makes the City outstanding and look better. If you happen to take a trip and drive into Westerville off of Route 3, and you see the brick columns with the wrought iron in between, you don't notice what is behind it because that takes your thought away right there. It is beautiful the way they did it. And they did it with old building and old things that have been there. But, the way they designed the fence down through there, it takes away the looks of what is behind it. These are the things I am interested in. I want something that Reynoldsburg can be proud of. We have apartments all over the place, and we have apartments for seniors and things such as that. But, even if we go with something like this, how do we know that a few years from now you sell the other pieces of property and not go along and build the assisted living home or the day care that you want to use, things like that. By putting these things off and not doing them at the same time.

Mr. Swiney: Number one, we could not move forward with any other type of product or building type, other than whatever is approved and in final form by Council. So, if we went forward with phase one and phase two, and let's say we didn't decide to do the daycare facility, we would have to come back. Any portion of the site, as it has been approved, any change to that we are required to come back and obtain your approval first. As far as us not moving forward with what we are intending, I don't know how to give you a guarantee other than we are not in the business to walk away. That is not how Wallick has received its reputation.

Councilman Cicak: Did you have those economic projections in the packet anywhere?

Mr. Swiney: No, those came after we had met the other day. I can email them over.

Chairman Clemens: We have discussed things and we are thinking about things that you are thinking about and maybe they can come together through our Committee.

MOTION TO TABLE RE-ZONING UNTIL SECOND MEETING IN MARCH.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mel Clemens, Brett Luzader
SECONDER:	Stephen Cicak
AYES:	Clemens, Cicak, Luzader, Spalding

Mr. Swiney: That is going to be a problem with our financing. Our deadline for, the way the first phase of the project is going to be financed is through the Low Income Housing Tax Credit Program, which is a federal program that is administered by each state. In our case it is the Ohio Housing Finance Agency. They open up a very competitive round which the deadline is February 16th. Just to give you some statistics, on average, there are 100 different applicants requesting the same tax credit financing that we are, and approximately

25% of those applicants actually obtain an award. So, without zoning before May, we can not even compete.

Ms. Boyer: We have been fortunate enough that they are allowing us to get an extension for our zoning approval, one of numerous requirements of the February application. But, both are very well respected logical agency, which we are thankful. And, they are allowing us until early May to be able to demonstrate that we have zoning in place.

Council President Joseph: Mr. Chairman, is there any problem setting it for first reading while Committee continues to ponder this issue and they supply additional information?

Councilman Cicak: I think we just voted.

Council President Joseph: You can reconsider that and rescind that. All you need is a motion to reconsider that vote.

Mr. Snowden: Mr. Chairman, Members of the Committee, other Members of Council, I just want to remind you that the purpose of our Committee meeting tonight is not to make the final decision. The Charter driven process provides us with a special combined hearing and a Planning Commission hearing, and additional Council readings, as well as your rules and regulations. If there is more information that you are requesting, we absolutely can get that for you, whether it comes from me, or the applicant sends it to me and I distribute it. Or, I assume everyone would want to consider my report. My recommendation, given those requirements, and the Charter requirements, our overall process takes about four months from beginning to when the rezoning is actually in place. So, my recommendation to the Committee, it is ultimately your decision, but let's allow the process to move forward to those items. I understand your concerns. If there are any specific items that are in my power to get to you, I will get to you. But, just remember that is the process.

Council President Joseph: That is why we give three hearings, and you can always hold or table on the third Committee consideration. Once you have more information and have a chance to get additional data or review the site in more detail. I don't see a problem in at least moving on for first reading while you continue to consider whether you ultimately want to approve this. And, if you want to rescind the tabling, someone would need to make a motion to rescind, a second, and a vote. Then you can pass it onto a first reading. If the Committee want to do that.

Councilman Luzader: Say we were to rescind and send it to Council for a first reading, and set a public hearing, and even ultimately re-zone the property, we could still, if we don't like the project as a planned neighborhood development, not approve that. Am I correct?

