



City of Gahanna

Meeting Minutes

City Council

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

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

Kimberly McWilliams, CMC, Clerk of Council

Monday, April 21, 2014

7:00 PM

City Hall

A. CALL TO ORDER - Invocation, Pledge of Allegiance, Roll Call

Present 7 - Karen J. Angelou, Ryan P. Jolley, Thomas R. Kneeland, Brian D. Larick,
Jamie Leeseberg, Stephen A. Renner, and Michael Schnetzer

B. ADDITIONS OR CORRECTIONS TO THE AGENDA - None.

C. HEARING OF VISITORS -

1. Terry J. Brown, Franklin County Recorder - Introduction

Terry J. Brown, Franklin County Recorder; wanted to make City aware of some services available to the City and its residents; the County Recorder's office is the keeper of the property records so anytime you are looking up information on property you are going to start with our office; records dating back to 1914; repository for Living Wills and Durable Healthcare Powers of Attorney If you have these important documents delegating who you want to make health care decisions for you, your organ, eye and tissue donation declaration or items dealing with treatment when you are in a permanent unconscious state, you should file those with our office; \$40.00 fee and then they are available when you and your residents need them most; also a repository for veterans to file their discharge; any veteran can bring their original or certified discharge to our office, free of charge, and we will record that and we will provide them with unlimited free certified copies; provide services directly to the City; recent changes in State Law now require that any Ordinances dealing with changes in streets, avenues, alleys or roadways used to be an optional recording in our office; now they are a required recording; provide services related to long-term and permanent record preservation; can contract with other governmental entities to scan, index and convert to microfilm and microfiche paper and electronic images; microfilm and microfiche is the only permanent preservation model approved by the Ohio Historical Society and we can do that for as low as 6/100 cent per page; service that the

City is in need of we would be happy to discuss those options; don't want to take up a lot of your time; happy to answer any other questions you may have about the Recorder's Office.

2. **Jefferson Township Joint Economic Development -**

Eric Stover, 6695 Taylor Road, Blacklick, OH 43004; employee and a landowner in the proposed JEDZ area currently on the ballot as Issue 25; also the treasurer of a group called Citizens Against Gahanna Taxation in Jefferson Township; late last week our group received a "cease and desist" order signed by the Mayor of Gahanna; mutual benefit to present here tonight to open up a clean line of communication between two groups; fundamentally, we have many issues with Issue 25 and the proposed JEDZ contract; this contract as it is currently on the ballot would send over \$18 million dollars of Jefferson Township taxpayer money to the City of Gahanna over the 90 year life of the contract, while the only significant contractual obligation required of Gahanna that we can find is to collect and administer the tax; believe that Jefferson Township taxpayers should not be writing checks to Gahanna or its designated tax collector; a new unelected JEDZ Board would be created and not controlled by Jefferson Township to oversee the new 1.5% income tax; we believe Jefferson Township should have a controlling interest in the JEDZ Board; additionally, for every \$100 in gross tax revenue generated, less than \$6 would be specifically earmarked for the specific taxpayers that are paying the tax; we believe this is an unacceptable return on our taxpayer's investment; of the net revenue generated, 90% will be split into the general funds of Gahanna and Jefferson Township; we still have not been presented with a detailed spending plan for the use of these funds; we concur with the Columbus Dispatch's March 16, 2014 editorial that JEDZ agreements like this one are highly undemocratic tax grabs; maybe most importantly to us, one of our biggest issues relates to how the parcels were

selected; on January 22, Jefferson Township Trustees had a meeting that displayed a contract and a map of the 168 parcels on that map; on January 31, Jefferson Township Trustees had a special meeting at which the map and contract were voted on; this map there were only 96 parcels included; concerned over nine days there were 72 parcels removed; we have many questions; how were they removed; so far what we see is that they were removed at the sole direction of Jefferson Township Trustee Rowan; these are kind of rhetorical questions; asked Council were you aware that the Country Club was removed; aware that a former Trustee's business was removed; aware that the second or third largest employer in this zone was removed; all while the Blacklick Elementary teachers, Licking Heights West Elementary teachers and Jefferson Township firefighters and the Water and Sewer Department were all left in this zone; believe based on a current public information request is that Gahanna may not have been aware of this deal was put together by Jefferson Township Trustee Mike Rowan; hope that in light of this new information Gahanna would be willing to re-evaluate its position regarding the proposed JEDZ partnership with Jefferson Township and look to how Perry Township pulled it off the ballot in time.

