

COMMUNITY DEVELOPMENT COMMITTEE MEETING MINUTES

October 20, 2008

Members of Community Development Committee present: Fred Deskins, Jr., Donna Shirey, Leslie Kelly. Councilwoman Antoinette Newman was absent.

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

Mr. Deskins: I'll call the Community Development Committee meeting to order at 7:30 p.m. The second item on the agenda is its approval. Are there any changes or additions to the agenda? (No response). Hearing and seeing none, it will stand as submitted.

Also, number 3 is approval of the minutes of the October 6, 2008 Community Development Committee meeting. Are there any changes to those minutes? (No response). Hearing none, then we will accept those minutes as they have been presented.

Item #4. Discussion: Authorization to apply for Clean Ohio Conservation Fund Grant for land acquisition (Parks and Recreation)- -*Held 10-6-08*. Jason will address this, this evening.

Parks and Recreation Director Shamblin: Thank you Councilman Deskins. After much consideration and discussion with Council members and a productive meeting on Thursday with the adjacent property owners, we've elected to remove this from the agenda this evening and we will look into it and try to answer some of the questions that we just didn't have time to resolve in our short time span, and we'll hopefully bring it before you again once we have those ironed out.

Mr. Deskins: Thank you very much. Do we have any questions from Committee, Council. Mr. Hills.

Mr. Hills: I do have just a short statement and I do appreciate your efforts and I do appreciate the fact that I think that some issues need worked out, and I think that whatever comes will be a much better way to get there than the way we were going. I have been up here a number of years and I appreciate the fact that Mr. Deskins, you've brought to, Councilman Deskins you've brought to Council some of the comments from the meeting. For a number of years, I've sat up here and heard always it's Council's fault, Council did it, Council made me do it, for about fourteen years. And we're in a different Administration and I don't think things are going to go that way, so I want to clarify, I specifically want to clarify for the press, because there's a letter that's been released to the Press that says "perhaps they thought (referring to Council) that they could slip one over on the people". I'd suggest that all of you get a copy of the Community Development minutes from Mrs. Frazier, especially if you put it your paper, because certainly but for the questions of Council, there was the possibility that it would have gone through and I'm not being critical with anybody here other than, and I'm sure the landowners don't exactly know how it works, but there was a request that came to Council from Administration saying let us go to apply for this. We asked some questions, a number of members asked questions, that's when things came to light. So when I see the release to the paper that Council was trying to sneak something over or slip something over, I've spent too many years hearing people point at Council and I just thought that this was the one opportunity to - I appreciate every question that

Council asks their meaning before all of them, and I just wanted to take my soapbox and clarify that a little bit, and it would help the press understand that everything bad you hear in this City isn't always Council, and everything good you hear in this City didn't always come out of Administration. There's a sort of checks and balances that we run government with. Okay. Thank you Mr. Deskins.

Mr. Deskins: Thank you President Hills. Appreciate your comments. Anyone else got anything else that they want to add to it. Jason, thank you very much for your comments.

Mr. Shamblin: Thank you.

Mr. Deskins: All those in favor of removing the item from the agenda, say "Aye". (All voted "Aye") Opposed. (No response) Thank you. Community Development adjourns at 7:35 p.m.

Community Development Committee
- - -Nancy C. Frazier, Clerk of Council
October 20, 2008
(Transcribed/S. Cochran, Ass't. Clerk of Council)

SAFETY COMMITTEE MEETING MINUTES

October 20, 2008

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

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

Mr. Joseph: I'll call the Safety Committee meeting to order at 7:35 p.m.

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

Item 3a is the approval of the minutes of the October 6, 2008 Safety Committee Meeting. Are there any additions, deletions or changes to those minutes? Seeing none, those minutes will stand approved.

Item#4. Discussion: Building Division Fee Schedule - authorization to increase fees. Mrs. Boratyn, do you have that tonight?

Acting Safety/Service Director Boratyn: Thank you Chairman Joseph, members of Council. Mr. Hopper is here tonight as well with me to answer any questions, but basically, the prior Administration, back in 2005, had provided some building fee increases and the goal at that time was to look at them every 3-4 years and come back if we needed to update those fees to pay for the activities that are actually done by the Building Department and to also make them comparable to other communities, and with that in mind, Mr. Hopper, our Chief Building Superintendent, has spent some time looking through the fees, and looking at the Communities and looking at some new changes that have occurred with some laws. So he provided building fee changes to the Mayor and we'd like to bring them forward and would like to have consideration to enact them. So that's just a brief overview. If Mr. Hopper wants to come up, I think he would probably be best to answer specifics about some of the changes, but we'll both answer in whatever manner we can. Thank you.

Mr. Joseph: Are you just going to answer questions, or do you have a statement too.

Mr. Hopper: Well, I'm, I'm, some of you were here back when we did this in 2004. I was the one that redid the fee schedule at that point in time. It had been 9 -10 years since there was anybody that looked at the fee schedule and at that time, there was some discussion with Chief Building Official at the time, Stephan Moore and myself that, you know, instead of letting this go for such a long period of time, that we would take an overview and look at it every 3-4 years like Mrs. Boratyn said and a, so that's what I've done. Not everything that is in the fee schedule, I chose to increase. My thought process and my attempt was to take a look at real costs and that's why you'll see some of the reflection of some additional fees or new fees as the fact that it takes our inspectors time to go out and provide this service and some of the permits takes us 2, or 3 or 4 times to go out, 3 or 4 trips and so that there's a lot of time involved in the inspection process and I thought that we should be a little closer to covering our real costs as it applies. In Section 1305.02 there are some added permit fees that are based on the adoption of the Residential Building Code that we did a few years ago and after getting through that adoption

process and having the Board of Building Standards take a good hard look at what the individual departments should be doing, they thought that we should be looking at re-roofing projects, re-siding projects, new windows, things such as that so there's a new fee in there that addresses those things that the State of Ohio would like us to do.

Mr. Joseph: Okay. You'd mentioned you didn't raise all the fees. I see in some cases, you've created some new ones, bottom of page one, a non-refundable application fee, there's a few others, I think on the last page, there was something about, yes, all construction permits issued for work regulated by the Residential Code of Ohio be assessed at State fee of 1%. Were those also based on what other municipalities have for similar work?

Mr. Hopper: I'll address the 1% State Fee. That is mandated by the Board of Building Standards, State of Ohio. It kind of covers the, if you see above there, there's a 3% that we charge for commercial buildings. The 1% we have to charge and that helps cover the cost of doing continuing education for the inspectors that the State of Ohio does on a yearly basis, some of the mandatory classes so that covers their costs. As far as the non-refundable application fee, there's a history that, you know, people will apply for a permit and we may never see them again. We've taken our time to do a review, inspectors have spent maybe an hour, maybe two hours looking over their plans and they never come back and simply, it's just a way for us to again, kind of cover our costs for providing that service.

Mr. Joseph: Okay. The, I noticed that on page 12 we added category for Fire Protection to a list of five other items. Could you define what Fire Protection would mean.

Mr. Hopper: Fire Protection is either a contractor that is providing sprinkler drawings and sprinklers to a building or a alarm system.

Mr. Joseph: Okay. And then lastly, where you had the comparison with the other communities, Groveport, Grove City and Upper Arlington, that's what the current fee structure is?

Mr. Hopper: Yes.

Mr. Joseph: I noticed that in most cases, the other municipalities have higher fees. In cases where ours are higher, I take it that you're not lowering them to be in the same range with those fees in other communities where there's a significant difference, and if that's the case, why not, I mean if the rationale is to be close to what other municipalities are charging, why are we going to charge more than others for certain things like I've outlined here.

Mr. Hopper: Well, again, my initial statement was that I've taken a look at what it costs us to do business for that type of permit and you know, I don't want to take a step backwards. Other communities, the other, there are a couple in there that we are a little bit above, but there's a lot there that we're significantly lower and I guess if you're talking about an entire house and the permits for an entire house, if you take and calculate those all together, we're probably still lower for an entire house than some of the other communities.