Mr. Snowden: Council Member Luzader, that is a great observation. So the situation is in this case that the zoning district, which is Planned Neighborhood, and the development plan, which is the details of the project are tied together in this planned district. New information, meaning revised plans at the request of Council, provided by the applicant's architect to me and to the Council, can come forward at any point. The key in this case is that the Charter requires a super majority to override the Planning Commission once it gets to the Planning

Commission phase. In terms of expediency, it is best that the combined hearing that would be proposed for February, that they have any proposed changes. But ultimately, if the Council had the super majority, they could override anything that Planning Commission did. You can amend it up until the very last revised plans. This is what is the advantage of a planned development. If Stephen doesn't like a detail of the landscape plan, in the last meeting, and the applicant is willing to submit an amended site plan to us, and everyone is satisfied with that, and you make the motion to amend the ordinance to the new plan, you can change it up and to that point. What I am saying, and I think Council President we are saying the same thing, there is going to be continued deliberation, there is going to be continued discussion, there is probably going to be revised site plans. But, there is no advantage to simply tabling out a long distance in committee because we are going to be doing this anyway. Does that make sense? I am not encouraging you to make a decision at tonight's meeting. We are just starting the process and it is very typical, especially with a planned development, new development plans will be coming in. Did I answer your question adequately? Ok, thank you.

MOTION TO RESCIND THE MOTION TO TABLE RE-ZONING UNTIL SECOND MEETING IN MARCH.

RESULT:	ADOPTED [3 TO 2]
MOVER:	Marshall Spalding, Ward III
SECONDER:	Brett Luzader, Ward II
AYES:	Luzader, Spalding, Joseph
NAYS:	Clemens, Cicak

Chairman Clemens: There has been a motion to rescind the last motion.

Mr. Snowden: This is a roll call vote.

Ms. Beggerow: Mr. Clemens.

Attorney Hood: Chairman Clemens, this is a motion to rescind the last vote, so a yes vote is to reconsider.

Chairman Clemens: That is correct.

Attorney Hood: I was just making sure you were aware.

Ms. Beggerow: Mr. Luzader. "Yes." Mr. Spalding. "Yes." Mr. Cicak. "No." Mr. Clemens. "No."

Council President Joseph: Tie Vote. I vote yes to rescind so that the committee can reconsider whether to pass on for a first reading.

Mr. Swiney: Thank you all very much for your time. If I could have one closing comment.

Council President Joseph: One moment, we have to have one more vote. That was simply the vote to reverse and now you have to make a new motion.

Mr. Swiney: I would just like to close by first thanking you guys for rescinding and reconsidering, and I would also like to reiterate our desire to collaborate with you on the design. We have received some very good feedback on our discussions with you and even more so tonight and you can rest assured that the first call that we are going to make tomorrow is to our architect. And, should anybody like to entertain talking with us in more detail, maybe on a private level, or at our office, or at your office, we are happy to accommodate. We want your input. We want your feedback. We do not want to be looked at as trying to push a plan down your throat that you do not want. We want your help and assistance in designing this project.

Chairman Clemens: I think you have heard some things that were brought up that we are interested in, and will be brought up again. That is something to think about as far as that is concerned.

Councilman Spalding: I would like to make a motion to rescind the last motion.

Councilman Luzader: Second.

Chairman Clemens: There has been a motion to rescind the last motion.

Mr. Smowden: This is a roll call vote.

Ms. Beggerow: Mr. Clemens.

Attorney Hood: Chairman Clemens, this is a motion to rescind the last vote, so a yes vote is to reconsider.

Chairman Clemens: That is correct.

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Ms. Beggerow: Mr. Luzader. "Yes." Mr. Spalding. "Yes." Mr. Cicak. "No." Mr. Clemens. "No."

Council President Joseph: Tie Vote. I vote yes to rescind so that the committee can reconsider whether to pass on for a first reading.

