



# City of Gahanna

## Meeting Minutes

### City Council

200 South Hamilton Road  
Gahanna, Ohio 43230

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

*April Beggerow, CMC, Clerk of Council*  
*Council may caucus at 6:30 p.m.*

---

Monday, December 16, 2019

7:00 PM

City Hall, Council Chambers

---

**\*Join us at 6:00 p.m. for a reception prior to the Meeting**

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

Gahanna City Council met in Regular Session on Monday, December 16, 2019, in Council Chambers of City Hall, 200 South Hamilton Road, Gahanna, Ohio. President of Council, Brian Metzbower, called the meeting to order at 7:00 p.m. Vice President of Council, Stephen Renner, delivered an Invocation followed by the Pledge of Allegiance. Agenda for this meeting was published on December 13, 2019.

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

#### **B. ADDITIONS OR CORRECTIONS TO THE AGENDA.**

**Motion to move ORD 0130-2019 from Section G. to Section D by Angelou, Second by Leeseberg.**

**Yes:** 7 - Angelou, Leeseberg, Renner, Schnetzer, Larick, McGregor and Metzbower

#### **C. HEARING OF VISITORS.**

Mr. Schnetzer introduced Mr. Ron Smith with Gahanna Bridges.

Mr. Smith said neighborhood bridges started in January of 2017 and are now in 21 communities and Gahanna is number 1 in both in giving and finding needs within our community. It's all doing acts of kindness through an advocate based model. You have to have and advocate in order to post a need. You just can't come yourself and say, I want, you have to have someone in your community that verifies the need is true and is real. They work with advocates within the community and find people within the community that want to step up and fill that need. Nothing is nor is there a

warehouse. Everything from bedrails to automobiles. He shared the story of a family in need of a minivan and how the need was met in the community. He shared another story where four beds were needed by a family and within an evening that need was met as well. He thanked Council and said it was a pleasure to serve our community.

Mr. Schnetzer stated that the Baird foundation would be providing matching funds and thanked Mr. Smith for their work.

Mill Street Development Group: Mr. Hodge, and the Mill Street Development Group made a presentation before Council on the Mill Street Apartment proposal. Presentation details are attached (item 2019-0184).

Amanda Morris, 153 N. High Street: says in mid-2017 she purchased property at 153 N. High Street. Fair market value for that property was \$235,000. She said she is aware they are planning on giving \$25,000 for that property but she argues that is a huge difference from \$235,000 property which is about the same footprint. She is concerned about the small businesses in the area and what that will do to property value, cutting off access and visibility to them. This property is not in keeping with the small town feel. She expressed question as to if this was mixed use, because the information provided shows that it is only housing. She urges careful consideration.

Trenton Weaver, 660 Clark State Road: thanked Council for moving the agenda item. He said the project has its merits and its deficiencies. He is disheartened by the efforts to circumvent the normal processes. He understands the needs for incentives, however we have a process to vet the proposals and this doesn't pass the proverbial smell test. Rushing into this proposal doesn't foster relationships with the community. He believes the current proposal is being rushed and urges Council to allow the Planning Commission to fully vet and complete its process before any definitive action is taken.

Jeannie Hoffman, 708 Waybaugh Drive: thanked Council for moving the plan back to committee.

Kelly Natale- Koppel, 746 Ridenour Road: asked Council to abstain from giving or selling North Street or any other public right of way regardless of price offered. Public lands cannot be reclaimed after passage of time and she wants Council to have patience and preserve public property indefinitely or until a full plan can be developed which includes consideration of millions of new residents in central Ohio and the needs it may bring.

Merisa Bowers, 363 Higley Court: wanted to reiterate that the number one priority is to have a known process. Gahanna has suffered from a lack of known process for some time and to get this back on track is the right direction.

Brian Metzbower said there were a lot of assertions that this has gone around the proper process and as I've stated publically, some of the frustrations are that we had a local developer who came to us and expressed that they did not feel as if they were being herd or being given proper recompense. When someone is looking to invest 22 million dollars in your community, I think it's important to have the public debate and public discussion that we've been having. I believe it's the opposite of going around the process, it has been putting this out in the open for discussion. The process is that typically this is done with an agreement within the administration and then brought to Council. I take offence that it's been said we're going around the process because the process is having an open, honest, discussion and debate on the issue, which is exactly what we're doing.

