



# 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*

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Monday, March 24, 2014

7:00 PM

Council Committee Rooms

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### ROLL CALL:

**Present** 5 - Thomas R. Kneeland, Jamie Leeseberg, Michael Schnetzer, Karen J. Angelou, and Stephen A. Renner  
**Absent** 2 - Ryan P. Jolley, and Brian D. Larick

### ADDITIONAL ATTENDEES:

Jennifer Teal, Chief Murphy, Lt. Spence, Anthony Jones, Karl Wetherholt, Joann Bury, Mark Taggart, Jack Wendell and additional representative from STG Development, Matt Holdren, Dottie Franey, Sue Wadley, Shannon Sorrell, Jeff Kessler, George Mrus, Clerk McWilliams, Niel Jurist, City Attorney Ewald, Press

### PENDING LEGISLATION

**ORD-0035-2014** TO ENACT CODE CHAPTER 708 SECONDHAND DEALERS, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA.

Attachments: [ORD-0035-2014](#)

Chief stated here to answer questions; shared a story; there was a burglary on Amfield, mostly tools and guns, the perpetrators went to Columbus and pawned it; showed ID; both guy who pawned it and bought it were arrested; that's all we want; legislation allowing us to do that; Lt. Spence has been in dialogue with Leeseberg. Leeseberg said he spoke with couple of businesses in town; one is going further than ordinance would require; 3 day waiting period causes an inventory problem for them; that was my concern; my question is what is being targeted now; wanted to have some discussion on that; is typically the larger items that are a concern. Spence stated purpose of 3 days is to give us time to respond to a crime that has been committed; 3 days is a minimal burden; this is solely about recovery of stolen articles; if it is a larger item, we're talking about a larger loss for the victim; 3 days is not unheard of. Kneeland asked Jones if there has been any negative feedback. Jones responded no feedback either way.

**RECOMMENDATION: 2nd reading, consent agenda.**

**ORD-0049-2014** TO AUTHORIZE AN AGREEMENT FOR TAX ABATEMENT FOR PROPERTY LOCATED AT 1801-1831 DEFFENBAUGH COURT AND IS A PART OF COMMUNITY REINVESTMENT AREA #1; SAID DISTRICT LAST AMENDED BY SR-0002-2005.

**Attachments:** [Exhibit A](#)

[CRA Application #025-102946 \(Eastgate Partners LLC\)](#)

Jones said there were questions since last committee meeting; have Taggart here from Eastgate LLC; there were two questions that arose; the first was the suitability of this facility type; second was concerning the type of job opportunities created; the Development Department created an Eastgate comparison sheet attached to Council report; 4 of 9 existing developments have manufacturing uses; this is the older part of manufacturing district; feel this project is appropriate for that location of our community; those were inventories of properties similar in that location; regarding job opportunities, this is a speculative building; no numbers yet; looked at 2 similar buildings he built; results were summarized in the attachment called tenant employee survey; this is not guaranteeing; just showing the market. Taggart distributed renderings; went through the uses accommodated; have about 15 buildings in 16,000 square feet of space managed; up north and Commerce Point in Blacklick; did a survey of tenants; ended up with 31% office use; little more than 1 employee for 1,000 square feet of occupied space; believe this will be between 10-15% office; 10,000 square feet of office; 30-40 employees; think that is where we'll end up; we'll double what is in the agreement; we are also paying \$6,000/year pilot payment. Jones stated we anticipate about \$400,000 a year in annual payroll; softens any risk we may collect; that is bare minimum we would collect. Taggart continued that would hit employee numbers we're discussing; trying to mitigate risk through tax incentive; this draws new industrial tenants.

Schnetzer thanked Jones; thought this moved a little quickly for me; City has limited acreage; thought this was a good opportunity to broach the idea of how we want to approach economic development; want Council to be thinking about specific zones and perhaps how to attract higher density buildings. Jones said this conversation will aid us in seeking out the highest and best use going forward.

**RECOMMENDATION: 2nd reading, consent agenda.**

**ORD-0050-2014** TO AUTHORIZE THE MAYOR TO EXECUTE A COMMERCIAL CARD ACCOUNT AGREEMENT WITH HUNTINGTON NATIONAL BANK;

TO DESIGNATE THE DIRECTOR OF FINANCE AND THE DEPUTY DIRECTOR OF FINANCE AS PROGRAM ADMINISTRATORS FOR THE CITY OF GAHANNA PURCHASE CARD PROGRAM; AND TO DECLARE AN EMERGENCY.