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Chairman Clemens: I think you have heard some things that were brought up that we are interested in, and will be brought up again. That is something to think about as far as that is concerned.

c. **ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1131 Definitions.**

Mr. Snowden: Chairman Clemens, Committee Members, and other Members of council, for the sake of time, I would like to tell you what items c, d, and e, are related to these zoning amendments. These are extremely simple. As you recall, we have been going through a variety of code amendments, some of which were very complex. Now that Ms. Beggerow has done a re-codification and I have been able to review our new code, I have found some minor items that need to be corrected. Item c. Deals with staff titles. As you recall, we went through and redid 160, so I need to respond with a corresponding definition in Chapter 1131. Under Item d. I am basically making all the chapters read with the same style and how the Chapters are named. Under Item e, there is a very small section in our sign code that had been around for many years that is creating a standard for how signs are constructed. That information is now contained in the State Building Code, and as a state certified Building Department our Building Department is required to follow the State Code, that makes the provision that I'm proposing to strike out in item e redundant and with that I'll be happy to answer any questions.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 1/23/2017 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	

d. **Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg, Ohio: Amending Section 1161.02 Special Purpose Districts of Chapter 1161 Zoning Districts; Section 1183.04 Use Regulations and Development Standards of Chapter 1183 Planned Neighborhood Development District; AND AMENDING THE TITLES OF Chapter 1184 Planned Commercial Development; Chapter 1192 F-1 Flood Plain Overlay District; Chapter 1193 "HD" Historic Overlay District; and Chapter 1196 Community Commercial Overlay.**

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 1/23/2017 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Brett Luzader, Ward II	
AYES:	Clemens, Cicak, Luzader, Spalding	

- e. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1181.06 General Sign Regulations of Chapter 1181 Signs and Graphics.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 1/23/2017 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luzader, Spalding	

- f. ORDINANCE TO ACCEPT AN APPLICATION FOR ANNEXATION OF 2.231 +/- ACRES IN ETNA TOWNSHIP (10360 Taylor Road, SW; Stuart and Carolyn Yousey), COUNTY OF LICKING, STATE OF OHIO, TO THE CITY OF REYNOLDSBURG, OHIO, AND DECLARING AN EMERGENCY.

Mr. Cicak: What is the Zoning that it comes in as?

Mr. Snowden: That's a great question, it will come in under R-1 unless an application is made to have it conform with any existing township zoning. This is a vacant lot, any existing township zoning is rural so there would be no reason that R-1 is not the appropriate zoning for this. What that would mean is that a single family home could be constructed with the appropriate permits being pulled and so forth, but no other development would be able to take place on the site unless they came to Council, had a plan approved etc. It's a relatively small 1 lot large rural lot setting.

Mr. Cicak: Its location next to the elementary school is what I was concerned with.

Mr. Snowden: And Mr. Cicak if I didn't explain this to you previously, they would not be allowed to attach for example, to the school district's driveway without the school districts permission, because that driveway there is completely within the school district's property.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 1/23/2017 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Brett Luzader, Ward II	
AYES:	Clemens, Cicak, Luzader, Spalding	

Item added to the agenda from the floor:

ORDINANCE TO VACATE A 0.231 ACRE EASEMENT LOCATED AT 6960 E. MAIN STREET AND DECLARING AN EMERGENCY.

Mr. Sampson: This easement modification is as a result of a reassessment of Ohio Health's proposed facility and its proximity to the City's water main.

Mr. Clemens: This here is where the Burger King used to be?

Mr. Sampson: Yes sir. It's going to be an Ohio Health facility. In looking at the drawings, we just wanted to make sure we have clear distance.

Mr. Luzader: What does that do to the landscaping and all, does that affect the landscaping?

Mr. Sampson: It doesn't affect the landscaping. The building will actually be physically closer than what the Burger King was, but we sat down to make sure we had clear ingress and egress. It's an emergency facility and all of that was taken into consideration and won't affect streetscape and we will be able to service the existing water main.

Mr. Hood: All Streetscape Phase 1 and Phase 2 are within separate easements that the City holds. So the maintenance is still our responsibility but we also have the right to *** for that purpose and that won't change based on this.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 2/13/2017 8:00 PM
MOVER:	Mel Clemens, Ward IV	
SECONDER:	Marshall Spalding, Ward III	
AYES:	Clemens, Cicak, Luz	

Development Department**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST**

DATE: **February 13, 2017****TO:** **Service Committee****RE:** Ordinance to Amend the Code of Ordinances of the City of Reynoldsburg,
Ohio: Amending Section 1171.06 Accessory use; accessory structures of
Chapter 1171 General Requirements.