Mr. Joseph: Okay. Any questions from members of committee. Yes, Mrs. Kelly.

Mrs. Kelly: Mr. Hopper, this is, correct me if I'm wrong, but this is mainly for new construction?

Mr. Hopper: This is for new construction, remodel, alterations.....

Mrs. Kelly: But does the majority of it come from new construction or add-ons, things like that, more than just say, you're remodeling. I'm talking big, like I'm going to add on another room to my house.

Mr. Hopper: It depends on the year, it depends on the state of the economy. Right now we've seen this year more homeowner improvement projects such as basement finishes, and decks and three-season rooms, than in the past and I think it's just that people are investing in their homes rather than moving and selling and relocating.

Mrs. Kelly: The reason that I ask that is, I didn't know if that might account for Upper Arlington has some of the lower costs, but they are also more landlocked than Reynoldsburg.

Mr. Hopper: Oh yes.

Mrs. Kelly: So they're not going to have as many large construction projects going. Thank you.

Mr. Joseph: Other questions. Mr. Stake.

Mr. Stake: Thank you Chairman Joseph. Mr. Hopper, I'm looking at Page one, 1305.01(a), Minimum Residential Plans Examination Fees, it goes from \$15 to \$25. That doesn't sound like a lot of money, but that's almost 100% increase. Then I go down to C or it's D. It goes from \$20 to \$50. It's over 100% increase. I would think in this economic time that we're in, that we would want to encourage some construction, some remodeling, those kinds of things. I'm wondering why we're increasing the fees that drastically and also, the second part of my question is, how you've talked about calculating cost to do business. How do you calculate your cost to do business in your department?

Mr. Hopper: Which question do you want me to answer first?

Mr. Stake: The first one.

Mr. Hopper: Again, I just, I look at what our plan reviewers, myself and a couple of the Building Inspectors, our time that we spend doing an average plan review. Looking in the Building Code to see if items are addressed that need to be addressed. It takes us an hour, hour and half, two hours to do a plan review. So....

Mr. Stake: But we're not, we're not contracting your time. I mean, the citizens are not contracting your time if they bring in a plan. They're, you're there, you're getting paid, your people are getting paid. I guess I'm having trouble seeing how you can calculate the cost to do business in your department. And I really am concerned, seriously concerned, especially in the economic time that we're in and housing problems that we have, that we'd be increasing fees for these kinds of things at this time. Okay. Thank you Chairman Joseph.

Mr. Joseph: Yes, Mr. Clemens.

Mr. Clemens: Yes, I can understand the commercial increases, but 1305.02, where we get down to the patios, roofs, windows, siding, things that we haven't done before, I don't know how in the world you can do it. I don't know how, there's so many windows being put in, there's so many roofs that go up and siding, to let the houses get sided, I don't, I think all this is going to do, all this does is pass it, they pass it right through to the homeowner and what we're doing is penalizing the homeowner and what Ron says, roofs, they been putting on roofs in Reynoldsburg as long as I've lived here. Same way with windows and they put so many in, you'll never track them down to start with and I don't know what you're planning on doing as far as inspecting them because if you're not right there on the job while they're putting them in, they can cover them up with caulking and paint. You won't know if they put them in right or wrong, when you get in the window business, I know because I was in it. Same way with roofing. That part throws me off when you start talking about roofs, windows and the siding because I know so much of it goes on and it's just a pass-through. I don't know if we'd have the time or why we'd want to have the time, even to bother with it on the residential part of it. I can see the commercial part of it, I have no problem staying up with the other communities on the commercial, but I do not feel like I want to, you know, cost our citizens any more than what we have to. Our job is to give services and we do have the employees to give services. As Ron said, we're paying people to be here and to do that service. I know, I understand what you mean, maybe we're not getting enough money to pay the department's expenses. I understand that. That's where we come in and try to help you out, but I don't, those, when it gets in to residential increases, like basement finish, I don't know how we'd ever catch people finishing their basement. There's more basement finishes going on here in Reynoldsburg than we probably ever thought of.

Mr. Hopper: I'm not going to stand here and say that we catch everybody doing stuff.

Mr. Clemens: No. I understand, I understand what you're saying, but we'd be penalizing the people that came in and got the permits to worry about finishing their basement. Now I do believe, if they do plumbing or electric, it should be inspected. A guy wants to go down there and finish his basement....

Mr. Hopper: Any time you do a finish on a basement, you have to do electric and so.....

Mr. Clemens: Well, I mean you know, you got to do electric and plumbing and I, that should be inspected, but we charge electrical fee anyway.

Mr. Hopper: Um hmm.

Mr. Clemens: We'll go out and do electrical, we'll charge a plumbing fee anyway. I'm talking about just finishing the basement. If a guy wants to put drywall and slap some paint on it, that's his business after we get the electrical and plumbing inspection. I just don't think we should waste our time. We're already getting money on the permit for electrical and also on the plumbing. We have too many other things to do I think than worry about the roofs, the windows and the siding, the exterior siding, trying to inspect all that, passing the cost on to, you know, our

residents. Other than that, the commercial, I have no problem with, commercial's there for a reason, you haven't increased them that much but when it comes to the patios and we already charge for that, when it comes to the maintenance, the little maintenance buildings you know, I don't know, I mean I just.....I'm just thinking about it since this is the first night, we're just looking at it.

Mr. Hopper: You have to understand that, you know, we're here as a department to provide a service for our citizens. We provide a service for a commercial contractor like out at Target or Lowe's or someplace like that. Those contractors are here for six months and they're gone. Our residents should be provided a service and that's one of the things the Building Inspectors are there for. We're there to look out for their safety. They hire a contractor, a contractor like you said, he may throw some drywall up and throw a little paint on, but they don't consider the hazards that they create. You know, if they cover up an electrical outlet or they cover something electrical up that doesn't get installed per building code, there's a fire. I've seen numerous fires when I've been out with our Fire Inspectors that are caused by electric hazards because people didn't get a permit. So we're here providing a service, I have two different residents now that were taken by contractors. One I'm dealing with that I'm trying to go after their bond to recover the cost for the homeowner to get their deck and their screened porch done correctly. The other one is simply addressed is, you know, the roofs that we're not doing right now that we're going to do because it wasn't done right and the siding wasn't done right so you know, there are building codes that address every component of a residential and a commercial property, and we're out to look for the homeowners. Are we going to catch everything, no, but we try to. We try to make sure that people get permits and contractors get registered and that's one of the major things our Building Inspectors are doing right now is looking for roofers that are out doing roofs, just throwing them up because you know, you don't know how many phone calls I get, you know that this guy didn't finish the job and they paid him. A lot of our older residents get taken like that.

Mr. Clemens: Will you tell me how you're going to stop that?

Mr. Hopper: If our inspectors are out looking, Code Enforcement Officers are.....

Mr. Clemens: Inspectors are going to be there when they're nailing that roof on?

Mr. Hopper: I'm not going to say everyone of them, but we're catching a lot of them.

Mr. Clemens: That's what I'm saying.

Mr. Hopper: You're not going to catch everything.

Mr. Clemens: You're not going to be able to inspect the roofs, and the windows and the siding as it's being put on.

Mr. Hopper: Sure we will. They need permits.

Mr. Clemens: You're going to be there while they're doing it.

Mr. Hopper: Sure, sure.

Mr. Clemens: That means the man's going to be there eight hours a day. That's all I want to know because I want to know what we're doing to these people. I think it's a waste of time. I don't think you're going to be able to control the roofs, the windows and the siding, period.

Mr. Hopper: It's required by the State for us do that.

Mr. Clemens: Because I know we're not going to give you any more personnel to do it.

Mrs. Boratyn: Well, this is our first night of reading on it so we really just wanted to bring it forward and we appreciate getting all the comments and we will look at all the comments and look at all these matters and we just would like to know that we would like to come forward and do this.....

Mr. Clemens: I understand that it's only the first, that's right, there's plenty of time for it.

