

MINUTES COMMITTEE MEETING
REYNOLDSBURG DEVELOPMENT, PARKS AND RECREATION COMMITTEE
January 14, 2019

Chairman Marshall Spalding called the meeting to order at 7:30 PM

Call to Order - Roll Call

PRESENT: Spalding, Baker, Bryant, Skinner

ABSENT:

Approval of Agenda

Mr. Spalding: I move the remove item 4c from the agenda, is there a second. Second by Councilman Bryant.

All voted in favor by voice to remove item 4c

Approval of Minutes

a. Development, Parks and Recreation Committee – Committee Meeting – December 17, 2018

RESULT: ACCEPTED

NEW LEGISLATION/DISCUSSION ITEMS

ELECTION OF CHAIRMAN; APPOINTMENT OF VICE CHAIRMAN

Mr. Spalding: I will move to appoint Councilman Stacie Baker as the vice chair for the committee.

Ms. Beggerow: You need to ask for a motion to appoint chairmen.

Mr. Spalding: Alright, fine. Is there a motion to elect a chairman?

Mr. Skinner: I like to make a motion that we elect Councilman Spalding as a Chairman.

Mr. Spalding: Is there a second? Second by Councilman Baker.

All voted in favor by voice.

Mr. Spalding: Thank you I appreciate it, I would be very pleased to serve. Now I would like to appoint Councilman Stacie Baker as the vice chair for this committee. Do I have a second? Second by Councilman Bryant. All those in favor say aye.

All voted in favor by voice.

Mr. Spalding: Thank you very much Councilman Baker.

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

MOTION TO MAKE ALL LEGAL PUBLICATIONS IN THE COLUMBUS DISPATCH OR THE REYNOLDSBURG THIS WEEK COMMUNITY NEWSPAPER. --- Spalding. Development, Parks and Recreation Committee.

Mr. Bowsher: Thank you Councilman Spalding. Yes this is just a motion to allow for the Columbus Dispatch, as well as what were already utilizing, the Reynoldsburg ThisWeek Community Newspaper. This is in conjunction because sometimes time lines are a little tight and we need to be able to get the information out as fast as possible. The dispatch runs every single day, though it is roughly about double the cost, were going to use it as sparingly as possible but a three week turn around that we utilize for ThisWeek Community Newspaper doesn't bode very well with Development as were trying to move things consistently forward. So I just ask that we allow the flexibility to utilize one or the other depending on the circumstances.

Mr. Spalding: Alright. Any discussion, anyone else in the committee. Ms. Bryant.

Ms. Bryant: I had a question because from an email that we received, it indicated the Reynoldsburg News, which is a completely different publication than ThisWeek News. So, which one are we actually using now.

Mr. Bowsher: Were currently utilizing the Reynoldsburg ThisWeek Community Newspaper. Which is the local circulation here.

Ms. Bryant: Ok, so the Suburban News Press production is no longer with us?

Mr. Bowsher: Correct. And both are actually now owned by the Dispatch, both Newspapers.

Mr. Spalding: Right. But as you said, there is a definite cost. And just out of curiosity, who in here actually takes the Dispatch on a daily basis. Could I see your hand? Alright, there is a fair amount of hands. How many of you actually get the ThisWeek delivered to your home? So its kind of 50/50. There is a lot of people that take the Dispatch, so that might be appropriate to certainly do that. Because we want to make sure we get as much information out to people as possible. Mr. Cicak.

Mr. Cicak: The difference of the cost of publication is five times more, its not two times more.

Mr. Spalding: Ok. So as we said, we definitely want to try and continue doing it the way that we, I think that we've done it five years in ThisWeek, so we really haven't had to use the dispatch in the last five years. So if we can continue with that kind of mentality, that would be best to certainly save some money. Anyone from Council have any discussion on this item? Councilman Luzader.

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Mr. Luzader: I just got one question. Once a developer, whom ever it may be, comes in and submits a request or an application for a permit, doesn't that have to be in 30 days ahead of time before it goes to planning commission?

Mr. Bowsher: Not under the current rules, no. On the past rules of dictated by 2017, yes. But when we expedited and made the changes to the chapter there for Planning commission and Events on rezoning, is the only time that we need to utilize that, as well as putting in a variance or special exception. And they can put those in and all we need to do is make sure that there's a week ahead of time prior to the committee meeting, either Planning Commission or the Board of Zoning and Building Appeals. So we want to make sure that were as flexible as possible if say two weeks and the next meeting instead of making them wait an additional six weeks, than we can publicate and push it out into the local newspaper as fast possible, so they can make that, so were not making people wait over a month time circling back.

