



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, February 12, 2018

7:00 PM

Council Committee Room

CALL TO ORDER

Chair Leeseberg called the meeting to order at 7:00 p.m.

Present 6 - Brian Metzbower, Nancy R. McGregor, Karen J. Angelou, Stephen A. Renner, Jamie Leeseberg, and Brian D. Larick

Absent 1 - Michael Schnetzer

-- **Kevin Dengel - Gahanna Area Arts Council (GAAC) Introduction**

Kevin Dengel and Christian Peck gave an overview and introduced the Gahanna Area Arts Council; have been writing policy and getting their board structured; want to ensure this outlasts each of us; introduced the Board of Directors; will accept new members through the end of March; will extend in the surrounding areas as needed; can be a part of the movement even if you do not live in the City; anything with creative spaces has a home with what we are doing; met with surrounding Arts Councils; went over the values of the GAAC and their upcoming initiatives; shared how you can help; attend March 3, 7PM ignite event; RSVP to GahannaArts.org; and like us on social media @gahannaarts.

PENDING LEGISLATION

[ORD-0003-2018](#) TO REZONE 5.7316+/- ACRES OF PROPERTY TO SUBURBAN OFFICE (SO); SAID PROPERTY LOCATED AT 748 AND 760 TAYLOR ROAD; PARCEL ID NO. 025-003911 AND 025-003928; TRILOGY; ROSS OBERHAUSEN, APPLICANT.

Jones said the applicant and property owner are here to answer questions; Larick said his request was wanting an opportunity to sit down with residents to see their side and look further into the project; looking at

later this week; that is his purpose; Angelou said some people are saying things not accurate; for instance, this will stretch down to Helmbright; not sure how that particular piece of information got out; perhaps footprint is too large; Larry Canini said have had numerous meetings with neighbors to the north; they have been very cooperative in finding time to meet; misled and disappointed in opportunities to meet with neighbors to the east; not how the process is supposed to work; should occur through a neighborhood commission; Planning Commission did their job; Council should make decisions based on only rezoning; wants a decision based on facts; Larick confirmed what neighbors have been met with; Canini confirmed; said have communicated via email; think neighbors need to understand what this means to them; encourages Council to restudy the comprehensive plan that has been around since 2002; calls for just this type of use; discussion that this site is much larger than the footprint; that is not accurate; building on 5.72 acres; have given a 65' buffer to the folks to the rear; want to save the boundaries of trees; Jones confirmed this area is TIF'd; Canini said payroll is at \$4.5 million; 75% is fulltime; this is not just assisted living; there are only 2 shifts and most are employees; traffic is not an issue; will provide a traffic study; no road improvements are needed; McGregor said her neighbor lives a few doors east; both asked about it going to Helmbright; part of the confusion is the in-the-works Land Use Plan; Canini said want to get to the facts; Jones said have talked about that corridor and it will be analyzed; we are in the first part of the planning phase; Canini said no one would want to live off Taylor Road right now; it is zoned SF-3; the property off Taylor Road is not going to bring in office because offices are being developed in the Buckles Tract; Mayor Kneeland said miscommunication would occur with or without Area Commissions; the Area Commissions are doing a great job providing good feedback to Planning Commission.

RECOMMENDATION: Regular Agenda.

ITEM FROM THE DIRECTOR OF PLANNING & DEVELOPMENT

[ORD-0013-2018](#) CRA Tax Abatement for CP Road LLC, 671 Cross Pointe Road (Parcel #025-013186)

Jones said this request is for a tax abatement; want to add an additional 1200 square feet of flex space; we are in need of flex space in our commercial corridor; would lead to an estimated 24 jobs; will be right carrying with the land; City will get their guarantee return; Leeseberg asked if current square foot building has tax abatement; Jones said yes but this will be a separate agreement; Leeseberg asked if previous

agreement met goals; Jones said believe so; if not there would be a recommendation from the TIRC; school board is not a party to guaranteed payment; said incentive board does not review this type of agreement; only goes to Council; Metzbower asked for more details with what flex space means; Jones said flex space is designed to be changed into multiple configurations; can be offices, manufacturing, warehouse, etc.; attractive because many businesses need office space in front and warehouse in back; less expensive to build also.