Mrs. Boratyn: We just want to recover the cost of what they are expending and we do understand your consideration in passing this through to residents.

Mr. Joseph: Mr. Hopper, I have a few more questions here from a slightly different perspective. The fees that you generate currently, what percentage of your department budget would you say that helps cover.

Mr. Hopper: Last year we covered all but about 1%.

Mr. Joseph: So, you're saying that almost 99% of your.....you only take about 1% out of...

Mr. Hopper: General Fund.

Mr. Joseph: General Fund. Okay.

Mr. Hopper: That's correct.

Mr. Joseph: With these increases, would that be consistent or are you going to be banking money?

Mr. Hopper: I don't ever want to bank money. I hope that we can stay consistent and you know the commercial projects are probably going to start dwindling down and some of these other requirements hopefully will pick some of that up.

Mr. Joseph: Okay. And again, this is something you say you look at every 4 - 5 years?

Mr. Hopper: Yes.

Mr. Joseph: And obviously any time you adjust the fees, that's something that needs to be thoroughly discussed. As far as complying with the Ohio Board of Building Standards, is there any timetable where we have to be in compliance on that?

Mr. Hopper: That's something that they'd like us to be doing right now.

Mr. Joseph: Okay. If we wanted to take our time on this, it's not a problem.

Mr. Hopper: My intentions were to bring this to you last year at this time so that we would have these fees in place for '08 but I was told to hold off and so that's why we're here now.

Mr. Joseph: Dollar-wise, what do the current fees generate? Do you know that?

Mr. Hopper: Whew, I don't know that off the top of my head.

Mr. Joseph: Mr. Harris, do you have those numbers?

Mr. Harris: Yes I do. Currently, the building permits for the year-to-date is around \$80,000, plumbing permits about \$25,000, heating permits about \$20,000, electrical permits about \$25,000, zoning permits about \$30,000 and the cost of the department's around \$430,000 a year so this covers 50 - 55% maybe.

Mr. Joseph: Okay. If the current fees are covering about 99% of your budget now, these increases would more than make up the 1% difference.

Mr. Hopper: That was last year.

Mr. Joseph: That was last year. Would you say that your cost of doing business is significantly higher every year.

Mr. Hopper: No.

Mr. Joseph: Okay. All right. Other questions, members of Council. Mr. Stake.

Mr. Stake: Thank you Chairman Joseph. I guess I was going to wait until budget time to talk about this but I, if you say that the fees we're bringing in now cover 99% of your budget, I mean, I don't know if we're getting efficiency and effectiveness out of the Building Department and I'm wondering if we maybe we could make the Building Department a little bit more efficient and effective and maybe bring it down to 95% and you'd have more than enough money. I'm going to tell you right now, I'm not in favor of increasing fees, especially on residential improvements.

Mr. Joseph: Another issue I have is that we adjust these fees and they become punitive on home owners. They may look at do I even bother improving my home, improving the community, making my property look better. That's an issue in a tough economy as well. Other questions, Mr. Deskins.

Mr. Deskins: Councilman Joseph, I do have a question. What is our obligation to the residents of Reynoldsburg for these inspections and electrical and plumbing and if we had a fire and somebody got killed because of this fire that you didn't inspect or you should have been out there and inspected it, what is our obligation? Do we have anything?

Mr. Clemens: We have an obligation if they inspected it if we have a fire and they had a permit but if they don't have a permit, we didn't know they did something to start a fire we have no...

Mr. Deskins: If we didn't get a permit or have it in our books and they was supposed to get our permit, we wasn't pushing it, are we obligated there?

Mr. Clemens: Certainly not. People do it every day. I have a question. One question. Now do I understand or maybe I misunderstood, the Ohio Building Division is requiring us to raise the rates, that's why you brought it here? They're not requiring us to raise these rates are they?

Mr. Hopper: No, no, no. They're requiring us to do the new additional on 1305.02 Line 6, the Board of Building Standards wants us to do inspections on re-roofing, re-siding, windows and door replacement.

Mr. Clemens: They want us to, but we don't have to.

Mr. Hopper: No, I think they're asking us to do that because.....

Mr. Joseph: Is it being mandated?

Mr. Clemens: Is it being mandated?

Mr. Hopper: Yes.

Mr. Joseph: It is a mandate? Okay.

Mr. Clemens: That's what I wanted to know.

Mr. Joseph: Yes, Mr. Hills.

Mr. Hills: One question, I guess and this is just for clarity, when did we and when did the Board of Building Standards adopt the Residential Building Code, a couple, three years ago?

Mr. Hopper: That was in 2005.

Mr. Hills: That was 2005 when it was adopted.

Mr. Hopper: And it didn't have to go into effect until 2006 and we were one of the first cities to be onboard.

Mr. Hills: And we wouldn't be dealing with some of the subject matter we're talking about today if we hadn't adopted the Residential Building Code when we did.

Mr. Hopper: No, no, no. When the State of Ohio mandated a residential code, if the city wants to enforce residential inspections, we have to adopt that code. We have to follow the rules of the board.

Mr. Hills: And they did that I believe for consistency throughout the State.

Mr. Hopper: That's correct.

Mr. Hills: So you didn't have some people.....

Mr. Hopper: You didn't have a contractor working in Reynoldsburg under a different set of rules than you had a contractor working in Dublin.

Mr. Hills: That was 2005, we implemented 2006, is that....

Mr. Hopper: I believe so. I think I'd like to all...really take into consideration, is that when we come here in 2005, and had the discussion about the permit fees, there's a lot of discussion that we didn't want to move the fees up dramatically. You know, it had been 9 - 10 years since we looked at the fees and that was the constant discussion about we don't want to increase them too much. That's why we discussed doing this every 3 - 4 years and bringing some increases, and again, that's why we're here.

Mr. Joseph: Other questions.

Mr. Stake: I just had one comment. I just would add to that we weren't in a housing crisis at that time.

Mr. Hopper: Nope.

Mr. Joseph: Mrs. Shirey, do you have a question.

Mrs. Shirey: It's not much of a question, it's more or less like a comment. I for one, have to agree with Chet Hopper. I really feel that instead of having Reynoldsburg go back in time, fees, supply and demand, everything increases every year and I strongly feel that this is something we need to push through. I just wanted to say that I support Chet Hopper in his decision on this.

Mr. Joseph: Yes, Mr. Deskins.

Mr. Deskins: I'd like to echo the same thing. I would like to support them and maybe some of these fees in here are not necessary, I don't know. I'd be the first to say that I don't know what's in here totally but you've got to have support for the department and they're the experts. I'm not. I believe in what you're doing and I support it.

Mr. Joseph: Other questions, comments. Okay. There is, I'm going to make a motion we do move this on for first reading but I'd like to ask every member of Council to review this list of fee changes. We may want to tweak it, we may want to make changes, but for the purposes of moving the process forward, I'd like to move it on for a first reading, so I'll make that motion. Seconded by Mrs. Kelly. All those in favor say "Aye". (All voted "Aye") Opposed. (No response) Motion carries. Thank you.

Mrs. Boratyn: We thank you. We will look at everything you say. Thank you.

Mr. Joseph: Thank you very much. Okay.

Item #5. Discussion only: Recently submitted grant application for reconstruction of Summit Road. City Engineer has a report for us tonight on that.

Mr. Miller: Thank you Councilman Joseph, members of Council. As you all know, on September 8, 2008, a OPWC application was submitted to MORPC for the reconstruction and realignment of Summit Road between Refugee Road and Main Street. I provided a memo that was in your packets and I would just like to ask anybody if there are any questions, thoughts or concerns that you had while reading the memo or as you've seen the project develop.

Mr. Joseph: I had one question, it might just have been a type-o. On the second paragraph, you describe the components for the Reynoldsburg portion and I didn't see anything about sidewalks. I believe that you had indicated there would be sidewalks for the Reynoldsburg portion. I just wanted to clarify that is in fact in the application.

Mr. Miller: Thank you Councilman Joseph. That is a type-o, there is a eight-foot leisure path and a five-foot sidewalk.