Perry Kotick, 792 Bovee Lane, Powell, OH 43065; an employee at Besa Lighting with Stover; said currently the municipal tax rate in Gahanna is 1.5%, but I am aware that you have been trying to raise that to 2%; Columbus, Bexley, Worthington and others are at 2.5%; how do I know that with this JEDZ that we are pulled in to, that it will not go up; in other words, right now the rate is 1.5% it can go up in the future; Larick responded that if Gahanna would change the rate I believe that the agreement is written that it would change with it; Mr. Kotick said so if legally the Jefferson Township Trustees indicated they did not like or want the tax increase to happen, they have no say in the matter; Jefferson Township is bringing us into the tax but Jefferson Township Trustees have no say in what our tax rate will be in the future.

Larick responded that obviously with the JEDZ, it is a township-driven initiative, the Board is an even-pairing of Township and City individuals, the tax rate would be whatever the tax rate is at whatever point.

Kotick said we are in Jefferson Township and the Jefferson Township Trustees have developed this JED Zone, but in turn, our tax will be with Gahanna and not with Jefferson Township.

Larick responded that it is the Township who is implementing the JEDZ at the tax rate of the City of Gahanna, according to the law, using the municipality to facilitate the collection. Mr. Kotick said so our taxes, including mine as an employee of Besa Lighting, will go to the City of Gahanna.

Larick said no that is not correct, it is distributed according to the contract; the City of Gahanna is partnered with, again in accordance with the law, as a municipality to facilitate the tax collection. Mr. Kotick said the other question I have is obviously the JEDZ is for 90 years; stated I am with Stover as well in that we would ask that you consider whether or not to take it and try to have it removed from the ballot; think it is unjust for all the reasons Stover mentioned; take issue with it. Larick said according to the contract there is a renewal term every 30 years.

Jonathan Howard, 6630 Taylor Road, Blacklick, OH 43004; representing Jess Howard Electric Company and the Jefferson Township JEDZ; one of the companies that were taken out of the JEDZ and I am not sure how that happened; I am here to talk to you as far as the process that went into place to create this JEDZ, how it came about and none of the employers in Jefferson Township were made aware of this; sure that you guys worked on this for months, if not years, ahead of time before this was taken into effect; Mike Rowan is dictating how this is being directed and I think you guys are at a point where

potentially you have lost control, or the control Gahanna thought it had in the beginning of some of these issues.

Robert M. Sander, 2625 Darling Road, Blacklick, OH 43004; questioned development agreement between the municipality and the township to develop some area together, which is the name "JEDZ"; have Gahanna and Jefferson Township developed some sort of cooperative development agreement together; Larick responded this forum is not exactly the best to go into every little detail of the structure; welcome to review development agreement on file; he indicated he is not in favor of this going forward and wanted to see it off ballot; he doesn't like the terms in the contract.

D. EXECUTIVE SESSION -

A motion was made by Kneeland, seconded by Renner to go into Executive Session under authority of Section 5.40(a) of the Council Rules of Procedure to consider the appointment, employment, dismissal, discipline, promotion, demotion or compensation of a public employee, official, licensee or regulated individual unless such public employee, official, licensee or regulated individual requests a public hearing.

Larick requested that Mayor Stinchcomb, Sue Wadley and Jennifer Teal attend the Executive Session. Council rose to Executive Session at 7:18 p.m. Council rose to report from Executive Session at 8:06 p.m. with no action taken.