See the attached document for details of proposed text amendment and staff report.



**REYNOLDSBURG
PLANNING & ZONING DIVISION**

**STAFF REPORT:
CODIFIED ORDINANCE
AMENDMENT**

CODE SECTION: Section 1171.06(d) - Portable Temporary Storage Units

BACKGROUND: Staff becomes periodically aware of provisions of the Planning & Zoning Code that require revision. City staff has reviewed the regulations for portable temporary storage, as well as solicited feedback from customers experiencing challenges with the current regulations. Section 1171.06(d) of the Code needs to be revised.

SUMMARY OF MAJOR REVISIONS:

Overview:

Chapter 1171 prescribes general regulations that apply to all lots and structures, including regulations for portable temporary storage units in Section 1171.06(d). The original regulations for temporary portable storage units were enacted in 2006, and have undergone several minor revisions. The purpose and intent of the regulations are to prevent excessive numbers of portable storage units and restrict the length of time they can be stored on a lot. This prevents unsightly accumulations of rubbish throughout the City.

The current regulations require a zoning certificate any time a temporary portable storage unit is in a residential district and provides only a limited number of exceptions in commercial districts. City Staff have found these regulations lack the needed flexibility to accommodate the use of these storage units, and are unclear regarding the ability of the BZBA to grant exceptions.

Duration:

The current regulations require a permit for every use of a temporary storage unit on a residential lot. Staffs experience indicates that this is not necessary and that the time taken issuing permits and writing violations for use of temporary portable storage units is disproportionate to the problems caused. Review of permitting data shows that the majority of temporary portable storage units are removed within seven days. Staff proposes to create a seven day period where no permit is required. This will allow many residents to utilize a storage unit for a limited time without the burden of securing a permit.

Current regulations allow Staff to issue up to two 14 day permits for use of temporary portable storage units. This means a unit may be on site for total of 28 days in a year. Staff proposes to change the permit length to 21 days. This makes the permit duration for temporary portable storage units the same length as temporary signs and

banners. In conjunction with the 7 day non-permit period, the total will still not exceed the current duration of 28 days.

Exceptions:

The current regulations allow BZBA to approve exceptions to the duration and number of unit requirements, but are unclear as to how this is to be reviewed. Staff has clarified that this will be reviewed by the Board as a special exception in all districts. Staff also proposes some additional considerations for the Board to review in conjunction with a special exception use permit review of that type.

In order to better accommodate large construction projects, Staff proposes to empower the Planning & Zoning Administrator and Building Official to make decisions regarding the number and duration of such units for projects that require a building permit. The Planning & Zoning Administrator and Building Official collaborate daily with construction project managers that are active in the City. Therefore, they are in the best position to allow or disallow additional temporary portable storage units for these.

CHAPTER 1131 - Definitions

~~Portable Temporary~~ Portable Storage Units. A transportable unit designed and used for the temporary storage of building materials, household goods, commercial goods, waste, or other ~~such~~similar materials.

CHAPTER 1171 – General RequirementsRegulations

1171.06 ACCESSORY USE, ACCESSORY STRUCTURE.

(d) Portable Temporary Storage Units. A zoning certificate shall be obtained from the Zoning Officer prior to the placement of a portable temporary storage unit on a property. No more than one unit is permitted on a property at any given time the duration of which shall not exceed a period of fourteen days. The unit must be placed on a hard surface (not grass), and must be on the property for which it is being used. The use of these units shall be limited to no more than twice in any twelve month period. Permission to exceed these limitations may be granted by the Board of Zoning and Building Appeals. A portable temporary storage unit is not permitted as a permanent accessory structure regardless of the proposed location of the unit on a parcel.

——— (1) Calamity exception. If the portable temporary storage unit is being used to store personal property as a result of a major calamity (e.g. fire flood or other event whm-e there is significant property damage) the Board of Zoning and Building Appeals may extend these time periods.

——— (2) Approved construction project. If the portable temporary storage unit is being used to store materials as part of an approved construction project in a commercial or industrial district, the portable temporary storage unit may remain onsite as long as there is a valid open building permit obtained through the City of Reynoldsburg.

