

PRAIRIE TOWNSHIP BOARD OF TRUSTEES

23 MAPLE DRIVE REGULAR MEETING/MARCH 12, 2008

The regular meeting of the Prairie Township Board of Trustees was called to order by the Chairperson, Ms. Schlosser with Mr. Stormont and Mr. Kennedy present. Ms. Montag was absent. Also attending were: Mr. Hatmaker, Chief Feustel, Ms. Swisher, and Mr. McAninch. (See attached list)

Ms. Schlosser led the Pledge of Allegiance.

Ms. Schlosser moved, Mr. Stormont seconded Ms. Swisher be appointed clerk Pro Tem. Vote; Aye.

Ms. Schlosser moved, Mr. Stormont seconded the Board approve the February 27, 2008 minutes as submitted. Vote; Aye.

Corporal Goodrich reported to the Board Deputy Weiner was on third call today regarding garage doors left open and contents being stolen. Deputy Thorn picked up gentleman breaking and entering in Lincoln Village South, was able to recover vehicle and all contents. Suspect was arrested and taken to jail.

Mr. Kennedy advised Corporal that a resident on Janicrest of Lake Darby stated that vehicles were being broken into and vandalized. Mr. Kennedy requested that patrols be increased in that area.

Mr. Hatmaker introduced Mr. Mike Arcari of M. Arcari Associates, LLC and Mr. John McGory of McGory Group to present proposed contract for implementing the West Broad Street JEDD and answer questions. The project is to work with the business community in an outreach project to execute some letters of intent to put the JEDD in place.

Mr. Arcari stated that Arcari and Associates will be trying to go to the implementation phase of the proposed JEDD and the Broad Street Corridor. Their goal is to get the businesses and property owners to petition into the JEDD. The proposal is broken into two phases; the first is to put together a strategy to approach businesses and property owners, with a timeline of three months. The second phase will be to secure businesses and property owners into the JEDD.

Mr. Kennedy asked Mr. Arcari if he had any experience with JEDD proposals and if so for whom, and was it successful. Also, are they able to look at the proposal and tell a business owner why they should participate in the JEDD?

Mr. Arcari stated that he had 23 years of experience in economic development, the last five years as a business owner that specialized in cooperative economic development agreements. He worked on the JEDD in the Rickenbacker area, a two and a half year project, which took place between the City of Columbus, Madison Township and Harrison Township. This project was successful. Also worked in the Circleville area that involved the City of Circleville and Circleville Township that created commercial development districts in the 23 corridor as well as Violet Township-Canal Winchester SEDA, a cooperative economic development agreement. Mr. Arcari stated they will need to provide a rationale of why businesses will want to come into the JEDD, part of which will be to make the case for the improvements that the JEDD will bring to the area, and that revenues generated will be marked for specific improvements in the corridor.

Mr. McGory sited the hospital as an example of one business that would benefit from the JEDD.

Mr. Neil Distelhorst questioned whether this was the right time as the other projects were completed in better economic times. Can businesses on the west side that are already struggling afford to put money in?

Mr. Arcari answered that because this is a competitive world, the JEDD will help improve the situations and ability of the businesses to succeed. Mr. Arcari also sited that the City of Columbus is willing to work on this now but may not be willing to once the administration changes. He assured that during the first phase, those three months will provide an answer as to whether the project should be attempted now or wait a year or two. Ms. Schlosser stated that only a small percentage of employees in the township actually live in the township. The taxes that are being collected by businesses are currently going back to other municipalities where the employees live. The JEDD will allow for that tax to now stay in the township.

Mr. Distelhorst questioned the business income tax that will be assessed on businesses and whether this will be another deterrent for new businesses to move in.

Ms. Schlosser sited Tuttle Mall as an example of how some businesses can suffer when another goes up in a different area of town. She stated that Tuttle Mall did go through a rough period when Easton and Polaris were built. Ms. Schlosser advised

that we need to look at ways to reinvest in our community and this is why the study needs to be done. It will help to provide insight as to whether there is an appetite for the Westside to be rejuvenated and revitalized.