Yes: 7 - Angelou, Jolley, Kneeland, Larick, Leeseberg, Renner and Schnetzer

E. INTRODUCTIONS AND ASSIGNMENT TO COMMITTEE:

Ordinances - To Be Introduced and Assigned to Committee:

[ORD-0060-2014](#) TO AUTHORIZE THE MAYOR TO EXECUTE A DEED OF A CITY OWNED PARCEL ON NORTH HAMILTON ROAD IN ORDER TO MEET FEDERAL REQUIREMENTS TO HAVE PORTIONS CONVERTED TO THE RIGHT-OF-WAY BY DEEDING THEM TO THE COUNTY AS PART OF THE HAMILTON ROAD CENTRAL PROJECT; IMPROVEMENT NO. ST 785.

This Ordinance was introduced.

[ORD-0061-2014](#) TO AUTHORIZE THE MAYOR TO EXECUTE A DEED OF A CITY OWNED PARCEL ON NORTH HAMILTON ROAD IN ORDER TO MEET FEDERAL REQUIREMENTS TO HAVE PORTIONS CONVERTED TO THE RIGHT-OF-WAY BY DEEDING THEM TO THE

COUNTY AS PART OF THE HAMILTON ROAD CENTRAL PROJECT; IMPROVEMENT NO. ST 785.

This Ordinance was introduced.

[ORD-0062-2014](#) TO AUTHORIZE THE MAYOR TO EXECUTE A DEED OF A CITY OWNED PARCEL ON NORTH HAMILTON ROAD IN ORDER TO MEET FEDERAL REQUIREMENTS TO HAVE PORTIONS CONVERTED TO THE RIGHT-OF-WAY BY DEEDING THEM TO THE COUNTY AS PART OF THE HAMILTON ROAD CENTRAL PROJECT; IMPROVEMENT NO. ST 785.

This Ordinance was introduced.

[ORD-0063-2014](#) TO AUTHORIZE THE MAYOR TO EXECUTE A DEED OF A CITY OWNED PARCEL ON NORTH HAMILTON ROAD IN ORDER TO MEET FEDERAL REQUIREMENTS TO HAVE PORTIONS CONVERTED TO THE RIGHT-OF-WAY BY DEEDING THEM TO THE COUNTY AS PART OF THE HAMILTON ROAD CENTRAL PROJECT; IMPROVEMENT NO. ST 785.

This Ordinance was introduced.

[ORD-0064-2014](#) TO AUTHORIZE THE MAYOR TO ENTER INTO PRELIMINARY CONSENT LEGISLATION WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR BRIDGE INSPECTION PROGRAM SERVICES FUNDED BY THE STATE OF OHIO; PID NO. 97103; AND TO DECLARE AN EMERGENCY.

This Ordinance was introduced.

[ORD-0066-2014](#) TO AUTHORIZE THE MAYOR TO ENTER INTO A PURCHASE AGREEMENT WITH STOOPS FREIGHTLINER DAYTON, FOR THE PURCHASE OF TWO (2) 2 ½ TON DUMP TRUCKS WITH SNOW PACKAGES; AND TO DECLARE AN EMERGENCY.

This Ordinance was introduced.

[ORD-0068-2014](#) TO ADOPT THE RECOMMENDATION OF THE ADVISORY BOARD FOR THE OFFICE & INDUSTRIAL INCENTIVE PROGRAM; GRANTING APPROVAL FOR MNX GLOBAL LOGISTICS FOR A PERIOD OF THREE YEARS.

This Ordinance was introduced.

[ORD-0069-2014](#) AN ORDINANCE DECLARING THE IMPROVEMENT TO CERTAIN PARCELS OF REAL PROPERTY IN THE CITY'S NORTH TRIANGLE DISTRICT TO BE A PUBLIC PURPOSE AND EXEMPT FROM TAXATION; ESTABLISHING A TAX INCREMENT EQUIVALENT FUND AND PROVIDING FOR THE COLLECTION AND DEPOSIT OF SERVICE PAYMENTS INTO THAT FUND; SPECIFYING THE PUBLIC

INFRASTRUCTURE IMPROVEMENTS DIRECTLY BENEFITING THE PARCELS; AND AUTHORIZING MAKE-WHOLE COMPENSATION PAYMENTS TO THE GAHANNA-JEFFERSON CITY SCHOOL DISTRICT AND THE EASTLAND FAIRFIELD CAREER & TECHNICAL SCHOOLS.