(d) Temporary Portable Storage Units. Temporary portable storage units may be considered a temporary accessory use when they are placed on a lot for the purposes of storing items on that lot. No temporary portable storage unit may be placed on a lot in a manner inconsistent with this section. Temporary portable storage units are not permitted as permanent accessory structures and shall be subject to the following regulations:

(1) Location. Temporary portable storage units must be placed on the lot for which they are storing items and must be placed on a permanent surface such as a driveway or parking lot. On non-residential lots, the Planning & Zoning Administrator may require relocation of any temporary portable storage unit that restricts vehicle access to a site.

(2) Duration. One (1) temporary portable storage unit may be placed on a lot for a period of up to seven (7) consecutive days, once per calendar year without a zoning certificate. Upon review and approval of a zoning certificate, this period may be extended to a period of up to twenty-one (21) additional days.

(3) Exceptions for construction project. Temporary portable storage units may be placed on any lot with an active building permit. The Building Official and Planning & Zoning Administrator may make a determination as to the number and location of placement of the temporary portable storage units warranted for the project, and shall have the power to order removal of any unwarranted units. Such approvals shall not require a zoning certificate and shall expire upon the completion of the project, upon expiration of the zoning certificate, or expiration of the building permit.

(4) Additional Exceptions. The Board of Zoning and Building Appeals may grant approvals to exceed these regulations as a special exception in all districts. In addition to the standards for approval found in Section 1145.09 of the Zoning Code, the Board shall also consider the following:

A. Calamity. That a major calamity (e.g. fire, flood or other event where there is significant property damage) exists at the site and that the additional units or additional time are required to store property from the site as a result of that calamity.

B. Necessity. That the placement of additional storage units or the granting of additional time is necessary and germane to the operation of the main use.

C. Public purpose. That the placement of additional storage units or the granting of additional time serves a public purpose for the City or another public authority.

Development Department**Eric Snowden****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6829 Phone****ORDINANCE REQUEST**

DATE: February 13, 2017**TO: Service Committee****RE: Ordinance to Amend the Code of Ordinances of the City of
Reynoldsburg, Ohio: Amending Section 1127.12 of the Subdivision
Regulations.**

This ordinance will amend a section of the Subdivision Regulations that contains an incorrect word choice referring to another chapter of the Zoning Code. See attached document for the proposed text amendment.

1127.12 UTILITY AND TRAFFIC STUDIES.

Utility and traffic studies may be required by the City Engineer to facilitate proper master or large scale planning of the City's infrastructure prior to the submission of public or private construction plans. Fees for review of such traffic or utility studies shall be in accordance with ~~Section~~Chapter 1155 of the Zoning Code.

Water and Wastewater Department

Mike Root

614-322-4500 Phone

ORDINANCE REQUEST

DATE: **February 13, 2017**

TO: **Service Committee**

RE: ORDINANCE AUTHORIZING MAYOR TO ENTER INTO AN
AGREEMENT WITH EMH&T FOR THE ENGINEERING AND
MANAGEMENT OF SEWER LINE CCTV AND MANHOLE
INSPECTIONS. (First Reading 1/23/2017).

Request legislation for the Mayor to accept proposal with EMH&T, 5500 New Albany Road, Columbus, Ohio 43054 for the engineering, management of sewer main CCTV, reviewing of CCTV videos and manhole inspections.

Request authorization to proceed with this proposal in the amount of \$99,249.00 from account 720.736.5365 which was approved in the 2017 budget.

Mike Root

Water/Wastewater Superintendent
CITY OF REYNOLDSBURG
7232 EAST MAIN STREET
REYNOLDSBURG, OHIO 43068
(614) 322-4500 voice
(614) 575-4573 fax
mroot@ci.reynoldsburg.oh.us



MEMORANDUM

DATE: 12/12/2016

TO: Reynoldsburg City Council

CC: Mayor Brad McCloud, Auditor Richard Harris, Service Director, Bill Sampson

RE: 2017 Sewer Inspection and Cleaning Proposal

Please see proposal from EMH&T for field investigation services to perform closed circuit televising (CCTV) on the Reynoldsburg Estates Mobile Home Community Area. We will CCTV 12,350LF of 8 inch sewer and 2,290LF of 18 inch sewer. This area was installed in 1966 and has never been televised. This proposal will also include 400 manhole inspections in the sanitary sewer collection system. Any defects found will be added to our CIP list.