Ms. Schlosser moved, Mr. Kennedy seconded the Board approve the March 11, 2008 agreement proposed by M. Arcari Associates, LLC for the purpose of ensuring the participation of property owners in the West Broad corridor and authorize the township administrator to execute the subject agreement. Vote; Aye.

After the Trustees reviewed the pending warrant list, Ms. Schlosser moved, Mr. Stormont seconded the Board approve the payment of the ADP payroll in the amount of \$118,981.01 and approve payment of the following bills. Vote; Aye.

Ms. Connie Swisher, Zoning Inspector, addressed the Board with the following Zoning Department matters:

SWACO Board of Trustees has approved a "2008 Buy Recycled Grant" award for Prairie Township in the amount of \$5,000.00. This grant will be used to purchase a "Welcome to Prairie Township" sign which will be located at the corner of Hubbard Road and West Broad Street. The total cost of the sign will be \$6156.00.

Ms. Schlosser moved, Mr. Kennedy seconded the Board sign a letter accepting the 2008 Buy Recycled Grant in the amount of \$5,000.00 from the Solid Wasted Authority of Central Ohio for the purpose of purchasing a community welcome sign and authorize the township administrator to execute the grant agreement. Vote; Aye.

Ms. Swisher informed the Board that Tim Horton's has filed an application to re-zone the property at 32 Inah Avenue. This will go to Franklin County first, Zoning Commission, and then back to the Prairie Township Trustees.

Applications were also received for Walgreen's and Starbucks signage. Tim Horton's has also applied for variances as well as the IBEW in Galloway for a new addition.

Field Inspector, Kelvin Ferguson, eligible for first step raise from \$16.06 to \$16.87, should have been effective February 28, 2008. The money was budgeted and appropriated for. Ms. Swisher agreed that Mr. Ferguson's attendance and performance did warrant the increase.

Ms. Schlosser moved, Mr. Stormont seconded Board approve increasing Kelvin Ferguson's pay rate to the assistant zoning inspector 12 month step amount of \$16.87 per hour, effective February 28, 2008. Vote; Aye.

Mr. Tatman requested Zoning Office's help in the removal of a truck at 356 Lombard.

Mr. Dave McAninch, Road Superintendent, addressed the Board with the following Road Department matters:

Robertson Construction, the contractor for the Mix and Stiles apartment demolition, has requested a change order for the abatement of asbestos that was not included in the original bid package in the amount of \$ 2,850.00. Of that amount, \$1,730.00 will be covered by Stantec, who did the original environmental study, and the Township will pay the remaining \$1,120.00. The staff requests that the change order for the amount of \$2,850.00 be accepted with the knowledge that Stantec's portion will be reimbursed.

Ms. Schlosser moved, Mr. Stormont seconded Board approve the proposed change order from Robertson Construction in the amount of \$2,850.00 for asbestos abatement as part of the Mix and Stiles Avenue apartment demolition project and authorize the Township Administrator to sign the order. Vote; Aye.

Ms. Schlosser advised that she and Mr. Hatmaker are going before the county commissioners in the morning to request reimbursement and answer any outstanding questions on that property and hope they will take action on March 18, 2008.

Mr. McAninch stated that it will slow down the demolition start date; however the contract states that it will be completed forty-five days from the notice to proceed which has not officially been given. Demolition should start next week.

Mr. McAninch has received three estimates from architects on the relocation of the Senior Center. First step is to hire an architect to apply for the building permit and put together plans. The three estimates received are as follows;

John Haddus	\$2,900.00
Asebrook & Co.	\$3,600.00
Chester Croche	\$4,750.00

Mr. McAninch recommended that the Board go through John Haddus.

Ms. Schlosser moved, Mr. Kennedy seconded the Board authorize the Township Administrator to execute the necessary agreement in order to engage John Haddus to

provide architectural services related to the relocation of the senior center at a cost of \$2,900.00. Vote; Aye.

Mr. McAninch advised that a tentative meeting was scheduled for Friday at 2:00 p.m. to meet with Mr. Haddus and he will call to confirm.

