

MINUTES COMMITTEE MEETING
REYNOLDSBURG PUBLIC SERVICE AND TRANSPORTATION COMMITTEE
January 14, 2019

Ward 2 Councilmember Brett Luzader called the meeting to order at 8:11 PM

Call to Order - Roll Call

PRESENT: Luzader, Baker, Bryant, Skinner

ABSENT:

Approval of Agenda

Approval of Minutes

a. Public Service and Transportation Committee – Committee Meeting – December 17, 2018

RESULT:	ACCEPTED
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NEW LEGISLATION/DISCUSSION ITEMS

ELECTION OF CHAIRMAN; APPOINTMENT OF VICE CHAIRMAN

Mr. Skinner: I would like to nominate Councilman Luzader as Chairman.

Mr. Luzader: I would like appoint Councilman Skinner as my Vice chair.

Mr. Skinner: It would be an honor.

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

MOTION THAT REYNOLDSBURG CITY COUNCIL DOES HEREBY CONFIRM MAYORAL APPOINTMENT OF ALEX FURST TO SERVE ON THE PLANNING COMMISSION WITH A TERM BEGINNING JANUARY 1, 2019 AND ENDING DECEMBER 31, 2021. --- Luzader. Public Service and Transportation Committee.

Ms. Bryant: I don't recall seeing any sort of posting or discussion in regard to excepting applications or submissions for any of these committees. Did I miss something somewhere?

Mr. Luzader do you want to answer that?

Mr. Bowsher: Mr. Furst has served on the planning commission for the last few months. When we had Eli Bowman step down and had moved, the Mayor had appointed him back in September of last year and that term for Mr. Bowman was up at the end of December. (INAUDIBLE) moving that

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forward, he's worked out really well for us and we'd like to continue that appointment for two more years.

Ms. Bryant: I've heard, you know, prior to taking my seat on Council, I've heard discussion among Council on when there are, you know, available seats on these commissions and there's usually some reference to the audience in terms of you know when there looking to close the nominations or the application process and didn't hear anything about that this time around for either one of these seats.

Mr. Luzader: Ms. Beggerow or Mr. Bowsheer might be able to correct me but I think that was changed in the charter a year ago.

Ms. Beggerow: What?

Ms. Bryant: I mean I know they changed the requirement of having members of certain parties...

Ms. Beggerow: The requirements that were changed were it used to be that Council had an appointment, the Mayor had an appointment. the charter changed to where the Mayor makes the recommendation then Council confirms.

Ms. Bryant: Right but there's usually been some sort...

Ms. Beggerow: you want to know why it wasn't opened up to say hey who wants this position? These two gentleman are currently on the boards currently and just wished to stay, so they didn't open it up for new members because these two wanted to stay, to continue serving.

Mr. Joseph: I don't think there's a requirement that he opens it up either, I think that Council can approve or reject based on the terminology. I don't believe he is require to do that.

Ms. Bryant: Ok well I have heard that in the past.

Mr. Joseph: When it was changed it was changed pretty substantially.

Mr. Luzader: And I think as Ms. Beggerow said, normally when that happened before it was because someone actually resigned from the commission and we needed a new member.

Ms. Beggerow: We were looking for somebody to fill those positions, yea.

Mr. Bowsheer: Just for clarification. I believe Eli left in June and when we were in the process with OHM doing our comprehensive plan, we had a couple of public outreach that the farmers markets hopefully, you all got to attend, Alex had come up to one of the stations and then he wrote me a really nice hand written letter to me. And was talking a lot about planning competency's, very intellectual. Really blown away by some of the stuff that he had said to us and really was very encouraging about the Reynoldsburg of the future. We sat down with him, the Mayor had

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interviewed him and it blew him away too so they offered him the appointment. And then like I said I think it was fully done by this Council in September.

Mr. Clemens: Did you say these people are serving on the committee now?

Mr. Bowsher: Correct.

Mr. Clemens: I thought they had to be recommended to Council and then appointed by Council.

Mr. Luzader: They were last year.

Mr. Joseph: The Mayor can submit anyone he wants and then Council can either accept it or reject it, its kind of a take it or leave it proposal.

Mr. Clemens: Good enough.

RESULT:	REFERRED [UNANIMOUS]	Next: 1/14/2019 7:34 PM
MOVER:	Brett Luzader, Ward 2 Councilmember	
SECONDER:	Caleb Skinner, Ward 1 Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

MOTION THAT THE COUNCIL OF THE CITY OF REYNOLDSBURG DOES HEREBY APPOINT TONY RETTKE TO SERVE ON THE BOARD OF ZONING & BUILDING APPEALS WITH A TERM BEGINNING JANUARY 1ST, 2019 AND ENDING DECEMBER 31ST, 2021. --
- Luzader. Public Service and Transportation Committee.