Our CMOM Program consists of 2 parts, inspection and rehabilitation. The rehabilitation part will be funded through our CIP Account. The inspection part, which is this, will come from our operating budget.

Total cost of this project is \$99,249.00 which was approved in the 2017 Budget.

December 6, 2016

Mr. Michael Root
Superintendent of Water and Wastewater
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, OH 43068

**Re: City of Reynoldsburg 2017 Sewer Inspection and Cleaning
Proposal for Professional Services**

Dear Mr. Root:

EMH&T is pleased to submit our proposal for field investigation services to perform closed circuit televising (CCTV) on the Reynoldsburg Estates Mobile Home Community Area. Manhole inspections will be performed in a portion of the City's sanitary sewer collection system. Please refer to the attached exhibit for a schematic of the proposed study areas. These investigations will identify significant deficiencies and culminate in a report which summarizes the deficiencies as well as any recommended improvements to the sanitary collection system.

SCOPE OF SERVICES

EMH&T will provide the following engineering services:

1. System Characterization and Management
 - a. Conduct project meetings with the City to include a kick-off meeting, progress meetings (when needed), and a presentation of findings and recommendations.
 - b. Review of existing site conditions, Record Plans, tributary areas, sewer capacities, and right-of-way; and coordination with the City of Reynoldsburg.
 - c. Prepare field exhibits for use by inspection personnel.
 - d. Conduct periodic site visits during televising, cleaning, and manhole inspections.
2. CCTV Field Investigations
 - a. EMH&T's Infratechnologies Division will perform internal pipe inspection (CCTV) on sewers in the Reynoldsburg Estates Mobile Home Community Area to include 12,350 linear feet of 8-in sanitary sewer and 2,290 linear feet of 18-in sanitary sewer.
 - b. The CCTV task includes regular cleaning activities and assumes the following:
 - i. Manholes are accessible to cleaning and inspection equipment. City crews will be available to assist in providing access if needed.
 - ii. No bypass pumping will be performed. It is understood that CCTV may need to occur during off peak hours and the 18-in sewer will be inspected during periods of low flow.
 - iii. Manhole lids are removable and there are no obstructions to man entry.

- iv. Debris will be disposed of at the wastewater treatment facility and there are no provisions in this proposal for handling hazardous wastes.
- v. City of Reynoldsburg will provide water from a hydrant near the project site.
- vi. Maintenance of traffic beyond cones and truck flashers is not included in the scope of services.
- c. A contingency for 24-hours of heavy cleaning/root removal is included in this scope of services to be used in the event that the sewers are not passable by the CCTV camera. In the event that heavy cleaning or root cutting exceeds 24 hours, EMH&T will coordinate with the City on options / fee for any additional work.
- d. One copy of CCTV logs and flash drives will be provided to the City upon completion of work.
- e. All CCTV will be conducted in accordance with Pipeline Assessment and Certification Program (PACP) standards and the observed defects will be graded accordingly.
- f. The following is a summary of unit costs for the CCTV scope of services:

Description	2015 Unit Price	Units
8-in	\$2.50	Lin. Ft.
18-in	\$3.00	Lin. Ft.
Heavy Cleaning	\$195.00	Hour

3. Manhole Inspections

- a. EMH&T's Infratechnologies Division will conduct up to 400 manhole inspections (see attached Manhole Inspection Exhibit) using the City's simplified inspection form. The City's simplified manhole inspection form will be imported directly to GIS.
- b. These forms will be linked to the City's GIS through EMH&T's GIS update contract.
- c. In assessing the sanitary sewer collection system in Reynoldsburg, a physical assessment and GPS survey of the manhole will be conducted that includes photographs, physical measurements, and condition assessments will be made for each manhole
- d. In the event that manholes cannot be located in the field (possibly buried or under structures), EMH&T will coordinate with the City for assistance in locating and accessing the manholes.