Mr. Joseph: Okay. I thought there was. I just wanted to double-check that. Are there any other questions or comments for Mr. Miller tonight on this. Okay. Very good. Thank you and there will be no action on that item.

Item#6. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: REPEALING SECTION 351.05 "DISPLAY OF ITEMS FOR SALE NEAR STREET." of Chapter 351 PARKING GENERALLY; and adding a new SECTION 1171.08 "OUTDOOR DISPLAY OF ITEMS FOR SALE" to Chapter 1171 GENERAL REQUIREMENTS- -second reading 10-13-08. This is both in Safety and Service Committees. I'd like to recommend we hold on this tonight. This is still being worked on behind the scenes so I'd like to make a motion we hold for tonight on this. Seconded by Mr. Stake. All those in favor say "Aye". (All voted "Aye") Opposed. (No response) Motion carries. Thank you. That was the last item on Safety Committee. Safety Committee adjourns at 8:03 p.m.

Safety Committee

- - -Nancy C. Frazier, Clerk of Council

October 20, 2008

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

SERVICE COMMITTEE MEETING MINUTES

October 20, 2008

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

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

Mr. Clemens: I'd like to call the Service Committee Meeting to order at 8:04 p.m. The first item on the agenda is approval of agenda. Do I have any additions or deletions to tonight's

agenda? I would like to hold Item #11 this evening. Seconded by Mrs. Kelly. All those in favor say "Aye". (All voted "Aye") Opposed. (No response) Thank you.

The next item is the approval of the minutes of the October 6, 2008 Service Committee Meeting. Are there any additions or deletions? If not, they'll stand approved.

Item#4. Discussion: Authorization to pay rate increase - month of December 2008; and to pick up partial payments - Refuse Service 2009 Contract. Thank you, Pam.

Mrs. Boratyn: Thank you Chairman Clemens, Council. Well, as you know, the City extended it's last contract with Rumpke through November 30, 2008 and we bid for a thirteen month period as we hoped to see an opportunity to be part of the consortium that will bid through SWACO next Spring. Rumpke was the only bidder, the collection, transportation, disposal of residential solid, yard waste recyclables and in Committee tonight and to be put before Council and will still be heard will be the contract with Rumpke to enter into a thirteen month period from December of 2008, December 1st to December 31, 2009. In that contract Rumpke bid a price of \$15.63 for regular residents, \$14.13 for seniors per month for the collection services and that would have been an increase of \$1.32 a month from the current residential rates. Under the contract that Rumpke has proposed that we're looking at, they are permitted to seek a pass through of any rate that increases due to a governmental tax or a fee and SWACO is going to increase it's tipping fee by \$2 per household starting in January of 2009. This amounts to a \$.17 per household per month for a new rate of \$15.80 for regular service, \$14.30 for seniors which, in affect, would mean that in January, it would be a \$1.49 more a month instead of the \$1.32. So, under the contract, any rate increase or adjustment does not occur for the first 90 days thus the rate increase would stay at \$1.32 for December, January and February and then would change to \$1.49 from March through December. So giving our billing cycles, what we propose, the Administration proposes, is that we pay from the Solid Waste Fund the rate increase for the total of December, 2008, and thereafter do a partial pickup at the refuse rate at a 50-50 split with the Citizens of Reynoldsburg. Now you have sheets that the Auditor, Mr. Harris has prepared that lays out all of the numbers and he will speak to that shortly. He will offer us explanations on those but from a layman's perspective, I'm just going to try and lay out a few things that I'm sure Dick will be able to fully respond to. But if you look at what we're proposing, out of the Solid Waste Fund, we would pay for the month of December, \$13,089.12 then the 50-50 split with residents would be the average of the \$1.32 for January and February and \$.1.50 increase for March through December, then multiply that by the number of households and divide it by two. This results in an increase, results in a rate of \$15.04 or \$13.54 for Seniors which is \$.73 a month for \$8.76 more on the refuse bill for the year for the residents. The City would pay the other \$.73 per household which if you take that times the number of households times the twelve months, is \$86, 864.16. Now in addition, the City would continue to absorb from the Solid Waste Fund, which we currently do, the administrative cost of managing the fund which is approximately \$.34 per household which amounts to about \$40,000 for the year. So the City, if you add it up, would be absorbing \$1.07 a month per resident for the costs. So, the Solid Waste Fund is projected to have an ending balance for 2008 of \$635,414.39. Now that's the projected balance that Mr. Harris provided which includes paying the entire December, picking up the entire extra cost of the \$13,089. After administrative costs and the City's share of the partial pickup at a 50-50 split, the ending balance for that fund would be projected 2009 at \$462,600. The Auditor has requested that we maintain at least two months payment in the fund to account for fluctuations in the accounts as refuse is paid in advance and adjustments are made that may

occur. This would be approximately \$300,000, so that would leave \$162,600 for future difference of administrative costs, for other rate increases, flexibility to see what might happen if we become part of the consortium. It could be that rates would go down, it could be that they might go up again, we just don't know but certainly this is a matter that could be addressed in the future because that fund is still there and we could look at it then. The Administration feels that it's important that pass through some of the rate increase costs so that folks don't suddenly see their bill jump \$2 or \$3 a month once that fund is depleted. There hasn't been a rate increase since January of 2006. If this rate is increased, it would need to be in place by December 1st, 2008 because of our billing cycle for 2009 because we bill in advance even though payment wouldn't occur until January. So that's sort of like an overview, I know that I went through kind of quickly but I'm certainly willing to answer any questions that I can. I think Mr. Harris is willing to walk through the numbers.

Mr. Harris: Thank you Pam. Members of Council, it has been Council's wishes over the last couple of years that the amount of money in the Solid Waste Fund go down to a reasonable amount from where it was before and for that reason, in starting with January, 2006, the Administrative fee was taken off so as to not pass any additional cost on to the consumer. With this increase, I think one of the things Administration was looking for was, how can we continue to refund this money in a way that would give people some relief on what they would pay, draw the funds down to a reasonable amount without getting to the end and having to raise the price \$2.50 - \$3 a month per person which would be considered a rather large increase considering what they paid. So if you look at the sheets, the spreadsheets I gave you, the first one, this is the payment that we make every month to the Solid Waste Fund, this is a check that's actually sent to Rumpke. Currently, it's about \$139,750 a month with the increase, this will go to an average of \$154,100 a month. This is what we will actually be paying. Any questions on that? Next, we looked at the potential rate increase and we actually did several scenarios on this. This was going to go, the regular will go from right now, \$14.31 to \$15.04. We currently are taking in around \$139,700 a month, this would take it to \$146,988 a month, so you can see the difference in the annual collections. This third sheet would show what would happen to the, how the fund balance would be maintained and dropped on the one that's marked three. It shows the beginning balance for '08 projected ending balance in '08 and the rate increase for December that will be paid as \$13,089. That is shown in there which leaves about \$635,000. If they go ahead with the 50-50 split of \$.73, it would leave the projected ending balance in '09 at about \$464,000, and finally, the savings for the consumer on Page 4, the City would be subsidizing the regular collections at about \$12.91 a year when you consider the difference between the rate and what we're paying and what we're charging and the \$.34 a month that is the cost based, \$.34 per household per month which is the cost of the Administrative fees. The Administrative fees include, there is half of one of the employees there that's charged into that fund. There's postage, there's the cost of having Smart Bill make up the bills and having them sent out, a few office supplies and some auxiliary but the big one is obviously the payroll that is being charged into this and the postage. This would mean that we would be subsidizing through the fund to try to draw that fund down, \$12.91 per year on the regular and \$12.79 a year on the Senior. If there's any questions on any of these, I'll certainly be glad to answer any questions that Council may have.

Mr. Hills: Councilman Clemens, could I ask a question, not so much ask a question, maybe I'm going to try to, because a lot's been said here and let me see if I could put it I think in a capsule.....

Mr. Harris: A brief synopsis.