This Ordinance was introduced.

[ORD-0070-2014](#) TO RE-AUTHORIZE AND CONFIRM THE PLANNED TRANSFERS AS APPROPRIATED IN ORD-0001-2014.

This Ordinance was introduced.

[ORD-0071-2014](#) TO AUTHORIZE THE MAYOR TO MAKE MODIFICATIONS OF THE BOUNDARIES AND TERMS OF CRA#5; TO INCLUDE PROPERTIES ALONG ROUTE 62, WEST JOHNSTOWN ROAD, STYGLER ROAD AND AGLER ROAD; TO PROMOTE PRIVATE INVESTMENT AND JOB CREATION OPPORTUNITIES.

This Ordinance was introduced.

Statutory Resolutions Requiring Two Readings:

[SR-0003-2014](#) TO DECLARE THE NECESSITY AND INTENT TO APPROPRIATE REAL ESTATE IN CONNECTION WITH THE TAYLOR ROAD BOOSTER STATION TO ACQUIRE A 30' STRIP OF LAND ATTACHED TO LOT 121 OF RATHBURN WOODS, SECTION 4, 501 HELMBRIGHT ROAD; IMPROVEMENT NO. ST 1003.

This Statutory Resolution was introduced.

F. CONSENT AGENDA:

Minutes - To Approve:

[2014-0026](#) To approve the following minutes:

1. 4-7-2014 Council Meeting
2. 4-14-2014 Special Council Meeting

This Communication was Received and Filed on the Consent Agenda.

Ordinances on Second Reading:

[ORD-0053-2014](#) TO AUTHORIZE THE MAYOR TO ENTER INTO PURCHASE AGREEMENT WITH KEY CHRYSLER FOR THE PURCHASE OF THREE POLICE CRUISERS FOR THE POLICE DEPARTMENT IN ACCORDANCE WITH THE HAMILTON MULTI-AGENCY CO-OPERATIVE PURCHASE AGREEMENT ITB 008-14/JW AND ITB

043-13/JW; AND TO SUPPLEMENTALLY APPROPRIATE \$86,000.

This Ordinance was Adopted on the Consent Agenda.

[ORD-0054-2014](#) TO AUTHORIZE THE DIRECTOR OF PUBLIC SERVICE TO AWARD AND THE MAYOR TO ENTER INTO CONTRACT WITH UNITED RESOURCE FOR THE CCTV AND SANITARY SEWER CLEANING PROJECT

This Ordinance was Adopted on the Consent Agenda.

Ordinance - To Amend by Substitution and Adopt:

[ORD-0051-2014](#) TO AUTHORIZE THE MAYOR TO ENTER INTO NEGOTIATED LABOR AGREEMENT TITLED "AGREEMENT BETWEEN CITY OF GAHANNA AND UNITED STEEL, PAPER & FORESTRY, RUBBER, MANUFACTURING, ENERGY, ALLIED INDUSTRIAL AND SERVICE WORKERS INTERNATIONAL", TO BE EFFECTIVE JANUARY 2, 2014 THROUGH JANUARY 1, 2017.

This Ordinance was Adopted on the Consent Agenda.

Motion Resolution:

[MR-0017-2014](#) Motion Resolution to authorize a refund of a variance fee of \$150 to Lori Deas, Applicant, 220 Cam Court, as recommended by Planning Commission on March 26, 2014; in 2006, the Applicant had a fence installed outside what was documented on the fence permit in the side yard of the property; a variance was required to bring the fence into compliance; the Planning Commission recommended a fee waiver given the lapse of time between.

This Motion Resolution was Approved on the Consent Agenda.

[MR-0018-2014](#) Motion Resolution that this Council has no objection to the stock transfer for a D5 liquor permit for VBR Corp., dba Gahanna Lanes, 215 West Johnstown Road, Gahanna, Ohio 43230.

This Motion Resolution was Approved on the Consent Agenda.