RECOMMENDATION: Regular Agenda.

ITEMS FROM THE DIRECTOR OF PUBLIC SERVICE

[ORD-0014-2018](#) Supplemental Appropriations and Authorization to Transfer Funds

Franey said relates to 11 lights; installed in 70's; cannot install anymore; a number of them were out; made repairs; is in a Central Park TIF district; would like to repay the account used to fix lights.

RECOMMENDATION: Consent Agenda.

[ORD-0015-2018](#) Supplemental Appropriations - Streetlights

Franey said next item is to put back into street light funding from general fund.

RECOMMENDATION: Consent Agenda.

[ORD-0016-2018](#) Official Payments Online Bill Pay Agreement Addendum

Franey said for various reasons, this has not been implemented; we are not ready to implement that and have been able to convince the company to lower transaction fee; they agreed to separate residential and commercial accounts; they will charge 1.2% for commercial accounts; asking for emergency and waiver; in process of configuring this; would like this to not slow down that configuration; Angelou asked if the \$3.50 per transaction is typical; Franey said transaction fees are all over; said the fees are in the ballpark; can set up ACH payments through their bank; we charge no fees for that; if they want to pay debit or credit card online, those fees apply; if they come in-person, we do not charge a convenience fee; but we limit that amount to \$1,500; they can pay over the phone with a credit card; we are removing the option to call in and pay by card; we want to get credit card numbers out of the billing office; is an option through official payments to do it over the phone; same transaction fees apply plus an additional \$1.50; number of free options; Metzbower thanked Franey for doing this; McGregor asked if residential

could also pay 1.2%; Franey said this number was based on average monthly bill; some are paying more than 1.2% and some less; felt it was better for residents to know the amount versus a percentage; Larick asked how many transactions; Franey said does not have that number; this is adding an option; Mayor Kneeland said can still pay electronically, but through their bank; Franey said this should start in April; Mayor Kneeland said they will also be able to see their balance in the portal; Franey confirmed; can see their last bill; get e-bills.

RECOMMENDATION: Consent Agenda, with waiver and emergency.

[ORD-0017-2018](#) MORPC Local Government Energy Partnership Benchmarking Program - Pilot Project

Franey said Gahanna has been part of the pilot project; will use third party software to take information regarding all of our facilities and automatically populate energy costs; data will be benchmarked against other facilities.

RECOMMENDATION: Consent Agenda.

ITEMS FROM THE CHIEF OF POLICE

[MR-0011-2018](#) Municipal Fire Safety Inspectors

Chief Spence said this is required; runs from April to March.

RECOMMENDATION: Consent Agenda.

[ORD-0011-2018](#) Government Obligation Contract with KS State Bank

Chief Spence said included in 2018 budget; included in federal law enforcement trust fund; required to be backed up by Council action; asking for a waiver and emergency; have inbound vehicles and this will hold up that process; have beta tested all this equipment; consolidates everything into one system; is body-worn camera compatible if we need to go down that route; is not a body-worn camera at this time; is a software capability; Metzbower asked if a certain type of body camera would need to be worn; Spence said no, can be transitioned with a software push.

RECOMMENDATION: Consent Agenda, emergency and waiver.

ITEM FROM THE CITY ATTORNEY

[ORD-0012-2018](#) Franklin County Public Defender Contract

Ewald said we were within budget last year; is for those that cannot afford a public defender; is a mandate; their term expired at the end of last year.

RECOMMENDATION: Consent Agenda.

COMMITTEE REPORTS - no action required.

[2018-0032](#) Committee Reports 2.12.2018

ADJOURNMENT

8:12 p.m.