Mr. Hills: For me, that's difficult, but in essence, we knew that both Council and Administration realized there was a great reserve balance than what we thought was appropriate to Solid Waste Fund. We had taken some action and waived a Quarter at one time. We now, like it or not, are going into a new thirteen month contract and as we looked at those numbers, what is being requested here is we will pay 100% of the increased cost of the customer in the month of December, 2008. We will take what the total cost is and the increase from January 1, 2009 to December 31, 2009, that increase we're going to split 50-50 with the customer. The net effect of what we're doing takes that reserve balance we all agreed was larger than it need be, and it reduces it down to the 400 and some odd thousand which has been deemed as the appropriate reserve to have in their for protection services in the account.

Mr. Harris: No, I think we can go lower but I think what we wanted to do was to have a little bit of extra money in that in case the consortium when the three years would come up at a rate where it was a dollar or two dollars higher than what we're paying now, that you wouldn't have to pass all that on to the consumer at one time.

Mr. Hills: So in essence, what we're doing is giving the consumer a decrease in what the rates the cities are being charged for thirteen months of a thirteen month contract and then we are at a balance which has been lowered because of the money the City's paying and not the customer is paying.

Mr. Harris: That's correct.

Mr. Hills: Okay.

Mr. Harris: And I think one of the things that the City wanted to be aware of is, if that number comes in from the consortium higher than everybody thinks, we can still draw that down another \$100,000 - \$150,000 and allow these things to go in at a much slower rate that would cause less hardship for the citizenry rather than being forced because of financial reasons, to have to put a \$3 to \$4 a month increase on solid waste at one time, was what they were trying to do with this.

Mr. Hills: If you and I keep talking, it'll get more confusing.

Mr. Harris: Well, that's the whole idea.

Mr. Hills: Thank you Mr. Clemens, Councilman Clemens.

Mr. Clemens: I think, you know, a little explanation on why all this money is in there. When we first started many, many years ago, we were paid back for doing the book work. So for doing the book work and sending the bills out for the hauler, and that was set up in our first contract, and

through that money I felt that if we built that fund up, I was going to fix streets, curbs and gutters with the money and that didn't fly. You can't use it for anything else but refuse so there we sit with this money in there that we should work down now for the public.

Mr. Harris: Absolutely.

Mr. Clemens: And we did once, a couple of times before and I think we should complete.....

Mr. Harris: I think the other thing Mel, when this first got started, was the people who were doing the hauling originally did the billing and they were charging us \$1 a month.

Mr. Clemens: That's correct.

Mr. Harris: Per household to do the administrative work. When it was taken in-house, Council then just included the dollar as administrative fee and as it turned out, because of the, having scale, having the other three departments split the cost of this up, it didn't come out to nearly a dollar a month, so therefore that thing just kept building up and building up, and building up and then they've done some things over the years to bring it down. Obviously, it needs to come down further. This is a way to continue to bring it down, give people some of this money back without having to being forced at the end to have to raise it dramatically which I don't think is really good business sense at this point in time either.

Mr. Clemens: Are there any questions, yes, Mrs. Kelly.

Mrs. Kelly: Mr. Harris, what is the current administrative fee total for the month for the City, just looking at administration.

Mr. Harris: The cost of the total administrative fees in the Solid Waste Fund is between \$35,000 and \$40,000 for the year. If you divide that back per month to the 84.84 regular for the 9,916 customers, it comes out to about \$.34 a month.

Mrs. Kelly: What's the City's total per month? Like what do we as a City?

Mr. Harris: Because we charge the whole payroll in at one time, it's between \$35,000 and \$40,000 for the year. I don't have it monthly.

Mrs. Kelly: Okay.

Mr. Harris: Just divide it out by twelve and you can come up with an average.

Mrs. Kelly: I can't do that kind of math in my head.

Mr. Harris: Well, you need to bring a calculator.

Mrs. Kelly: Thank you.

Mr. Clemens: Mr. Stake.

Mr. Stake: Chairman Clemens, thank you. I'm happy to see this Administration continuing on with what we started previously, and previous Administration with Council, and trying to reduce the surplus in this account and provide some relief to our people who pay for these kinds of things but do we have, I guess, the consortium you're talking about, is that in regards to the tipping fees, because we have Rumpke picking up the trash and then where they dump it, is that the consortium you're talking about or?

Mrs. Boratyn: Well, the consortium is SWACO and it's just a group trying to get better rates for picking up, for your trash services. You bid through them, just like we did the salt consortium. It still might be Rumpke that would deliver the services here. It's just we're trying to get a bigger pool for more competition and lower your cost.

Mr. Stake: Okay, so when we do that, we, Rumpke, so if we accept Rumpke, they're paying the tipping fees where ever they're.....

Mrs. Boratyn: Right and they do have to go there to SWACO so and they know for a fact that they're.....

Mr. Stake: They do have to do that. If we would have bid out separately, not through the consortium, Rumpke maybe could have brought it to their own.....

Mrs. Boratyn: We haven't bid through the consortium yet, but Rumpke I think would have gone to SWACO anyway, I think that's where they would have taken their, I think that's where they took it before, I'm not sure.

Mr. Clemens: Mr. Hood.

Mr. Hood: Thank you. If I may shed some light, the tipping fee is basically a dumping fee to the land fill that SWACO controls. I don't know that it's something that you can separate out. The contract hauler would probably be, I don't want to say forced, but by necessity have to go to the SWACO dump to make it cost effective. Now the consortium is a group, not unlike our co-op for our salt costs. A group of cities that through a collective bargaining power, hopefully gets a better rate than the City could get on it's own. Now, obviously, we went through that trouble with our salt, we hope that doesn't happen with the consortium for the solid waste, but we do hope that the consortium, all indications that they will allow us into group for the '10 contract year and then we can get a very competitive rate for our citizens by using the bidding power of all the cities.

Mr. Stake: Chairman Clemens, don't some trash haulers though, have their own dumping facility?

Mrs. Boratyn: Well, I think that there are some but I'm not sure they've bid here in Reynoldsburg.

Mr. Harris: Prior to the last time, I think they always did.

Mr. Clemens: I think what the problem is, I think what the problem is, Rumpke has their own. I think that there's a law passed.....

Mrs. Boratyn: There is.

Mr. Clemens: They have to pay a tipping fee that they take it out, out of the County, I mean.

Mr. Stake: Even if they bring it to their own facility?

Mr. Clemens: That's right. SWACO kind of put a hold on everything. They, if you come right down to it, our cost is judged by whatever SWACO does. We can't do anything else. No other people, there's only going to be two people probably bid on this anyway to start with and SWACO did this awhile back and that's what's kept our rates up so high is that Rumpke can't haul and dump at their own dump because they have to pay a certain tipping fee if they haul it out of the County, am I correct on that?

Mrs. Boratyn: Yes Sir, that is.

Mr. Clemens: Yes, I know it is.

Mr. Stake: All right, thank you for the enlightenment.

Mr. Hills: For sure, I think some of the tipping fee goes to the EPA to monitor the dumps.

Mr. Harris: Wouldn't be surprised.

Mr. Hills: My friends, the EPA.

Mr. Clemens: Any other questions? Mrs. Boratyn.

Mrs. Boratyn: Well, thank you. We appreciate your considering this....

Mr. Clemens: If there's no other questions from the Committee or members of Council, I'd like to move this on for it's first reading. Seconded by Mrs. Shirey. All those in favor say "Aye". (All voted "Aye") Opposed. (No response) Thank you.

Item #5. Discussion: Authorization of bid documents and to advertise for bids for maintenance of Broad Street Water Tower. Mr. Miller.

Director of Engineering Miller: Thank you Councilman Clemens and members of Council. I'm requesting a motion from Council to prepare bid documents for the painting of the Broad Street Water Tower. The water tower is due for it's 20 year maintenance. Since it was built, it has not been maintained. This project includes painting the tower inside and out and some miscellaneous structural repairs. Our water tower cannot be taken out of service for maintenance until the neighboring water tower, which is being built by the City of Columbus, is finished

which is scheduled to finish late this Fall - early next Spring and when their water tower is finished, ours will come out of service and then we will begin maintenance on ours. Again, I'm here asking Council for a motion to prepare those bid documents. I anticipate advertising the project in January, February and I anticipate coming to Council in March, April to award the contract to the successful bidder.