Approval of the Consent Agenda

A motion was made by Renner, seconded by Jolley, to approve the Consent Agenda. The motion carried by the following vote:

Yes: 7 - Angelou, Jolley, Kneeland, Larick, Leeseberg, Renner and Schnetzer

End of the Consent Agenda

G. PUBLIC HEARINGS: None.

H. STANDING COMMITTEES:

[2014-0027](#)

To review the following 4-14-2014 Committee Minutes:

1. Committee of the Whole
2. Finance
3. Public Service & Safety

Committee of the Whole - Kneeland - No report.

Finance - Schnetzer - No report.

Service & Safety - Angelou - No report.

Development & Parks - Renner - No report.

I. CORRESPONDENCE AND ACTIONS:

Clerk

Council

J. SECOND READING OF ORDINANCES - To Amend by Substitution:

[ORD-0052-2014](#)

TO AMEND ORD-0005-2014, PART-TIME PERSONNEL, TO BE IN COMPLIANCE WITH THE HEALTH CARE REFORM CHANGES; AND TO REVISE SEASONAL JOB TITLES TO ACCURATELY REFLECT THE DUTIES AND RESPONSIBILITIES OF THE PARKS AND RECREATION DEPARTMENT; AND TO DECLARE AN EMERGENCY.

A motion was made by Schnetzer, seconded by Renner, that the Ordinance be Amended by Substitution, Adopted, as Emergency. The motion carried by the following vote:

Yes: 6 - Angelou, Jolley, Larick, Leeseberg, Renner and Schnetzer

Abstain, COI: 1 - Kneeland

K. FIRST READING OF ORDINANCES:

[ORD-0065-2014](#) SUPPLEMENTAL APPROPRIATION - Columbus Metropolitan Library Operations Center/General Fund

Read by President Larick.

Introduce, Waive Second Reading, Adopt as Emergency:

[ORD-0067-2014](#) TO EXTEND THE TAX FILING DEADLINE AND DUE DATE FOR THE CITY OF GAHANNA FOR THE YEAR 2014; AND TO DECLARE AN EMERGENCY

A motion was made by Kneeland, seconded by Renner, that the Ordinance was Waived for Second Reading. The motion carried by the following vote:

Yes: 7 - Angelou, Jolley, Kneeland, Larick, Leeseberg, Renner and Schnetzer

A motion was made by Kneeland, seconded by Angelou, that the Ordinance be Adopted as an Emergency. The motion carried by the following vote:

Yes: 7 - Angelou, Jolley, Kneeland, Larick, Leeseberg, Renner and Schnetzer

L. MOTIONS/RESOLUTIONS: None.

M. REPRESENTATIVES:

Community Improvement Corporation (CIC) - Larick/Kneeland

Kneeland reported CIC will not meeting again until May

Mid-Ohio Regional Planning Commission (MORPC) - Angelou

Angelou went over the new committee members; nominees of the recommendation and all were passed; Executive Director gave quarterly update; discussed resolution to enter into program for trusted partner agreements; rehabing or tearing it down and building new one; MORPC is one of eight trusted partners; supported fair and equal housing; state of the region was discussed; certified of white belt; on-line communication and invited on June 18, 2014 to create social outreach media; set up on-line communication; 2014 on-line communication efforts including website and on line newsletters, documents available; application was released by ODOT to establish responsibilities; will determine policy; collaborative and joint properties; held kick off meeting; built by MORPC; all the sidewalks in MPO area; inventory will be complete by end of the year; impact growth analysis; welcomed thirty year members; insight the year 2050; midst doing large amount of data collection; awesome opportunity; first to occur; great undertaking; looking at all the tools necessary to develop the

communities; regional energy; report will be jointly released to provide this energy report; legislation HB5 appears Senate will pass in lame duck; JEDZ to disestablish and interest to pass in Senate but not passion; celebrating the region; Eric Phillips took over chair of MORPC; three awards; William H. Anderson Award; Anthony Jones was presented; flash drive and information on discussion items will be on file with the clerk.

Bd. of Education, Gahanna-Jefferson Public Schools - Jolley - No report.

Convention & Visitors Bureau (CVB) - Jolley - No report.