Mr. McAninch advised that bids were accepted for the Inah Avenue Issue 2 project. Seven bids were received. The engineers estimate was \$1,245,314.00; the low bid was received from George J. Igel & Company Inc. for \$1,242,427.15. Stantec has reviewed the bids and takes no exception to the Township awarding the bid to the low bidder.

Mr. Kennedy moved, Mr. Stormont seconded the Board enter into a contract in the amount of \$1,242,427.15 with George J. Igel & Company for the Inah Avenue Reconstruction Project and authorize the Chair to execute the "Notice of Award" and any other necessary documents. Vote; Aye.

Mr. McAninch explained that the Inah Avenue Issue 2 project is similar to the Palmetto Road project in that the road will be entirely reconstructed, sidewalks will be added along with curbs and gutters. A portion of the \$1,242,427.15 will be provided as a grant from the state, the remaining will be paid through a 20 year interest free loan.

There were no Fire Department matters to be discussed.

Mr. Hatmaker, Administrator, addressed the Board with the following Administrative matters:

There are two nuisance cases that have had two week extensions, 19 Lawrence and 422 Wynbrook. At 422 Wynbrook there appears to be building materials to repair roof among the trash. It was recommended that both properties need to be revisited due to snow covering yard. There is history with both properties; Wynbrook has a history of non-registered vehicles.

Ms. Swisher noted that some vehicles have been registered and that the Zoning Office was moving slowly to get voluntary cooperation from the owners. Ms. Swisher recommended that in harsh weather such as a blizzard, an automatic two week extension is recommended. It was also recommended that a call be placed to the owner at 422 Wynbrook.

Ms. Swisher stated that between 14 and 16 letters have been sent to 19 Lawrence in the last four years for similar violations.

Mr. Hatmaker requested a two year step increase for Robin Comeans, the Senior Center Manager, to the amount of \$14.76 per hour according to the schedule that was adopted last year. Mr. Hatmaker stated Mr. Comeans is deserving of this increase.

Ms. Schlosser moved, Mr. Kennedy seconded the Board increasing Senior Center Manager Robin Comeans' pay rate to the two year step level of \$14.76 per hour, effective March 13, 2008. Vote; Aye.

Mr. Hatmaker requested the Board consider a resolution to appoint Mr. William Lotz, a trustee in Jackson Township, as the Township representative on the SWACO Board.

Ms. Schlosser moved, Mr. Stormont seconded the Board adopt Resolution #10-08 appointing Mr. William Lotz, Sr. to serve as a representative of the Franklin County Townships on the SWACO Board of Trustees for a term beginning June 21, and ending June 20, 2010. Roll call: Mr. Stormont, Aye; Mr. Kennedy, Aye; Ms. Schlosser, Aye.

Old Business: none

New Business:

Mr. Hatmaker has spoken with residents of the Lincoln Village Residents Association; they are applying for a second year of the Neighborhood Partnership Grant. The grant would be to continue their Clean and Safe Neighborhood effort which has addressed graffiti issues and litter pickups among other things. The LVRA would like to expand this program to cover a homeowner education project that will provide homeowners with information about home maintenance and home finances as well as equip them with information about applying for community development block grant funds available to moderate income households. These two pieces of this project would be a comprehensive approach to Lincoln Village North and budding neighborhoods to help provide continued higher quality of life and appearance for the neighborhood while discouraging crime. Mr. Hatmaker requested that the Chair sign a letter of support of this project.

Mr. Kennedy moved, Mr. Stormont seconded the Board authorize Chair to sign a letter of support. Vote; Aye.

Public Comments: none

Announcements: Ms. Armstrong announced that the Senior Center will have a Soup R Saturday beginning at 12:00. At 1:00 the sheriff will be there to give an update on the gang activity in the Township. Mr. Hatmaker noted that the refreshments and the program are being sponsored by the Lincoln Village Residents Association as part of the Clean and Safe Neighborhood Grant.

Mr. Kennedy announced that all the lights are in at Westpoint. The only things left to do are grating and any grass seed issues.

There being no further business to come before the Board, the meeting was adjourned at 7:44 p.m.

Chairperson

Clerk Pro Tem