Mr. Clemens: Two questions. Is this on the CIP or not.

Mr. Miller: It is.

Mr. Clemens: It is. Second question..

Mr. Harris: Ah, Mr. Clemens, this has been on the CIP for several years, also later tonight, you'll be looking at water rate increases for the Water Department and when you look at the pro forma, this is included in the 2009 projects for the Water Department and has been for some time.

Mr. Clemens: All right. The second question is bidding this out. What is the estimate? Are you going to have an estimate on it when you bid it out?

Mr. Miller: Absolutely. I'm preparing the documents. I will have a construction cost estimate prepared at that time, yes.

Mr. Clemens: You'll have it before we pass this?

Mr. Miller: Before you authorize the motion?

Mr. Clemens: We'd like to know what we're talking about.

Mr. Miller: Sure. Well, my preliminary project cost estimate for painting the water tower which includes construction inspection is approximately \$425,000 to \$450,000.

Mr. Clemens: You don't know which one you're going to have on your bid documents? You have to have, you know.

Mr. Miller: It's in that range. I have not specifically broken down all the structural steel repairs yet. That \$25,000 range is again, what I expect the project cost to be within and in addition to bidding the painting of the water tower itself, we will be contracting with a Coatings Inspector to perform the inspection of the project and I anticipate their costs to be approximately \$60,000 but I have not solicited costs for that Councilman Clemens.

Mr. Harris: Mr. Clemens, the, Mr. Kipp had used \$350,000 as his estimate for the cost of the project. Now I heard a lot of people gasp about this, but the main thing on this is not the painting of the outside of the water tank, it's the inside of the water tank and that's where the major expense comes in. There's only specialized coatings that you can use for potable water and they're epoxies and they're relatively expensive to put on, but the number that Mr. Kipp had

brought forward that he was using was \$350,000 so I think somewhere in the area, \$350,000, \$400,000 is where he's looking for this to come in at.

Mr. Clemens: And I have no problem with that. I know the interior's different than the exterior. I mean I just like to know what things cost before, you know, at least you know, the Engineer's estimate is going to be on it as we bid it out because it's got to be within 10% of it and that's the only reason I brought it up.

Mr. Miller: Right and in addition, this is three coat epoxy paint system and without going into all the details, epoxy resins.....

Mr. Clemens: I understand all that. Don't get me wrong. The problem is, you're coming here to ask, you know, to prepare plans and specifications. That'd be fine, then you could come back in and get permission to bid it out, then we would have the cost of what we're talking about. You don't have the cost of what we're talking about. You keep talking around the corner and what it's going to be. There's two different things here, plans and specifications is one thing, advertise for bids if another. If you advertise for a bid, you know, you're supposed to have a cost estimate.

Mr. Miller: I will Councilman Clemens.

Mr. Clemens: So they can be within 10% of it when you bid it out.

Mr. Miller: That's right. There will be an Engineer's estimate of cost and when I finish preparing the bid documents and specifications, I will know down to the nearest hundred dollars.

Mr. Clemens: That's correct.

Mr. Miller: Having not prepared yet the plans and specifications, I'm standing here telling you that our project cost will be between.....

Mr. Clemens: Could I ask you a question.

Mr. Miller: Sure.

Mr. Clemens: Why are you here to start with to ask us to prepare plans and specifications and so forth. Why don't you do those and then come to us. I don't, maybe I'm wrong. Is somebody else going to do them? That's what I'm trying to find out.

Mr. Miller: Preparing the bid documents and the plan and specifications, there's labor involved. There's a lot of time and effort.....

Mr. Clemens: You're going to do that, that's all I'm asking.

Mr. Miller: Right and typically, we have not done that work and then asked for a motion to bid the project. If there's not an intent to do the project and move forward through the bidding

process for construction, then there's no value in proceeding forward with preparing plans and specifications.

Mr. Clemens: We have done it both directions. Don't get me wrong. We have done many times, both directions. I'm just curious to what's, you know, all right, will you come back and let us know what it's going to be?

Mr. Miller: Absolutely and are you asking me to come back prior to the contract being awarded to the successful bidder?

Mr. Clemens: I'd just like to know what you're going to advertise at, yes.

Mr. Miller: Absolutely.

Mr. Clemens: Okay.

Mr. Miller: Absolutely.

Mr. Clemens: Are there any questions for Mr. Miller pertaining to this project? Yes.

Mr. Joseph: Thank you Chairman. Mr. Miller, you say it's been 20 years since anything's been done to the tower. Has it ever been serviced before?

Mr. Miller: No.

Mr. Joseph: So we don't know if there could be problems on the inside at this point, is that correct?

Mr. Miller: That is correct. The tower was inspected in 2006 and it identified several maintenance items that were needed to the water tower and one of the items that was excluded from that report is the inside of the bowl where, of course, the water is stored.

Mr. Joseph: Okay, thanks.

Mr. Clemens: I want to get it straight. I know we have to do it, don't get me wrong and I agree with Doug. It has to be done and Mark has brought this, I'm just curious about, and I think I have a right to know what it's going to cost. That's my only problem. Are there any other questions from the Committee?

Mr. Hills: Mr. Clemens, I certainly see what you're saying and I think what we've got here is somebody else, we're going to make these estimates in-house and then you're going to want to bid it and often times, we just see it when it comes to bid and those estimates are already there. What you're telling us now, because you're not going to put this out to bid until we have a better idea where the Columbus water tower is.

Mr. Miller: Correct.

Mr. Hills: We're not going to put it out to bid when we don't have water. I hear people being concerned that this tank hasn't been serviced. I believe that was the sole water supplier to the City of Reynoldsburg. You weren't going to take it down, you couldn't take it down to service, that's why Columbus is building the parallel tank so we'll have double the supply there if not over double, which will then allow us to be sure that ours is in as good a condition as it could be because as we suffer water supplies here in the eastern part of Reynoldsburg, often times, it's because Columbus is drawing more out of that tank than we're taking so we're coming out on the short end of the stick and their agreement was, they're going to put in a tank, that way, we can bring ours back up to a first class tank. There's nothing wrong with it. The water samples have all tested in the city not to have any problems but it's just, you couldn't take it off line or you wouldn't have any water, so I think Columbus is catching up, we're going to catch up with Columbus but Jim, I want you to be able to understand, often times we would authorize the Mayor to, or authorize whomever to bid and it would be bid on documents we had in front of us. Here you're saying, I want to go fix those documents and I'm going to come back and tell you when we're getting ready to bid it because we don't have a bid date until we know that Columbus is up on line and operational anyway. Am I wrong on that?

Mr. Miller: You're correct.

Mr. Hills: Does that clarify that at all Mel?

Mr. Clemens: That clarifies, I understand we're dependent. We were talking about \$300,000 \$350,000, now we're talking about \$400,000, \$450,000. When we get into figures like that, I just like to know what the cost estimate is when you bid it out, that's all, because it's got to be within 10% of that, so, and I have no problem. I know it has to be done. I've talked to Mark about it, last year about it. Are there any other questions to Mr. Miller. I'll make a motion that we move this to Council for adoption as a motion. Seconded by Mrs. Kelly. All those in favor say "Aye". (All voted "Aye") Opposed. (No response) Thank you Jim.

Mr. Miller: Thank you.

Mrs. Frazier: Mr. Clemens, do you want the authorization for advertisement to bid omitted, and just the preparation of the bid documents authorized?

Mr. Clemens: Yes, we'll do the advertising later.

Mrs. Frazier: Thank you.

Mr. Clemens: Is that all right with you Mrs. Kelly?

Mrs. Kelly: Yes.