**Attachments:** [Sample Governmental Commercial Card Account Agreement 01 22 2014 Reader](#)

Kneeland said this is a sample agreement; how do we act on that when we don't have the actual agreement; is the actual agreement coming soon. Bury answered Huntington was looking for Council's authorization to enter into the agreement and who would be entering into it. Kneeland asked if this is a contract the Mayor would be entering into. Bury answered more an agreement; only way we would be obligated would be if we miss a payment. Kneeland said he read in the agreement where a user could go over the limit; an approved employee could spend over the commitment. Teal said this is all part of us moving to Huntington which was authorized last year; did not know there would be this additional piece; they need to know who at the City is authorized to talk to them about the credit card; Huntington's ability to manage credit card use is so robust; have very little concern about the risk you are talking about; will have real time ability to manage usage; if an employee is exceeding limit, that is an employee policy violation. Renner asked if there is a rush. Teal said until Huntington has something that says Bury and I can manage the program, we cannot go forward. Kneeland said we just typically don't authorize the mayor to sign a sample agreement. Angelou asked if it should be called something else. Ewald stated we changed the language because the Charter says only the Mayor can execute an agreement; a designated program administrator can be allowed to manage the program. Teal said original legislation just asked to make us the designated administrators; can't get entirety of agreement until we get this; we can fill in the blanks and that is the only change we expect between now and when this is executed. Ewald said we can attach contract when executed.

**RECOMMENDATION: 2nd reading, consent agenda.**

## **DISCUSSION ITEMS**

### **ITEMS - From Council:**

#### **1. Hamilton Road Development - Underground Power Lines**

Kneeland said he brought this up; we were having a discussion about Hamilton Road corridor; Planning Commission is actually asking why aren't we doing underground power; if we're trying to do things in a

more strategic manner, now is the time to discuss doing these types of things; we are looking at projects to borrow on or bond; didn't want to miss an opportunity; that project is going quickly; how do we instill that type of strategic thinking in Planning Commission; want to throw that out for discussion; is there any interest in positioning our Planning Commission for strategic thinking. Renner said he fully supports the idea. Kneeland asked is this a project that falls on our critical project list; would this be something to be thinking about; we missed that down Granville Street which caught a lot of flack; want to generate conversation. Renner stated there is clearly a public safety and aesthetic aspect to it; fully support this. Teal said it is on the list; not for quick turnaround.

### **ITEMS - From the Director of Development:**

**DOC-0125-2014**    Development Supporting Docs

**Attachments:**    [Development Report](#)  
[Comparable Building-Employee Survey](#)  
[Eastgate Building Comparison Sheet](#)  
[Eastgate Partners CRA Agreement Modified](#)  
[DEV RCA](#)

### **1.    CIC Annual Report**

Jones went over the Community Improvement Corporation (CIC) 2013 report and 2014 action plan; George Mrus, President, and Jeff Kessler, Treasurer are here this evening; Jones continued going through annual report; listed members and officers; CIC has multiple contracts with City that they administer; 2013 Annual Agreement and Urban Redevelopment TIF Agreement with City of Gahanna; those 2 require an annual report; have 4 more obligations; went through strategic goals from 2013 in 4 areas: Biz-Dev and Marketing, Real Property, Finance and Technology; continued with Financial Overview; Net Income was \$28,567.02; total revenue was \$152,566.53 and total expenses were \$123,999.10. Angelou asked if there was carryover from 2012 to 2013. Jones answered yes; that is not reflected in Net Income; considered becoming a 501c3 designation and decided not to pursue that; established a marketing plan and website; provided direct project assistance on the Buckles Tract Engineering; funded and hosted 4 events; continued with Real Property Update; City Council assigned Gahanna CIC as agent of land bank program; have a 99% occupancy rate for 181 Granville Street; upgraded 181 Granville to have new offices; continued with Technology Update; wanted to make \$10,000 annually but made \$6,849.77; moving forward, we're going to keep goals similar; had set lofty goals; Marketing is going to host

fewer events that are more impactful; Real Property want to redevelop 1 property within landbank; Finance is reviewing investment opportunities; Technology wants to get expansion phases 3 and 4 complete; continued with Financial Forecast; Current Development Fund Balance is \$239,200; revenue and expense detailed in report. Mrus said Gahanna CIC is light years ahead of some of our peers. Jones stated presented to Mid Ohio Development Exchange on ways to be productive and make money; good testament to volunteers on the board. Angelou asked about the cost of Buckles Tract Engineering. Kessler answered a little over \$18,000. Angelou asked if we paid Columbus Tech when we invited them. Jones answered no money was exchanged. Angelou asked what has happened with Blue Mile. Jones said Blue Mile has been purchased by Wide Open West (WOW); services will not change; still considered carrier neutral; WOW has much more capital; if requested, we make investments and lateral builds to companies joining our network; that will be the same with WOW; same employees, same staff, same process. Schnetzer asked about property on your radar for development. Jones answered there is a property off of Douglas Drive; owned by State of Ohio; tax delinquent; easiest property for us to collect; 2 current people interested in developing that for residential; anticipate action being taken by 3rd quarter of 2014. Schnetzer asked if there is anything Council can do to facilitate land acquisition; going door to door it was not uncommon to hear concerns about vacant property and what the City can do. Jones said send me that list; each property has to meet a couple criteria; has to be tax delinquent, vacant or abandoned; 2 of those 3; can have County intervene on our behalf. Schnetzer asked if there is anything the City can do to expedite that process. Jones said bring it to our attention first; Code enforcement is a strong tool we use to make it hard to not follow the rules. Kneeland thanked Mrus and Kessler for their commitment as private sector professionals for giving their time.