Mr. Luzader: Ok, thank you.

Mr. Spalding: Very good, any further discussion. Oh, I'm sorry, Mel.

Mr. Clemens: Yea, this... as far as money wise I don't see why we should be spending the extra money. You know this is operated the way it is today, its been operating this way for years, we've not had a problem. If people would do there work and get it in the time to Clark and so forth we wouldn't have this problem. Now we've had problems speeding and trying to speed things through and I understand that. And I have been an opponent of trying to speed things through, we have people like here tonight that should be here and this thing of getting there thing fast as you can, it really doesn't work that well. We're here to let people know what were doing, there's no hurry. I don't see anything that's came before this Council that needs to be pushed and that's explaining what's being done. Your wanting to speed up everything and I just don't agree with that. There's no sense spending the extra money for something that we've been doing and haven't had problems until recently really. That's all I got to say about it.

Mr. Spalding: Thank you Mel. Any other further, Ms. Bryant.

Ms. Bryant: I know that there's a little bit of inconsistency on some notice giving, where some just given on the website, and it seems to be a bit buried back in the agendas and that sort of thing. You know, is there a way that we can get that cleaned up a little bit so everybody knows when it's time for them to look something up, they know where to look for it, instead of having to dig through the agendas.

Mr. Bowsher: Depends on which agenda your talking about. For Planning Commission and the Board of Zoning and Building Appeals, absolutely, I can have my Planning and Zoning Administrator work on that. But if its talking about City Council, that would be different.

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Ms. Bryant: Yea, what I'm thinking is, you know when somebody goes directly to the City's website, if there was like a, you know, some sort of a notice when you notice when you open it up instead of having to go deeper into the pages.

Mr. Bowsher: I'll hand that off to you.

Ms. Beggerow: Like a pop up or something?

Ms. Bryant: Yea, well like if you've got like a you know, news, like most websites will have something that rotates through.

Mr. Baker: That's true.

Ms. Beggerow: We do have a news.

Ms. Bryant: Ok.

Ms. Beggerow: I don't know, we can look into it, yea. Get a hold of the IT folks. Yea, IT thing is not... I make little changes, I don't make the big ones.

Mr. Spalding: Thank you, any other further discussion.

Mr. Bowsher: I just want to be really clear, no one is trying to circumvent any sort of time lines. Were just trying to not, you know, continue that process into 6 weeks or longer. There's nothing to do with the regular dates and times, were trying to meet those meeting timeline's and because there such a delay because its a weekly newspaper and they require you to get it in a week, two weeks prior to that week that it goes out. Were just simply stating in order to be extremely business and development friendly here in the City and compete with the other metro areas, were just going to utilize this sparingly If for some reason this year or consistent years moving forward, were going to need to do that.

Mr. Spalding: good, alright. Any other further discussion?

RESULT:	REFERRED [UNANIMOUS]	Next: 1/14/2019 7:34 PM
MOVER:	Marshall Spalding, Chairman	
SECONDER:	Kristin Bryant, At-Large Councilmember	
AYES:	Spalding, Baker, Bryant, Skinner	

AGREEMENT TO ENTER INTO CONTRACT WITH PROJECT M PLUS FOR MARKETING AND BRANDING SERVICES. --- Spalding. Development, Parks and Recreation Committee.

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RESULT:	WITHDRAWN
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ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONTRACT WITH CALFEE ZONING FOR PROFESSIONAL ZONING CODE SERVICES AND APPROPRIATING FUNDS THEREFORE; AND DECLARING AN EMERGENCY. --- Spalding. Development, Parks and Recreation Committee.

Mr. Bowsher: Thank you Chairman Spalding. Calfee is pretty much the fore most zoning expert in the mid west, they were recommended to us from OHM, who helped and was the consultant for our comprehensive master plan. We met with Sean Suder, who will be the representative for Calfee Zoning, their based out of Cincinnati. They also have a small office here in Columbus and another one in Cleveland. They have done the zoning code rewrite for Gahanna and some other local municipalities here in the metro. Their absolutely fantastic. They did our, sort of recommendation, last year for us, which was part of this. But separate. Then were just asking that were going to continue utilizing them and do a full zoning code rewrite.