RESULT:	REFERRED [UNANIMOUS]	Next: 1/14/2019 7:34 PM
MOVER:	Brett Luzader, Ward 2 Councilmember	
SECONDER:	Caleb Skinner, Ward 1 Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

RESOLUTION AUTHORIZING THE CITY OF REYNOLDSBURG TO PARTICIPATE IN THE STATE OF OHIO COOPERATIVE PURCHASING PROGRAM; AND DECLARING AN EMERGENCY. --- Luzader. Public Service and Transportation Committee.

Mr. Sampson: Thank you Chairman Luzader, members of Council. The purpose of this resolution is to authorize the city of Reynoldsburg to participate in the state of Ohio cooperative purchasing program. The state of Ohio requires that a resolution be passed prior to participating in this program.

Mr. Luzader: And just for clarification, this is something that we do each and every year but a lot of times we don't get information from the state until the last minute so...

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Mr. Sampson: We do. We participate in this program every year. Its been very very good for the City of Reynoldsburg in terms of saving tax payer dollars. But we do want to move forward each and every year at this time with the resolution for approval.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 1/14/2019 7:34 PM
MOVER:	Brett Luzader, Ward 2 Councilmember	
SECONDER:	Stacie Baker, At-Large Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

LEGISLATION FOR EMERGENCY ADOPTION

3-19

ORDINANCE AUTHORIZING MAYOR TO ENTER INTO CONTRACT WITH EMH&T FOR THE ENGINEERING, PLANS, AND PREPARE BID DOCUMENTS FOR THE 2019 STREET PROGRAM, APPROPRIATING FUNDS THEREFORE, AND DECLARING AN EMERGENCY. --- Luzader. Public Service and Transportation Committee.

Mr. Luzader: If you remember this is something at our last meeting I actually added to our agenda to give us ample time over the holidays to look this over and give Mr. Sampson any call with any questions you might have or anything else.

Mr. Sampson: Our goal is to run this in concert with the Palmer Road project. We have four plus million dollars in our street program again this year as we did last year. Its going to be a every aggressive, productive year fro our street program and were looking forward to getting the bids out in early Spring so that we can get the most competitive responses and get an early start on construction.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 1/14/2019 7:34 PM
MOVER:	Brett Luzader, Ward 2 Councilmember	
SECONDER:	Stacie Baker, At-Large Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	

LEGISLATION FOR THIRD READING

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 11/26/2018) --- Bryant. Public Service and Transportation Committee.

Ms. Bryant: I'm going to ask the committee to hold this matter until second meeting in February. There are some things that have come to my attention that I want to research a little further before we move forward. This is a piece of legislation that I want us to be very consensientie about and make sure that we are doing everything possible to minimize any disruptions to our landlords and

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tenants. There are a few things that I think need to be tweaked before moving this forward. I also plan on having a discussion with Mr. Cicak.

Mr. Hatzifotinos: My name is Dimitri Hatzifotinos. Members of council, there will be a spelling test later. I'm here on behalf of the Ohio Apartment Association and the Columbus Apartment Association. We're representative of about 500,000 residential rental units throughout the State of Ohio. At this point we do oppose this as drafted. We are pleased to hear that Councilwoman Brant is going to hold this and were hoping to be able to collaborate. Our issue is with the drafting, we have a bunch of things that I have tried to raise in a memorandum that I handed out earlier this evening to kind of bring you into the loop about some drafting issues with this particular legislation. But I think if were able to collaborate and talk about something's, maybe we can figure something out going forward, thank you.

Ms. Bryant: Thank you.

Mr. Luzader: If I'm not mistaken, didn't Columbus pass something to address something along these lines in the last couple months.

Mr. Hatzifotinos: Well just to get into it a little bit, there is a requirement that the State has that the Franklin County Auditor have a registry of all landlords in Franklin county. I understand there is multiple counties here but one possibility I'd like to discuss is the possibility of wrapping into the auditors registration and maybe making it a little bit more restrict for Reynoldsburg rather than recreating the wheel because having your own registry requires more administrative burden. In addition to that having a fee associated with that will ultimately burden tenants and at this point the rental markets in Columbus, I'm sure everyone's heard the key phrase, affordable housing crisis, has been very very tight. So landlords have full beds everywhere and passing on costs to landlords will ultimately increase the price of renting a unit in the city of Reynoldsburg and there are a great deal of affordable units in Reynoldsburg. I have members of our organization here that represent about 1000 units, all of which were built, you know sometime in the sixties give or take. So they are older housing stock but they are very well preserved. They are here to talk about how they do a great job of maintaining those unit and how those costs continue t o grown as the properties age and the maintenance cost grow. So adding administrative burden and adding in the potential of warrantless searches and the burden to the City of having an inspection of every unit, really could take a huge toll on the economic viability of the apartment industry and ultimately on tenants and having them pay more rent.

Mr Luzader: my recommendation would be reaching out to Councilwoman Bryant.

Ms. Bryant: We go back a little ways.

