



City of Gahanna

Meeting Minutes

Committee of the Whole

200 South Hamilton Road
Gahanna, Ohio 43230

Jamie Leeseberg, Chair
Karen J. Angelou
Brian D. Larick
Nancy R. McGregor
Brian Metzbower
Stephen A. Renner
Michael Schnetzer

Kimberly Banning, Clerk of Council

Monday, November 13, 2017

7:00 PM

Council Committee Room

CALL TO ORDER

Chair Leeseberg called the meeting to order at 7:16 p.m.

Present 7 - Brian Metzbower, Nancy R. McGregor, Karen J. Angelou, Stephen A. Renner, Brian D. Larick, Jamie Leeseberg, and Michael Schnetzer

ITEM FROM THE DIRECTOR OF INFORMATION TECHNOLOGY

Present 7 - Brian Metzbower, Nancy R. McGregor, Karen J. Angelou, Stephen A. Renner, Brian D. Larick, Jamie Leeseberg, and Michael Schnetzer

[MR-0033-2017](#)

MOTION RESOLUTION TO AUTHORIZE THE TRANSFER OF FUNDS IN THE AMOUNT OF \$23,323 FROM ACCOUNT NO. 101.348.5111, IT PART TIME TO ACCOUNT NO. 101.348.5249, IT PROFESSIONAL SERVICES.

Main said requesting to transfer funds to pay a contractor to migrate to Office 365.

RECOMMENDATION: Consent Agenda.

ITEM FROM THE DIRECTOR OF PUBLIC SERVICE

[MR-0030-2017](#)

MOTION RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE PERMISSION TO BID ASBESTOS ABATEMENT AND DEMOLITION OF 181 GRANVILLE STREET.

Franey said the City owns a property at 181 Granville; structure was used for purposes over the years; not being used at this point; no uses in the future for that building; in need of roof and other repairs; would take a large amount of money to get it back up and running; asking permission to bid demolition and asbestos abatement; Larick said agrees; Angelou said the building should not have been purchased; told people to leave it

and that is why it is empty; there was asbestos when it was purchased; understands asbestos has to be dealt with; do not plan to support demolition; cannot go back in time; felt she has been on the right side of this for a long time; McGregor asked what it will be; Franey said it will be sod in the area; Metzbower asked when this was purchased; Jones said 2008.

RECOMMENDATION: Regular Agenda.

ITEM FROM THE DIRECTOR OF FINANCE

[ORD-0092-2017](#) SUPPLEMENTAL APPROPRIATION - COLUMBUS BLUE JACKETS GRANT

Bury said requesting a supplemental appropriation.

RECOMMENDATION: Consent Agenda.

ITEMS FROM THE DIRECTOR OF PLANNING & DEVELOPMENT

[ORD-0089-2017](#) TO GRANT A VARIANCE TO SECTION 1108.01, GENERAL REQUIREMENTS, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA, TO ALLOW A SIDEWALK NOT TO BE BUILT, FOR PROPERTY LOCATED AT 1509 BLATT BOULEVARD, PARCEL ID NO. 025-011769; WITH THE CONDITION THAT THE APPLICANT (can we change this to property owner?) CONSTRUCT A SIDEWALK IF AT ANY TIME ANY SIDEWALK IS CONSTRUCTED ON BLATT BOULEVARD PUBLICALLY OR PRIVATELY.

Jones said we have a recommendation from Planning Commission tonight; have Frank here tonight from the business; received approval from Planning Commission to construct their building; they are south of Penske and east of Columbus Steele Drum; no sidewalks or paths with surrounding properties; condition they put a sidewalk in if surrounding properties do; Leeseberg said Columbus requires payment in lieu of; does not necessarily agree; thoughts on that or what we have in place for that; Priestas said will investigate that but do not have anything in place; another tool for us in the future; Schnetzer asked about transfer of ownership; Jones said will run with the land; is part of the Record of Action.

RECOMMENDATION: Consent Agenda.

[ORD-0090-2017](#) TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT WITH THE GAHANNA COMMUNITY IMPROVEMENT CORPORATION (CIC) FOR THE YEAR 2018 FOR THE PURPOSE OF ASSISTING WITH ECONOMIC DEVELOPMENT INITIATIVES FOR THE CITY OF GAHANNA.