Mr. Spalding: You were pleased with the work they did for us last year?

Mr. Bowsher: Absolutely.

Mr. Spalding: Any discussion, anyone on the committee? Kristin.

Ms. Bryant: I am aware that Calfee is kind of like the leader of the pack here but is there any chance maybe we could get another bid or two, just to see how things would stack up.

Mr. Bowsher: You know we could reach out if that was something that the Council would like to do. They are all pretty much around the same cost, I just figured why punt or change the quarterback in the fourth quarter when we've already allowed the work to commence.

Mr. Spalding: Any other discussion Council? Go ahead Brett.

Mr. Luzader: Mr. Baker is on your committee...

Mr. Spalding: Ok, Mr. Baker.

Mr. Baker: Well I was going to say, I can vouch for Mr. Bowsher by being on the Comprehensive Master Plan committee, they were very efficient, they were professional and you will get your bang for your buck.

Mr. Luzader: I just like to echo some of Ms. Bryant's concerns. Were talking \$150,000.00 that's a pretty good chunk of money and I'm not saying Calfee's not good. I have done my research, they are good, they are right at the top tier of folks that do this but its still a lot of money. If you could maybe just reach out and get some, you know, more RFPs. See what we could get. And then also we talked earlier this afternoon that this legislation will need to be amended.

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Mr. Bowsher: It was, it was. It was changed and saved. Needed to be updated but it is \$135,000.00 and not \$150,000.00, just for clarification.

Mr. Luzader: Ok, thank you.

Mr. Baker: I got just one quick one. Sound like you did some sort of research, do you have some numbers. That you could share with Council.

Mr. Bowsher: I don't have them right in front of me, we did reach out to a couple others prior to of getting the recommendation from OHM. And then we had met with a couple others. And then when we met with Sean Suder and Calfee, just his passion and his drive and his drive to do this sort of work, he is a planner in nature. He became an attorney afterwards, worked for the City of Cincinnati and then started his own business within Calfee, its own Zoning designation. And pretty much just does this full time, this is all he does so, your not going to find a better candidate and were not going to find somebody with the skill set for a better cost. But I would be more than happy to re-approach some of those other firms that we had talked to, to get some estimates if that gives Council piece of mind.

Mr. Spalding: What's the pleasure of the committee? Do we feel that we want him to get the bids before we move this on or do you want to table it at this point? How soon do you, since you declared this emergency, seems to me like your pressed for time. Do we need to get going on this? So how much further do you want us to delay, that's my concern on timing.

Mr. Bowsher: I appreciate that Councilman Spalding. As Councilman Luzader know, we passed some band-aid legislation last year knowing that we were going to pass a full change for the zoning code rewrite. I would not like to take this, our current zoning code as it stands was written in 1969, we have piecemeal if ever since then. So, to give the teeth to the comprehensive plan, which will hopefully will be adopted tonight, I know its fifth on the agenda, I'd like to get started on this. Its probably going to take a year. Right now if we start in February, if this passes through, its three readings, we can get done by December of 2019. I guess the rush is, that we've been operating with substandard zoning codes, and we've not allowed to bring in the development that is attractive here for the City and we have allowed a lot of things that aren't attractive, allowed into the City, and so by doing this, I think that it really puts the emphasis on where we are going in the future as a City and the longer we delay the longer and the harder ti becomes later on.

Mr. Spalding: I understand, any other discussion?

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MOVER:	Marshall Spalding, Chairman	
SECONDER:	Stacie Baker, At-Large Councilmember	
AYES:	Spalding, Baker, Bryant, Skinner	

ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONTRACT WITH OHM ADVISORS FOR PROFESSIONAL DESIGN SERVICES FOR THE KROGER STREET LIGHT, AND MAIN STREET IMPROVEMENTS AND APPROPRIATING FUNDS. --- Spalding, Development, Parks and Recreation Committee.