N. OFFICIAL REPORTS:

Mayor

Mayor reminded everyone that this Saturday is our Gahanna Cleans Green, our annual recycling day, from 9:00 a.m. to 1:00 p.m.; however, sometimes the trucks get full and I urge you to come earlier rather than later; household documents for shredding and computer related items for recycling will be collected; It is a fundraiser for Gahanna Residents In Need (GRIN) so any food items or monetary donations will be greatly appreciated.

City Attorney - No report.

O. COUNCIL COMMENT

Renner wanted to thank President Larick for organizing the community outreach "Coffee with Council" program; first one was on Saturday in Ward 1 at the Tim Horton's at Agler/Stygler; had a really good turnout; happy to see that a lot of Council Members attended and Clerk McWilliams was there taking notes; learned several things and he definitely wanted to follow up with some city employees on some of the information they received because of the urgency with some of the issues;

called Sgt. Ethan Moffitt and received a good detailed report from him based on some research he did and in reaching out to some of our community partners; emailed Dottie Franey and she did promptly reply and is going to take care of a sidewalk issue; really good event and he looks forward to the rest of the ones that are scheduled.

Jolley said he was pleased with the turnout on Saturday, especially early on a Saturday morning and with the fact that it was Easter weekend; glad to see a lot of residents out with a lot of questions and discussion; having that dialogue is really important because you read and hear things and there is no feedback opportunity and we know that some information gets turned around or parts are left out, so it was really nice to be able to go back and forth and he hopes they answered some questions and are able to follow up on a few other issues; being able to have these discussions with residents will add up to a better quality of life.

Leeseberg said he is looking forward to the "Coffee with Council" on the 29th at Donato's, and Go Blue Jackets!

Angelou thanked President Larick for having the meeting at Tim Horton's and said it was really a delightful meeting; we learned some things and we were able to pass some things on to the administration; if people don't call or say anything then we can't help resolve ongoing problems; thanked Chief Murphy for taking time to talk to her not once but twice today, concerning some of the information that was brought forward. She agreed, go Blue Jackets!

Kneeland said things are always cyclical and when he attended the MORPC meeting they were talking about walkable communities and he had a flashback to his childhood and riding his bicycle to Wilson's Meat Market or Norm's IGA to pick up groceries for home; sounds like they are trying to move more back into that arena, away from the big box stores; that's

what he got out of it and it is very enlightening and encouraging; in order to get that type of environment it is going to take some long-term planning; we had it once and "urban development" took its course and we are where we are now; people are now realizing that walkable communities were a pretty good way of life and are heading back there.

President Larick apologized for being absent for a couple of weeks; said he takes the responsibility of his role with the City seriously but had a family issue and appreciated everyone's understanding regarding why he was out; thanked Tom Kneeland for taking over Council and making sure everything ran smooth while he was gone; congratulated Anthony Jones for all of the work he does with development not only in the City, but in the region; thanked Kim McWilliams for attending the Coffee with Council and taking notes; she has collected those and we will get those distributed; the intent is to publish those and get them out to those that attended to remind them of what was discussed; also hopes we can get them onto the City's website so there is a running history of the various topics, etc. to use as a communication tool; residents came, they had questions, they had issues, they had wants, and they also had congratulations or a thank-you for what the City does; it is an opportunity outside of the somewhat intimidating and formal meeting process for people to sit down and simply have a conversation; it seemed that it was received very well considering it was the very first one and the marketing limitations of it, so to speak, that will continue to improve as they move forward; thinks they had a very good turnout with exceptional dialogue; reminder, April 29th at 6:30 p.m. at Donato's at Morse and Rt. 62 is the next one (Ward 4). They are not specific to the Ward, though that is generally the focus; May 13th from 6:30 to 8:00 p.m. at the Panera in Clark Commons, and on May 24th from 9:00 to 10:30 a.m. at Peet's Coffee at Hamilton and Morse Road; Clerk McWilliams is working with Council to identify a standardized schedule so that people will have an understanding of when these will occur so

they can make plans to attend and will get that finalized in the next week or so.

P. ADJOURNMENT - motion by Larick at 7:50 p.m.

**Kimberly McWilliams, CMC
Clerk of Council**

*APPROVED by the City Council, this
day of 2014.*

Brian D. Larick