Jones said this is an annual contract; three changes; eliminate two sections referencing other contracts that have expired or are not relevant; they are also requesting half of the lodging tax; significant discussion on this; want to generate additional funds; exploring new alternatives; would like to reduce our amount by half; Larick said the CIC has worked hard to provide the highest value they have to economic development; ongoing revenues are at a place that there is a good opportunity for the CIC to stop receiving bed tax revenues; the CIC will no longer receive bed tax funds in the long run; hope to get those funds to be used for another opportunity; Angelou said that is a wonderful story; should go back to the CVB; they are in charge of things that are happening and bringing people to our city; Metzbower said bed tax dollars are restricted to what they can be used for; Jones said economic development.

RECOMMENDATION: Regular Agenda.

[ORD-0091-2017](#) TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT WITH THE GAHANNA CONVENTION AND VISITORS BUREAU (CVB) FOR THE YEAR 2018 FOR THE PURPOSE OF ENCOURAGING TOURISM AND HOSTING COMMUNITY EVENTS WITHIN THE CITY.

Jones said no changes to contract; Laurie Jadwin, director, here tonight to answer any questions; Renner asked the status of funding talks to move to the CVB; Mayor Kneeland said talked about moving the funds back to the CVB; Larick said it needs detailed before it is migrated; Mayor Kneeland said expenditures have to be related to tourism; CVB is responsible for tourism; Angelou said there are lots of opportunities to discuss; Larick said will stay as is until we decide where those funds will go; McGregor would like to know the other options to use those funds; Leeseberg said CIC does not want or need the funds anymore; CVB has a contract in front of us; Angelou asked if we should address the contract now and the funds; do not want it to get lost.

RECOMMENDATION: Consent Agenda.

ITEMS FROM THE DIRECTOR OF PARKS & RECREATION

[ORD-0096-2017](#) SUPPLEMENTAL APPROPRIATION - INSURANCE CLAIM AND RESTITUTION PROCEEDS.

Barr said this is to get the funds back in the appropriate account.

RECOMMENDATION: Consent Agenda.

[ORD-0097-2017](#) SUPPLEMENTAL APPROPRIATION - PARKS & RECREATION DONATION PROCEEDS

Barr said this is the same thing.

RECOMMENDATION: Consent Agenda.[MR-0031-2017](#)

MOTION RESOLUTION TO ADOPT THE DEPARTMENT OF PARKS & RECREATION 2018 PRICING POLICY; SAID POLICY ATTACHED HERETO AS EXHIBIT A.

Barr said not sure this has been brought forward on a regular basis in the past; has been rewritten to have a better understanding; pyramid shows the core of the business; McGregor asked about the actual level of services; Barr said we can provide that information; Metzbower asked where the biggest changes are; Barr said before it was a policy that had no flow; not well put together; started over to rewrite this; added a few things in there that were not addressed before regarding the sport league fees.

RECOMMENDATION: Consent Agenda.[MR-0032-2017](#)

MOTION RESOLUTION AUTHORIZING THE DIRECTOR OF PARKS & RECREATION PERMISSION TO BID CONSTRUCTION FOR THE WARD 1 PARK, LOCATED OFF MCCUTCHEON ROAD.

Barr said this is a formality; working on construction documents preparing for bid; will go out in the first quarter in 2018; McGregor asked the total amount; Barr said appropriated to date; \$300,000 of City money; \$250K from state grant; need spent by June 2018; another grant for the bathroom; \$100K from CBJ; \$25 from Gahanna Parks & Recreation foundation; a total of \$800K to date; requesting \$900K split in 2 years to develop that park entirely; Angelou asked if we will meet the June 2018 deadline; Barr said we have a 6 month buffer and there is no penalty if we apply for an extension for one grant; have that option; Renner said received praise on the large amount of grant money we have received for this park.

RECOMMENDATION: Consent Agenda.**ITEMS FROM THE DIRECTOR OF HUMAN RESOURCES**[ORD-0093-2017](#)

TO ESTABLISH THE BENEFITS FOR PERSONNEL OF THE CITY OF GAHANNA, EFFECTIVE JANUARY 1, 2018; AND TO DECLARE AN EMERGENCY.

Cochran said requesting an emergency to have these in effect by January 1, 2018; benefits have changes shown; another health care plan we are offering has an increase in deductible and decrease in what you pay monthly; removed supervisory time for some employees; wanted a flex time option; enhancing benefits to time off for part-time employees; they'll have more time to use it; and enhancing their funeral leave options; proposing a 2.5% increase for most employees; three positions were reviewed and have a recommendation to reclassify; minimum wage is

also changing and are changing our rates to meet those.