Mr. Hatzifotinos: Yea we exchanged information earlier so we will definitely get together and I'm hopeful we can work something together. Thank you.

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MR. Luzader: Next is Mr. Larry Ruben, Plaza Properties. If you would give us your name and address please.

Mr. Ruben: Sure. My name is Larry Ruben, 3016 Maryland Avenue, Columbus, Ohio. Plaza Properties. Our families been developing in Columbus since 1959. My grandchildren are the sixth generation of the Ruben family to be in Columbus. We purchased land back in the sixties for the Woodview Plaza apartments, across from Reynoldsburg High School. We have three communities in Reynoldsburg. Rosehill Plaza, Briar Cliff Plaza, Woodview Plaza. These date back to the sixties, seventies and eighties. Were a hands on company. Just by a show of hands, I'm just wondering, how many people in the room experienced an apartment sometime in their life. Ok, so we've got one thing in common that we can discuss. Understanding an apartment. Apartments are not all created equal, all landlords are not created equal. All landlords are not created equal. Sometimes you deal with an apartment community in your City that is owned and top rated from out of town. Might be a large corporate structure, that might have thousands of apartment units. They have no relationship to the City or the County that the apartment community is operating in. So they don't, they are not sensitive to the community or to the folks that are responsible, including EMS and Police. My Dad founded this company in 1959, Plaza Properties. We operate over two dozen communities in central Ohio today. Its around 4000 apartment units. We're very proud of the way we operate our company because we operate local. We operate hands on, we have almost a row of our staff members came tonight. Several of them are here and operate in Reynoldsburg for us. We depend on folks. We have folks working in the company that have been with us over 40 years. So they are like family. Again, apartment communities are not all created equal and neither are the landlords. And I wanted to tell you that to confuse ill managed apartment communities that are criminal latent and have roll up issues, should not be confused with good landlords, well operated communities and landlords that do care and that cooperate and are good corporate citizens in these city's that they operate. We deal with residents, like yourselves, if you lived in an apartment. We deal with their personal habits, we deal with their financial issues, we deal with domestic issues. Not all are bad. But we're a landlord and we have to deal with all these things. Rent dollars are sensitivity. Today, new apartments that you see, whether they are in the Short North, you have seen them downtown. You've seen them popping up, Polaris. These are rents that we look at by the square foot per month of around \$2.00 to \$2.50 per square foot, per month per rental. The units that I'm talking about in Reynoldsburg, we probably average between \$0.80 and \$0.85 a square foot for these apartments. There value warranted, they are not old, they are established and well maintained. We have the same expenses as a new community. Roofs, black top, keeping up the landscaping, snow removal. Our charges are no different than a brand new community. Expenses in operating multi family housing today are very great. But were limited to the areas that we operate in and to the value warranted residents that seek these units. Any tilting of additional expenses, whether it be inspection expenses, registration expenses, some other kind of fees that are created, they have to be passed onto the resident and that's very sensitive. Because most of the residents today are up to their ears in other expenses besides the rent. There is a downtime in turnover. We must turn our apartments, we require a sixty day notice. When that apartment, we know is going to be re-occupied, we cannot afford to hold that resident out, that resident is already given notice somewhere else generally and they must get in timely. Any additional inspections could hold that up, it could be the loss of the tenant, it is certainly a loss of dollars and cents to the community. So, I know that this is a third reading, so I'm not taking it lightly.

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I don't think this issue is dead. I'm trying to explain, as a multi housing landlord for 45 years myself, we operate in Dublin, we operate in Columbus, we operate in Whitehall, we operate in Reynoldsburg, we operate in Bexley, we operate around the city. We don't have this problem anywhere else. But to us, we cant justify increasing our rents and delaying turnover for this kind of motion. Thank you very much.

Mr. Luzader: Thank you sir. INAUDIBLE. If you would give us your name and address and try to keep your comments to three minutes please.

Mr. Porter: My name is Lloyd Porter, I live at 1335 Waggoner Road. I am a one unit owner of a rental unit. My tenant lives next door to me, its my unit and if I understand the proposal of what's going on, is we're already registered with the county as a rental unit. And what I heard him talking about is that's going to be an extraordinary burden on a small, I'm a small fish in the big pond apparently. Questions.

Mr. Luzader: Thank you. Are there any other comments from members of the committee? Council? If not then, I f I understand correctly Ms. Bryant, you would like to table this item until our last meeting in February?

Ms. Bryant: Correct.

Mr. Luzader: Would you like to make that motion?

Ms. Bryant: I move that this matter be tabled until the second meeting in February.

RESULT:	ITEM HELD [UNANIMOUS]	Next: 2/25/2019 7:32 PM
MOVER:	Kristin Bryant, At-Large Councilmember	
SECONDER:	Brett Luzader, Ward 2 Councilmember	
AYES:	Luzader, Baker, Bryant, Skinner	