4. Data Analysis and Reporting

- a. The CCTV data will be reviewed with respect to structural or operation and maintenance defects. The pipes and defects will be scored based on PACP standards.
- b. Upon the completion of the field services, manhole inspection forms will be prepared. EMH&T will process and evaluate manhole inspections.

- c. Prepare exhibits for the existing conditions in the study area. Exhibits will also be prepared documenting findings and deficiencies in the collection system. Finally, exhibits will be prepared to outline the recommended improvements in the inspection area.
- d. The City's Capital Improvement Project list will be updated based on rehabilitation or replacement recommendations for the study area. Probable project cost estimates will be prepared for all rehab or replacement recommendations.
- e. A summary report will be prepared. One (1) copy of the report will be submitted to the City. This report will include a summary of the field data analysis, recommendations for further improvements/rehabilitation or additional analysis to be made to this portion of the collection system, updated Capital Improvement Project list, and probable project cost estimates.

No field survey or construction plans are included as part of this scope. If emergency repairs are needed, then an additional scope and fee may be necessary to cover the cost of those services.

FEE

These services will be provided as per the conditions of our Professional Services Agreement and the associated Time Rates for the City. Fees for the work described within the Scope of Services shall not exceed Ninety-nine Thousand, Two Hundred, Forty-nine Dollars and no cents (\$99,249.00) without prior authorization from the City. Invoices will be submitted monthly, based on the progress of the work, and are payable upon receipt. Should this scope increase to incorporate additional investigations or heavy cleaning, additional fees may be necessary to cover the cost of professional services.

EMH&T SERVICES FEE SUMMARY

Description of Service/Task	Fee
1. System Characterization and Management	\$6,692.00
2. CCTV Field Investigations	\$42,925.00
a. CCTV and Regular Cleaning for 8-in Sewer (12,350LF @ \$2.50/LF)	(\$30,875.00)
b. CCTV and Regular Cleaning for 18-in Sewer (2,290LF @ \$3.00/LF)	(\$6,870.00)
c. Cleaning and Root Cutting (Contingency Item, 24 Hours @ 195.00/Hr)	(\$4,680.00)
d. CCTV Reimbursable Expenses	(\$500.00)
Manhole Inspections (400 MH @ \$60 / MH)	\$24,000.00
Data Analysis and Reporting	\$25,632.00
TOTAL FEE	\$99,249.00

SCHEDULE

EMH&T is prepared to begin work upon receipt of a authorization from the City of Reynoldsburg. A detailed schedule for field activities and office work will be prepared and submitted to the City at a project kick-off meeting.

City of Reynoldsburg
2017 Reynoldsburg Sewer Inspection and Cleaning

December 6, 2016
Page 4 of 4

If this description and fee meet your approval, please authorize with your signature below. Please contact me at (614) 775-4555 if you have any questions.

Respectfully submitted,
EVANS, MECHWART, HAMBLETON & TILTON, INC.



Ryan M. Andrews, PE
Senior Project Manager

Attachments: Exhibit 1 – 2017 CCTV Efforts Exhibit (1 Page)
Exhibit 2 – Manhole Inspection Exhibit (1 Page)

Acceptance and Authorization to Proceed:

Authorized Signature/Date

PO Number/Date

Print Name

Attachment: Proposal - 2017 Reynoldsburg Sewer Inspection and Cleaning 12.4.16 (1605 : 2017 Sewer Inspection and Cleaning Proposal)



CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO

CITY OF REYNOLDSBURG
SANITARY SEWER SYSTEM MAP
CCTV LINE LOCATIONS FOR
ESTATES LANE MOBILE HOME



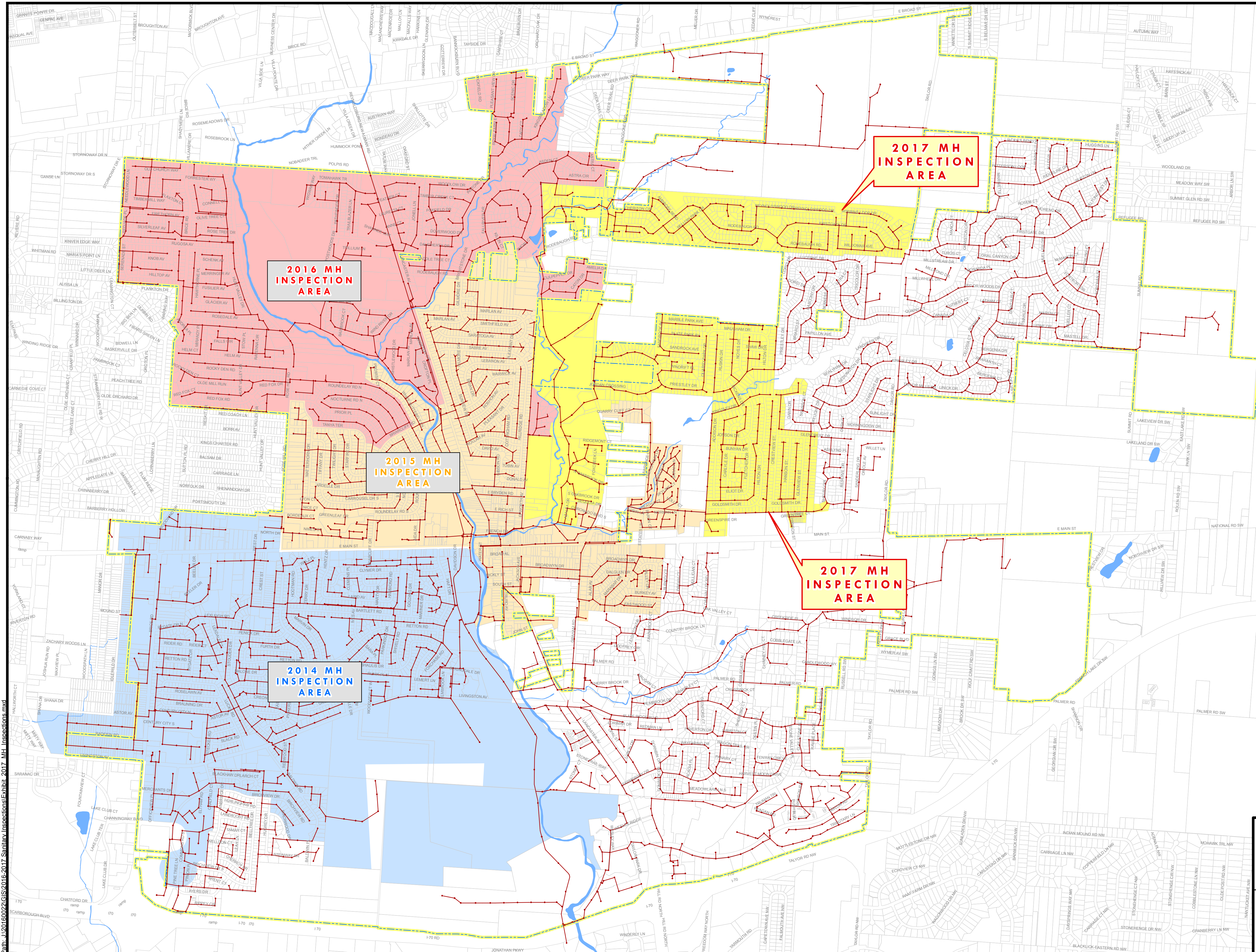
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43055
Phone: 614.775.4500 Toll Free: 888.775.3644
www.enr.com

Date: OCTOBER, 2016

Scale: NOT TO SCALE

Job No: 2016-0264

Sheet: 1 of 1



Legend

- 2017 Manhole Inspection Area
- 2016 Manhole Inspection Area
- 2015 Manhole Inspection Area
- 2014 Manhole Inspection Area
- Sanitary Sewer
- Manhole
- Corporation Line

CITY OF REYNOLDSBURG, OHIO

2017 MANHOLE INSPECTION AREA MAP

EXHIBIT No. 1

0

500

1,000

2,000

Feet

E

M

H

T

Engineers, Surveyors, Planners, Scientists

emht.com

Date: December 2016

Scale: 1" = 1000'

Job No: 20160022

Sheet: 1 of 1