Mr. Clemens: We'll do the advertising later, and we can do the authorization and then we can advertise. Is that ok with Committee. Thank you.

ORDINANCE APPROVING SPECIAL EXCEPTION USE PERMIT - (1737 Brice Road, proposed use - childcare center); applicant, Shana Jackson- -first reading 10-13-08. Is

Mrs. Jackson here or have we heard from her? She was requested to be here and there had been discussion, I guess she mentioned that she was not going to go through with the proposal but the Clerk had asked her to send documentation to that effect. Did we receive any Nancy?

Mrs. Frazier: No.

Mrs. Kelly: Can we just move to hold this.

Mr. Clemens: We could hold this until the next Committee Meeting and if there's a, if we do not hear from Mrs. Jackson then we can send it on for denial if that's ok with Committee.

Mr. Hills: You could hold it. You could send it forward for the second reading and that way it's had full readings.

Mr. Clemens: That way, if we don't have any information, why, that shows that there's no interest in it.

Mrs. Kelly: Okay.

Mr. Clemens: Then we'll send it to Council for it's second reading. Seconded by Mrs. Kelly. All in favor say "Aye". (All voted "Aye") Opposed. (No response) Motion passes. Thank you.

Clerk's note: (Items 7 and 8 in reverse order)

(Item 8) ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: SECTION 543.02 "Trimming/Pruning." Subsection (d) AND SECTION 543.04 "Noxious Vegetation to be Removed or Destroyed." Subsection (d) OF CHAPTER 543 TREES AND NOXIOUS VEGETATION- -first reading 10-13-08. We do have Chet here and he handles this, if there's any questions for him or our Service Director or our City Attorney.

Mr. Hood: I don't have anything new to propose other than entertain any questions you all may have.

Mr. Clemens: This has to do with noxious weeds and so forth.

Mr. Hood: Yes Sir. I have items seven and eight actually.

Mr. Clemens: I have no questions. Is there any questions for Mr. Hood pertaining to this. Yes, Mr. Stake.

Mr. Stake: I'm not on your Committee Chairman Clemens, but I think it's a good idea.

Mr. Clemens: I do too.

Mr. Stake: I think it's a step in the right direction. I think it makes it a little easier to do it, what we need to do in this case so, appreciate it.

Mr. Hood: Thank you Councilman.

Mr. Clemens: I think this would be a help to our Building Department and everybody concerned. Are there any other questions. If not, I'd like to move this on to Council for it's second reading. Seconded by Mrs. Shirey. All in favor say "Aye". (All voted "Aye") Opposed. (No response) Motion passes. Thank you.

(Item 7) ORDINANCE AUTHORIZING MAYOR TO ENTER INTO AGREEMENT WITH THE DIRECTOR OF THE OHIO ENVIRONMENTAL PROTECTION AGENCY (Director's Final Findings and Orders)- -first reading 10-13-08. Any questions for Mr. Hood pertaining to this Ordinance. This is a mandate. I think that they will have further information for us at the second reading and the third reading.

Mr. Hood: Next Committee Meeting, yes Sir.

Mr. Clemens: Next Committee meeting, that would be fine. Are there any questions at this time from Committee on this, or members of Council? If not, then I'd like to make a motion that we move this to Council for it's second reading. Seconded by Mrs. Kelly. All in favor say "Aye". (All voted "Aye") Opposed. (No response) Motion passes. Thank you.

ORDINANCE TO ACCEPT AN APPLICATION FOR ANNEXATION OF .5+/- ACRES IN TRURO TOWNSHIP, COUNTY OF FRANKLIN, STATE OF OHIO, TO THE CITY OF REYNOLDSBURG, OHIO (Kenneth and Christine Rose)- -second reading 10-13-08. Are there any questions to Service Director or anyone pertaining to this item. If not, I'd like to make a motion that we send this to Council for its third reading and approval. Seconded by Mrs. Shirey. All in favor say "Aye". (All voted "Aye") Opposed. (No response) Motion passes. Thank you.

ORDINANCE AUTHORIZING MAYOR TO ENTER INTO CONTRACT FOR COLLECTION, TRANSPORTATION, AND DELIVERY FOR DISPOSAL OF RESIDENTIAL SOLID WASTE, RECYCLABLE MATERIALS AND YARD WASTE AND DECLARING AN EMERGENCY- -read for second time 10-13-08. Are there any questions to Service Director or anyone pertaining to this item. If not, I'd like to make a motion that we send this to Council for its third reading and approval. Seconded by Mrs. Shirey. All in favor say "Aye". (All voted "Aye") Opposed. (No response) Motion passes. Thank you. Service Committee will adjourn at 8:40 p.m.

Service Committee

- - -Nancy C. Frazier, Clerk of Council

October 20, 2008

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

FINANCE COMMITTEE MEETING MINUTES

October 20, 2008

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

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

Mr. Stake: I'll call to order the Finance Committee Meeting at 8:41 p.m.

Item #2 is approval of the agenda. Are there any changes to the agenda. None being
heard, the agenda will stand.

Item #3. Approval of minutes of Finance Committee meeting held October 6, 2008. Are
there any changes to those minutes? None being heard, those minutes will stand.

Item #4. Discussion: Additional appropriation for TIF payment for schools (Taylor
Square TIF Fund). This comes from our Auditor Richard Harris. Mr. Harris.

Mr. Harris: Thank you Chairman Stake, members of Council. In 1997 when the TIF Contract was signed with Reynoldsburg Schools, there are monies collected in order to pay the debt service on the bonds. Any monies collected over and above that, are to be returned to the school as their portion of the payment. We are asking for an additional \$26,000 to comply with the contract because there was a reassessment done on a number of the properties down there which generated additional revenues from that fund. I don't have enough money appropriated in order to pay the additional amount. I'd paid them what we had appropriation for. We need about a \$26,000 appropriation from the Taylor Square TIF Fund, 970 to Account # 970.002.5527. We would have brought this a few weeks earlier but there is some ongoing negotiations on some of those property reassessments down there and several of them have not been paid because there is an ongoing litigation or discussions with the schools and the County down there about what the true values of some of those properties are but in order to comply with this, we do need to have the appropriation \$26,000 in order to pay the schools the remaining amount that we're required to under the contract. If anybody has any questions, I'd be glad to answer them.

Mr. Stake: Okay. Thank you Mr. Harris and you are requiring emergency language on this?

Mr. Harris: Yes, I need to get it paid out by the middle of November.

Mr. Stake: Okay. Are there any questions or comments from members of Finance Committee, members of Council? Any problems with the emergency? I'll make a motion that we send this on to Council with recommendation for adoption as an emergency, that we appropriate \$26,000 from the Unappropriated Taylor Square TIF 970 to Account # 970.002.5527 Taylor Square Fund Distribution. Seconded by Councilman Joseph. Any further discussion. All in favor say "Aye". (All voted "Aye") Opposed. (No response) Motion passes. Thank you Mr. Harris.

Mr. Harris: Thank you.

Mr. Stake: Item #5. Discussion: Amend 953.01 (a) Water Rate Schedule. This seems to be an annual exercise that we've been having. This does come from Mark Kipp. I know he did let me know that he would not be here this evening. Is there anybody else that would like to speak on this? Okay.

Mr. Harris: If you have any questions, I'll try to answer them. I guess I can give you a little bit of information.

Mr. Stake: I think the bottom line is, correct me if I'm wrong, Safety/Service Director and Auditor, City of Columbus is passing on a rate increase to us and unless we pass on a rate increase to our customers, we will have to take that out of the General Fund which would be very difficult to do.

Mr. Harris: These are all very true statements. They are not asking for passing on anymore than what, we're going up the same percent that Columbus did, basically is what it is.

Mr. Stake: Right and as in the past when we've done this, we have been very competitive with other communities, in fact we are probably less than most other communities still in our water rates.

Mr. Harris: And I think Mark did pass out a sheet here of what everybody else's were and if you look at ours for Water, we're at \$95.87 and Grove City's at \$104, Hilliard's at \$108, Upper Arlington's at \$104, Dublin's at \$108 so, yes, the water and sewer rates are very competitive and we're, in most cases, at least in the bottom third of what everybody else in the county is charging.