### **ITEMS - From the City Attorney:**

**DOC-0082-2014** City Attorney Supporting Docs

**Attachments:** [Woodside Place Apts](#)  
[ATTORNEY THEN & NOW](#)  
[3-24-2013 Sign Pix](#)  
[Renderings 3-24-2014](#)

#### **1. Woodside Place Apartments Sign - Lease Agreement**

Ewald said this is an item added to agenda last time from an apartment complex; did receive updated documents about 4:20 this

afternoon. Clerk McWilliams said they are on the system now. Renner said he did look at them; want my colleagues to look at them; pictures are not what is out there now; have spent 2 weekends talking to residents on Hines; asking how they felt about a sign change; do they want a self-illuminated sign; it was a resounding no; some residents plan on coming to Council if we continue down this road; found sign is further into right of way; more like 26' from edge of road; residents are clear that we don't want it moved closer to Hines and don't want modification; current sign is blue with white lettering; traveling at 45mph you have 7-8 seconds to see it at 300'; there is a lamp there; no ground illumination; lot of residents are complaining about light; will email Council these photos; took several angles. Schnetzer said in illustrations shown last committee meeting there was a lot of foliage; has foliage been removed. Renner said that is what is keeping it from being seen; what is there today is not what was presented to us; landscaping there is nice; will send updated pictures. Kneeland said there is no legislation currently. Ewald said that would normally come from Engineering since it is in right of way. Schnetzer asked if we wanted to send this to Planning Commission. Renner said we could do that and I'll still say no. Angelou said illumination is a problem in a residential neighborhood; this company is connected to Morrison Road Apartments; well-run apartments; feel the current sign does the trick; perhaps a meeting with people in the area would be helpful. Kneeland said other than the sign, nothing is in the City of Gahanna; asked for original documentation on how that sign got there in the first place; not interested in going forward with this; has no benefit to City of Gahanna; residents should have some say in this; it is their area. Leeseberg said not comfortable with it moving any closer to the street than it is now. Kneeland said if we find current agreement, bring it back next committees.

## **2. Then & Now - Counsel for Steelworker's Bargaining Unit Contract**

Ewald stated this is a then and now for Porter Wright for work on steelworkers contract.

**RECOMMENDATION: Motion Resolution; consent agenda.**

### **ITEMS - From the Director of Human Resources:**

**DOC-0126-2014** HR Supporting Docs

**Attachments:** [HR RCA](#)  
[HR Report](#)  
[HR 2014 Part Time Personnel Ordinance 3 19 14](#)  
[Contract Steelworkers---2014 - 2016 strikethrough version FINAL](#)

## 1. Steelworkers Bargaining Unit Contract

Wadley said this is the new steelworkers bargaining agreement; have been negotiating; committee came together with a deal; steelworkers have ratified; some minor changes; clarification of use of leave; small increase in boot allowance; Civil Service has changed; negotiate from 8 to 15% on health care; are eligible to receive health incentives; 1% effective July 1; 2% next two years in January of 2015 and 2016; also eligible to receive lump sum at signing of contract. Angelou thanked the negotiating team.

**RECOMMENDATION: 1st reading, no need to come back, 2nd reading, consent agenda.**

## 2. Part-time Salary Ordinance

Wadley said there are some changes to the part-time salary ordinance; affecting seasonal staffing; some created by health care reform; we changed the length of seasonal to 180 days; some minor changes to titles to be more reflective of duties; no request to change salaries; asking for waiver and emergency because we will be going into seasonal recruiting and hiring quickly; want to make sure we're giving them the right titles. Angelou asked how this addresses issues if a different direction is chosen for the pools. Wadley said some of those positions will still exist. Collins said we would have an agreement where we would still provide front desk staff; regardless, the positions would stay in the ordinance whether we choose to utilize them or not.

**RECOMMENDATION: 1st reading; regular agenda; waiver and emergency.**

**Jayme Maxwell, CMC, Reporting**