Mr. Schnetzer said that he thinks there has been a lot of misinformation and he would be remiss if he did not correct the record. The common belief is that process, remanding to planning commission and that this is unprecedented are inaccurate. Staff will remember 785 Science Blvd, the brewery attached to the office building. That came before Council in 2017. The details before Council now is the financial item associated with this development. Historically the financials, as in the case with Science Blvd, these items come before Council. In October 2017, City of Gahanna sold 4.4 acres of city owned property to the Gahanna Community Improvement Corporation for \$300,000 with the idea that it would sell to Franklin Peak, a developer, for the same price. Gahanna offered a 15 year 100% property tax abatement on the project as well as reimbursing for site preparation costs, and providing fiber optic cables. That package, the sale, CRA agreement passed this Council in October of 2017. Final Development Plan, Design Review came before Planning Commission in April of 2018. So it is normal, customary and historically been done that when there are financial elements associated with a development, that those financial items come to the spending authority which is by definition City Council. He concluded that he looks forward in the New Year to finally getting to the development agreement and those financial items and he believes that Planning Commission will be able to run a parallel track to discuss those items that fall within their purview.

Mr. Renner said he just wanted to be careful that we're not reframing this

as a, because this began at a different process than is habitually normal. In fact, it took us greater than 4 months to be able to recommend and move parts of this project over to Planning Commission. So, while I do enjoy and admire that we can call it a process that we put things out in the public and have rich debates and we did, and I definitely support that, but this was different than every other project that has happened, to your point Mr. Schnetzer that the financial components, that's well put and we are now dealing with it, but I just don't want to reframe our memory that it took greater than 4 months to actually get this project over to Planning Commission.

Mr. Schnetzer replied that our referral 2 weeks ago was to have Planning Commission look at the vacation or North Street. It was not to review the financial agreement which is being labeled the Developer's agreement. That is still within this body. It's just a point of clarification, but we did not send that package to Planning Commission.

[2019-0184](#)

Presentation on the Mill Street Apartment Proposal

#### **D. INTRODUCTIONS AND ASSIGNMENT TO COMMITTEE:**

Vice President Renner introduced the items in Section D.

#### **Ordinances - To Be Introduced and Assigned to Committee:**

[ORD-0126-2019](#)

ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A WORKING AGREEMENT WITH FRANKLIN SOIL & WATER CONSERVATION DISTRICT (FSWCD) FOR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER COMPLIANCE.

**This item was introduced.**

[ORD-0127-2019](#)

ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A WORKING AGREEMENT WITH FRANKLIN SOIL AND WATER CONSERVATION DISTRICT (FSWCD) FOR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) ILLICIT DISCHARGE DETECTION AND ELIMINATION (IDDE) COMPLIANCE.

**This item was introduced.**

[ORD-0130-2019](#)

ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO A DEVELOPMENT AGREEMENT WITH MILL STREET INVESTORS, LLC.

**This item was introduced.**

**E. CONSENT AGENDA:**

**Minutes - To Approve:**

[2019-0175](#) COUNCIL & COMMITTEE MEETING MINUTES

**A motion was made by Schnetzer, seconded by Leeseberg, that the Minutes be Approved and Filed.. The motion carried by the following vote:**

**Yes:** 7 - Angelou, Leeseberg, Renner, Schnetzer, Larick, McGregor and Metzbower

**Ordinances: Introduce, Waive Second Reading, Adopt as an Emergency**

[ORD-0124-2019](#) ORDINANCE AUTHORIZING THE MAYOR TO SIGN AN EXTENSION TO THE CURRENT UNITED STEELWORKERS OF AMERICA (USW) CONTRACT; AND DECLARING IT AN EMERGENCY.

**A motion was made that the Ordinance be Introduced, Second Reading Waived, and Adopted as an Emergency.. The motion carried by the following vote:**

[ORD-0125-2019](#) ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONTRACT WITH ABM INDUSTRY GROUPS; AND TO DECLARE AN EMERGENCY.

**A motion was made that the Ordinance be Introduced, Second Reading Waived, and Adopted as an Emergency.. The motion carried by the following vote:**

**Ordinances on Second Reading:**

[ORD-0119-2019](#) ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GAHANNA, OHIO: Enacting Section 1501.17 INSPECTION, TESTING AND MAINTENANCE RECORDKEEPING, of PART 15 OHIO FIRE CODE

**A motion was made that the Ordinance be Adopted.. The motion carried by the following vote:**

[ORD-0122-2019](#) ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GAHANNA, OHIO: Amending Section 147.03 APPEALS TO THE BOARD of Chapters 147 Board of Zoning and Building Appeals.

**A motion was made that the Ordinance be Adopted.. The motion carried by the following vote:**

[ORD-0123-2019](#) ORDINANCE TO AMEND THE MASTER FEE SCHEDULE AS REFERENCED IN SECTION 147.04 FEES OF CHAPTER 147 BOARD OF ZONING AND BUILDING APPEALS.