Mr. Stake: That is correct. And I, again, Mr. Kipp's not here to address this but I do understand that he needs emergency language but there would be three readings with this, correct.

Mr. Harris: It's the same thing with the trash pickup. He needs it for to be able to put it on the December bills for January.

Mr. Stake: Are there any questions from members of the Finance Committee. Councilman Joseph.

Mr. Joseph: Thank you Chairman. Mr. Harris, this question's probably been asked before. As I look at the increase is going from '06 up through 2012 and like for example, the Water Fund for this year is 8.5%. Are those actual increases or are those projections as we look into the future?

Mr. Harris: Those are numbers that were given to Mr. Kipp by the City of Columbus and what they're projecting those increases to be and just for a point of reference, they projected the one for this year to be 10% to 11%, it came in at 8.5% because the, as Mr. Hills mentioned a couple weeks ago, when they first started about the EPA thing, we are not going to have to pay as big a share as what they initially thought that they were going to be passing on so these are the numbers that Columbus has given us to this point, are they going to come true?

Mr. Joseph: So in this case, it's a little bit less than what they originally projected for this year.

Mr. Harris: Yes, sewer was as well.

Mr. Joseph: Okay, thank you.

Mr. Harris: It was 17% of what they originally thought for this year and it's coming in at 8.5% so, nobody likes it but you've got to do what you've got to do.

Mr. Stake: You have to have water.

Mr. Harris: I haven't heard anybody say they didn't want to have water in their house so, yes, I think we're probably going to have to do it.

Mr. Stake: I know a lot of people appreciate the water they have.

Mr. Harris: Absolutely.

Mr. Stake: Okay. Any other questions for members of Finance Committee, members of Council? Hearing none, then I'll send this on for it's first reading. Seconded by Councilman Clemens. Any further discussion. All in favor say "Aye". (All voted "Aye") Opposed. (No response) Motion passes.

Item#6. Discussion: Amend 945.02 (c) Rate Schedule (Sewer Charges). This is a companion to the previous one. Same thing, correct?

Mr. Harris: Same thing.

Mr. Stake: This is just passing on what Columbus, we do get our sanitary sewer service from the City of Columbus.

Mr. Harris: Right, right.

Mr. Stake: And....

Mr. Harris: They went up 6% and Mark's suggestion here is to go up 6% also.

Mr. Stake: Okay.

Mr. Harris: Originally, as Pam said, they thought initially, last year when they were looking at this, they were looking at 8.5% this year so this is also 2.5% down from what they originally projected for the same reasons that they....

Mr. Stake: Right, and I will add that in previous years, we did have discussions about having rate increases for three years or whatever and not knowing what they were going to do. If we would have went along with what they were suggesting, we would have over-charged.

Mr. Harris: Absolutely.

Mr. Stake: Our residents, so by doing it this way, reviewing each, and I appreciate the work that Mark Kipp does on this. He's very hands on on this. And....

Mr. Harris: He does a nice job, he really does.

Mr. Stake: Yes.

Mr. Harris: And I think we all, everybody in the city appreciates the job that Mark and Jed have done in negotiating with EPA and the City of Columbus to keep this as low as possible.

Mr. Stake: Sure. Okay. Any questions or comments from members of the Finance Committee, members of Council? I'll make a motion that we send this on for it's first reading. Seconded by Councilman Joseph. Any further discussion. All in favor say "Aye". (All voted "Aye") Opposed. (No response) Motion passes. Thank you Mr. Harris.

Item#7. Discussion: Authorization of 2009 Franklin County Board of Health Contract. And this comes from Acting Safety/Service Director. Mrs. Boratyn

Mrs. Boratyn: Thank you Chairman Stake, members of Council. This is the standard contract that we get every year with the Board of Health where they provide services to us. They support with the cleanups of properties, nursing clinics, administrative expenses. They are required by law to provide certain types of services to local communities, and we pay for those services. This does not include the mosquito which is a separate contract as it was again this year but mosquito contract will come forward again, probably next Spring for the same amount of money, they're not going to raise that. We are going to see a slight increase from last year to this year with this contract. The Board of Health is having an increase in its expenses mostly due to the extreme number of cleanups of properties that they've had to deal with because of foreclosures and gasoline costs have gone up for them as well and some costs on the satellite facility operations. So we went up about 7.3% from last year to this year and you'll see it in our budget. Other than that, it's just the standard contract.

Mr. Stake: Yes, this will be in the 2009 Budget.

Mrs. Boratyn: This will be in the 2009 Budget.

Mr. Stake: And I'll say one thing, I appreciate the time on this because I think I remember in previous years getting it in December. So it's a good thing to get it now, appreciate it.

Mrs. Boratyn: There's no emergency on it as long as we have it in place by January 1, 2009.

Mr. Stake: Okay. Are there any questions or comments from members of the Finance Committee in regards to this?

Mr. Clemens: This will be the first time it wasn't an emergency.

Mr. Stake: Yes, in a while, I think. I'm not sure I ever remember it not being an emergency and hopefully we can keep it that way. Okay. Any questions or comments from members of Council? Hearing none, I'll make a motion that we send this on to Council for its first reading. Seconded by Councilman Clemens. Any further discussion. All in favor say "Aye". (All voted "Aye") Opposed. (No response) Motion passes. Thank you very much.

Item #8. Discussion: Authorization to advertise for specific professional services (Geotechnical Testing Services; Construction Management and Inspection; and Sanitary Sewer Evaluation Studies, DFFO's, CMOM, and MOU).

Mr. Miller: The DFFO's, the CMOM and the MOU all deal with the Ohio EPA's finding and orders. I am requesting a motion to advertise for professional services for the listed categories only. These are all categories where the City is going to require services in the years 2009, 2010. Our current stable of engineers that we have anticipated to use for 2009, 2010 have some gaps and those are the service area gaps that exist and I would like to try to fill those with five qualified individuals, five qualified firms to seek professional services from for the years 2009 and 2010.

Mr. Stake: Okay, and we will go through the same evaluation process that we've done in the past or similar.

Mr. Miller: Correct, correct.

Mr. Stake: Okay. And this is something, I know you and I, we spoke pretty much at length about this. Something you feel we need to do to be able to adequately have engineering firms or professional design firms that we can pick from.

Mr. Miller: Correct.

Mr. Stake: Okay. Any questions from members of Finance Committee, members of Council? This can go the regular route. Do you need an emergency on this?

Mr. Miller: Um, this is just a motion.

Mr. Stake: Oh, it's just a motion.

Mr. Miller: So I believe, the next Council meeting we just need to pass it for me please.

Mr. Stake: So it's just a motion. Very good, okay. Then I will recommend that we send this motion on to Council with recommendation for adoption. Seconded by Councilman Joseph. Any further discussion. All in favor say "Aye". (All voted "Aye") Opposed. (No response) Motion passes.

Item #9. ORDINANCE MAKING TRANSFER FROM BRICE-MAIN STREETSCAPE FUND (440) TO GENERAL DEBT RETIREMENT FUND (310) AND DECLARING AN EMERGENCY- -read for first time 10-13-08. This does come from our Auditor. Mr. Harris, do you want an emergency on this?

Mr. Harris: Yes, I have to have that in place so I can make the November debt payment.

Mr. Stake: So you want to send it on to Council with a recommendation for adoption?

Mr. Harris: If you would, please. I would appreciate it.

Mr. Stake: Okay. Any questions or comments from members of Finance Committee, members of Council? I'll make a motion that we send this on to Council with recommendation for adoption as an emergency. Seconded by Councilman Joseph. Any further discussion. All in favor say "Aye". (All voted "Aye") Opposed. (No response) Motion passes. Finance Committee meeting will adjourn at 8:55 p.m.

Finance Committee

---Nancy C. Frazier, Clerk of Council

October 20, 2008

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