Mr. Bowsher: this comes before you as the sort of the child of the Franklin County Economic Development that you approved. This loan is paid by TIF dollars that we allocated last year and will continue to go. The main part of that TIF will be the brand new Kroger Marketplace there on Main street, that will be paying that back. We're choosing OHM as they did our 50% of the project, which is the parking lot and park like amenities that is on the corner of Lancaster and Main. We chose to continue going with them because of their precedent in their work. We had taken and we had a mutual. Multiple conversations about who we were going to go with. Ultimately we decided to work with OHM advisors from the work that they have done and some of the Main street improvements that they've proposed for Newark as well as Marysville. We thought that it would be great to continue working with them under this capacity and at the same time allowing them to design the Kroger street light to allow for egress and ingress into the Kroger Marketplace for safety concerns. This is why we have chosen to go with them.

Mr. Spalding: Sure, alright, thank you. Just as far as discussing, Mr. Cicak and the City Attorney, your in agreement that this is the right company again? You said that there was many discussions that you guys had, I just want to make sure that were comfortable that OHM is the way to go forward here.

Mr. Hood: We had a discussion about contracting with OHM. We reached out EMH&T, they have no objection to us contracting with OHM for this particular project.

Mr. Spalding: Very good.

Mr. Hood: Because they are already on board on the preliminary work that was done at Lancaster and Main Street.

Mr. Spalding: Good. Thank you. Anything else. Ok very good. Any other discussion this item? Councilman Luzader.

Mr. Luzader: I just got a question or two, Mr. Bowsher. You know my background was with Streets and the traffic study that Kroger did for their lot, actually said that the traffic light was not warranted. Now with that being on US Route 40, what does ODOT say about that?

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Mr. Bowsher: Actually there was a letter that was sent from ODOT about two years ago , through Dan Havner, my predecessor, as well the Mayor, that dictated that speed limit on US 40 entering into our jurisdiction and leaving our jurisdiction and anywhere in between, as well as what we do to that street-scape or to stop or delay traffic, is clearly in our jurisdiction and ODOT has no say, it is under our jurisdiction. And there is a letter that I would be more than happy to share with everybody. And that was actually part of that one conversation that we had, with the City Attorney and the City Auditor and the Mayor.

Mr. Luzader: Just want to make sure ODOT doesn't come back after we do all the work and say hey take it down.

Mr. Bowsher: Absolutely. I think I was week two this time last year when I was talking to a couple of Council members and the City Auditor and they made it very clear that no matter what the traffic study had said, for safety concerns, they wanted the traffic light to be there on Main Street. The only spot that this could go is where we're proposing for it to go without it being too close to the other traffic lights. We found a funding stream, we were allowed to be able to do some other improvements through Main Street because of the unique funding situation we had at our feed with the Franklin County economic development loan, we went ahead and took that. And now were going to get a little bit more bang for our buck because if it.

Mr. Luzader: The only other thing that I noticed is, its supposed to be four directional signal, north, south, east and west?

Mr. Bowsher: I am going to leave that to OHM and how they design it, its not really been decided yet.

Mr. Luzader: I was just trying to figure out what would be coming north bound right there, I cant remember what is right across the street from where that light is supposed to be.

Mr. Bowsher: That would be the old antique mall. That is getting a redevelopment and then you've got the Dairy Queen and Genji Go as well on the south side of Main. So it would be that access drive that would be pushing north. And then you also have the businesses, the doctors office that are to the direct west of where the Kroger is going to get built. They are going to allow an access drive in between those two so that would actually for those businesses to access the light as well and have easy access to the pharmacy that Kroger is having on that side as well.

Mr. Luzader: Because I knew all those businesses didn't connect it to present time, so...

Mr. Bowsher: It doesn't but we were negotiating with Krogers and they've agreed to put in that access drive for those residents.

Mr. Clemens: Could you have a letter for Councilman that your talking about?

Mr. Bowsher: Absolutely.

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Mr. Spalding: Thank you.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 1/14/2019 7:34 PM
MOVER:	Marshall Spalding, Chairman	
SECONDER:	Caleb Skinner, Ward 1 Councilmember	
AYES:	Spalding, Baker, Bryant, Skinner	

LEGISLATION FOR THIRD READING

5-19

ORDINANCE TO ADOPT THE CITY OF REYNOLDSBURG COMPREHENSIVE PLAN ---
Clemens. Development, Parks and Recreation Committee.

Mr. Bowsher: I'm just going to open it up to any questions, comments, concerns and I'll try to answer it as best as I possibly can.

Mr. Spalding: I appreciate your hard work on it.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 1/14/2019 7:34 PM
SECONDER:	Kristin Bryant, At-Large Councilmember	
AYES:	Spalding, Baker, Bryant, Skinner	