The COHCC health insurance, premium rates are going up by just 4%, which is very good; also giving a rebate for 2018; getting back \$130K; they also have a website if you are interested; also the steelworkers are joining our plan; they will be eligible to participate in our near-site wellness center; Metzbower asked if health insurance is available for part-time; Cochran said one option available for part-time but it is not the plans we offer full-time employees.

RECOMMENDATION: Consent Agenda.

[ORD-0094-2017](#) TO ESTABLISH THE SALARIES FOR PERSONNEL OF THE CITY OF GAHANNA FOR THE PERIOD JANUARY 1, 2018 THROUGH DECEMBER 31, 2018; AND TO DECLARE AN EMERGENCY.

See discussion under ORD-0093-2017.

RECOMMENDATION: Consent Agenda.

ITEM FROM THE ADMINISTRATOR

[ORD-0095-2017](#) TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH SEAN H. MAXFIELD TO SERVE AS MAGISTRATE FOR THE CITY OF GAHANNA MAYOR'S COURT FOR 2018.

Teal said held a meeting to review the magistrate's performance; felt confident recommending renewing his contract; Larick said about the workers comp number; Teal said will have to look into this and get back.

RECOMMENDATION: Consent Agenda.

ITEM FROM THE CITY ATTORNEY

[ORD-0098-2017](#) To Authorize The Mayor To Enter Into Lease Agreement For Personal Wireless Communication Facility Located At The Gahanna Municipal Golf Course.

Ewald said bringing forward agreement; revised our cell tower code in the last two years; identified their strategic plan; residents want to use the technology but not see it; this is an alternative; the ground lease covers the benefit that would come to the City; first option was New Life Church; explored other options; because it is located on city property, it does not impact anyone's home; will have a lease rate coming in with consistent income; showed a site layout; that area not being used for activities; Angelou confirmed there are no homes immediately across; what is west; Barr said vacant; Larick asked how tall the trees are in the area; Barr said 40-100'; Schnetzer said sat in on an Area Commission

meeting they talked about this at; is tall but we have to deal with this; good scenario to generate revenue for the City; Renner said something we have to deal with; wants to be sure that the contract specifically says we are getting this design; Ewald said agreement identifies with exhibits attached; when they file their application for administrative review, they have to stick to that to build it; will provide outline of the approval process; they wanted to make sure Council was okay with the lease before it went through the approval process; McGregor asked the diameter of the building; Jason Woodward, with TowerCo., said 20'; McGregor asked if the buildings are usually that big; Woodward said this is a shared shelter facility; will house multiple rooms of equipment to encourage co-location; need space with that type of equipment; Angelou asked if there are any in Ohio; Woodward said not in Ohio, believe one in Michigan; built 6 years ago; Angelou asked if there will be any discussion with the community; Mayor Kneeland said it was at Area Commissions; Schnetzer said people were generally supportive; seems to be a farm setting; good option; Leeseberg asked about the proposed gravel turnaround; Woodward said open to suggestions; picked one option; Woodward said designed for 4 carriers; Leeseberg asked about our storage; Barr said would be for our technology storage; Woodward said is not appropriate to mount things on this facility; will work things through the permitting process; said a fence is required but will not look appropriate; have steel doors for security; no risk in this style design; other concern is landscaping; there has been a lot of crushed gravel; hard to take certain landscaping in this environment; will still have a natural berm around it; will buffer it naturally; Leeseberg asked about liability; Ewald said covered in the agreement; will grant an easement for their access; Larick said the ratio of width to height do not match the picture; Woodward said we can make it what we need; needs to be 120'; will do this the right way to make it look good; working with a company called Stealth; want to work with the City to give you a spot-on product; this is an extremely expensive product; will do everything he can to make it look awesome; Mayor Kneeland said this is one of the steps we are taking to be more proactive with carriers; looking for a long term relationship; Woodward said still details to work out through the permitting process; McGregor asked if there is another tower in the area that is 120'; Barr said the tower at Bob Evans Corporate off 161.

RECOMMENDATION: Consent Agenda.

COMMITTEE REPORTS - no action required.

[2017-0234](#)

Committee Reports - 11.13.2017

ADJOURNMENT

8:17 p.m.