



City of Gahanna

Office of the Clerk of Council
200 South Hamilton Road
Gahanna, Ohio 43230

Meeting Minutes Committee of the Whole

*Thomas R. Kneeland, Chair, Karen J. Angelou, Ryan P. Jolley, Brian D. Larick,
Jamie Leeseberg, Stephen A. Renner, Michael Schnetzer*

Kimberly McWilliams, CMC, Clerk of Council

Monday, October 27, 2014

7:00 PM

Council Committee Rooms

CALL TO ORDER:

Kneeland called the Committee of the Whole meeting to order at 7:00 p.m.

Present 6 - Ryan P. Jolley, Thomas R. Kneeland, Jamie Leeseberg, Michael Schnetzer, Karen J. Angelou, and Stephen A. Renner

Absent 1 - Brian D. Larick

PARKS & RECREATION MEETING -

Collins began the committee meeting with a reminder: Wednesday, November 5th 2014, at 7:00 p.m. there will be a meeting hosted by the Parks Board to discuss parks & recreation and pools for Gahanna; the meeting will be held at the senior center.

ITEM - From Director of Development

[2014-0164](#)

Development Department Supporting Docs

1. Economic Development Plan Contract Presentation

Kneeland introduced the Development Department; Development followed up on previous responses to proposals updating the Economic Development Plan; they have received sixteen proposals to update the plan; discussion began in late June and July to assess investment of public dollars; plan could help guide job creation and attraction of capital investments; selection committee has chosen Ice Miller, in partnership with Danter Group and OHM Advisors; selection committee reviewed proposals and chose the proposal (Ice Miller) offering the best quality and price. Ice Miller's proposal captured important things to accomplish; a market study or update where Gahanna ranks in central Ohio; market study included trends in the community and how the City can capitalize on the trends, as well as the City's capacity to support new offices and industrial properties; the second component, a real estate development analysis, identified elements of the community that have the greatest potential for economic impact; third element of proposal is business retention; would formalize and lay out actions for business retention, primarily those businesses with tax abatement expiration dates and would aid in business

attraction as well; last and most importantly, a fiscal impact model, or an assessment on what certain areas can provide to the City; report was submitted to Council; Ice Miller spoke about serving as project lead; they are a law firm founded upon municipal finance; they bring a municipal finance team with diverse bonding experience; Ice Miller additionally noted their proven public and private partnership history; firm has a high rate of project implementation; they conceptualized a "roadmap," including land use, existing trends, mapping, and growth; will be aiding with stakeholder meetings and public outreach functions; will help with the final reports; intention to be as focused as possible; Dander company is involved with real-estate developments; will have large volumes of information collated into a lendable report; aims to understand market geography, space, rent competition, and trends by current rent tenants. Afterward, Dander looks at lease phasing with questions like: is the target year appropriate? Will lease spacing be absorbed within the time space? Additionally, Dander looks at target tenants to understand what criteria will be a necessary offer for prospective tenants to remain competitive; noted Columbus is dead last for airport related development; will investigate options for airport development as there is a lot of room for growth; Development Department has \$60,000 appropriated already toward the total cost of \$90,000 for these actions; requesting a supplemental appropriation for the next \$30,000 to cover the plan; Kneeland inquired if Council will move forward with the process; Council concurred; Development confirmed the sooner the better; Kneeland recommended a waiver of second and consent agenda; no opposition.

ITEM - From the Director of Finance

[2014-0159](#)

Department of Finance Supporting Documents

1. 2014 Budget Adjustments

Teal provided budget adjustments for the end of the year, addressing many points to minimize legislative actions and provide a helpful synopsis; includes appropriations, revenue based pass through, unexpected expenses (i.e. adjustments for the Tech Center bridge), and small personnel adjustments; salary changes were adjusted through departmental transfers; Teal welcomed questions; Renner inquired if the Creekside TIF refund was part of the receipts; Teal replied the Creekside refund was reappraised, and the total value was adjusted downward substantially; rather than receiving payback in the second half distribution, we paid the auditor cash; had to appropriate prior year expenditures, and thus, the general fund must pick up Creekside's piece as a result of the unanticipated deficiencies.

ITEM - From City Attorney

[2014-0163](#)

Magistrate Agreement

1. Magistrate Agreement

Ewald brought forth discussion on the magistrate agreement; first time will be an employee of the mayor, but will be a yearly contract like the prosecutor's contract; price per session or two per day; contract will be for 2015 as well; level of pay is the same, commensurate with experience, as magistrate has experience in other cities; Angelou inquired if there were two sessions per day; Ewald confirmed, that's \$1000 per week; price is at the median compared to other municipalities; Kneeland inquired if it's paid out of general fund or Court fees; Teal replied it's paid out of the general fund; Kneeland also inquired if this is what we're currently paying; Ewald confirmed; Kneeland inquired if normal process will apply; Kneeland recommend first reading on consent agenda; no opposition.

ITEM - From City Attorney

[2014-0165](#) Attorney General Contract

1. Contract with the Attorney General

Ewald noted the City in recent years has sustained damage to city property and doesn't not have a reliable way to effectively collect from insurance companies or enforce collections from uninsured incidents; Ewald would like to work with the Mayor's office to act through Council in a State collection method already in place to assist with fee collection; Kneeland inquired if the Attorney General charges the city; Ewald clarified no, it's a 10% charge through the debtor; Angelou inquired if it will apply to a utility (i.e. AEP pole); Ewald will verify, but doesn't believe it will apply; Kneeland inquired if sources of attached revenue could be tax refund checks; Ewald inquired yes, anything with civil liability can be attached; Kneeland clarified if he wants permission to authorize the Mayor to enter into an agreement with the Attorney General; Ewald confirmed; Kneeland recommended first reading on consent agenda with emergency passage.

ITEM - Clerk of Council

1. Records Software Update

McWilliams give a brief update on the records software; process will begin with Council and Legal, transitioning into 2015 with the Police Department, Human Resources, and Information Technology; working on a five year projection on back filing with Intellinetics as back filing project manager; she is determining everyone's records at this point; Kneeland inquired if the highest value is with the most information possible electronically; McWilliams replied the most accessible files will be in the system, therefore we would have to access the records offsite or in our records center; Police Department and Building Department have a high number of

records; will save time and space; Angelou inquired of the documents to be destroyed, what if they have historical value; McWilliams replied most historical documents will be held offsite in safe storage at Fireproof.

ADJOURN - Committee of the Whole adjourned by Kneeland at 7:32 p.m.