A motion was made that the Ordinance be Adopted.. The motion carriedby the following vote:

**RESOLUTIONS FOR INTRODUCTION & ADOPTION**

[RES-0017-2019](#) RESOLUTION AUTHORIZING THE ADOPTION OF THE FRANKLIN COUNTY NATURAL HAZARDS MITIGATION PLAN (FRANKLIN COUNTY EMERGENCY MANAGEMENT & HOMELAND SECURITY)

A motion was made that the Resolution be Adopted.. The motion carriedby the following vote:

**End of the Consent Agenda**

**Pass Conccent Agenda**

A motion was made that the be Pass the Consent Agenda.. The motion carried by the following vote:

Yes: 7 - Angelou, Leeseberg, Renner, Schnetzer, Larick, McGregor and Metzbower

**F. CORRESPONDENCE AND ACTIONS:**

**Clerk**

The Clerk read the dates for the Organizational meetings scheduled for 2020.

[2019-0176](#) ORGANIZATIONAL MEETINGS FOR THE YEAR 2020.

- January 7, 2020 (Tuesday) - 6:30 p.m. - Civil Service
- January 8, 2020 (Wednesday) - 7:00 p.m. Planning Commission
- January 8, 2020 (Wednesday) - 6:00 p.m. Landscape Board
- January 8, 2020 (Wednesday) - 7:00 p.m. Parks & Recreation Board
- January 9, 2020 (Thursday) - 6:30 p.m. - BZBA
- January 14, 2020 (Tuesday) - 4:00 p.m. - Records Commission

**Council**

**G. ORDINANCES FOR INTRODUCTION, WAIVER AND ADOPTION**

[ORD-0129-2019](#) SUPPLEMENTAL APPROPRIATION - DEPARTMENTAL FINAL ACCOUNT FOR YEAR 2019

A motion was made that the Ordinance be Introduced, Second Reading Waived, and Adopted.. The motion carried by the following vote:

Yes: 7 - Angelou, Leeseberg, Renner, Schnetzer, Larick, McGregor and Metzbower

**H. SECOND READING OF ORDINANCES:**

[ORD-0121-2019](#) ORDINANCE ESTABLISHING THE BENEFITS FOR PERSONNEL OF THE CITY OF GAHANNA, EFFECTIVE JANUARY 1, 2020; AND TO DECLARE AN EMERGENCY.

**A motion was made that the Ordinance be Adopted.. The motion carried by the following vote:**

Yes: 7 - Angelou, Leeseberg, Renner, Schnetzer, Larick, McGregor and Metzbower

**I. ORDINANCES TO AMEND BY SUBSTITUTION AND ADOPT**

[ORD-0101-2019](#) AN ORDINANCE TO MAKE APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF GAHANNA, OHIO DURING THE FISCAL YEAR 2020.

**A motion was made that the Ordinance be Amended by Substitution and Adopted.. The motion carriedby the following vote:**

[ORD-0120-2019](#) ORDINANCE ESTABLISHING THE SALARIES FOR PERSONNEL OF THE CITY OF GAHANNA FOR THE PERIOD JANUARY 1, 2020 THROUGH DECEMBER 31, 2020; AND DECLARING IT AN EMERGENCY.

**A motion was made that the Ordinance be Amended by Substitution and Adopted.. The motion carriedby the following vote:**

**J. RESOLUTIONS:**

The City Attorney requested at this point, that the agenda be amended to add a vote to recind MR 0040-2019 MOTION RESOLUTION TO REFER THE VACATION OF NORTH STREET AND PUBLIC RIGHT OF WAYS TO THE DECEMBER 18, 2019 PLANNING COMMISSION.

**A motion was made by Leeseberg, seconded by Schnetzer, that the agenda be amended. The motion carried by the following vote:**

Yes: 6 - Angelou, Larick, Leeseberg, McGregor, Metzbower and Schnetzer

No: 1 - Renner

[RES-0018-2019](#) A RESOLUTION TO HONOR AND COMMEND MAYOR THOMAS R. KNEELAND FOR HIS MANY YEARS OF CONTINUOUS DEDICATED SERVICE TO THE COMMUNITY OF THE CITY OF GAHANNA.

**A motion was made that the Resolution be Adopted.. The motion carried by the following vote:**

**Yes:** 7 - Angelou, Leeseberg, Renner, Schnetzer, Larick, McGregor and Metzbower

[RES-0019-2019](#)

A RESOLUTION TO HONOR AND COMMEND BRIAN METZBOWER FOR HIS YEARS OF SERVICE AS A GAHANNA CITY COUNCIL MEMBER AT LARGE.

**A motion was made that the Resolution be Adopted.. The motion carried by the following vote:**

**Yes:** 7 - Angelou, Leeseberg, Renner, Schnetzer, Larick, McGregor and Metzbower

[RES-0020-2019](#)

TO HONOR AND COMMEND SHANE W. EWALD FOR HIS YEARS OF SERVICE AS THE LAW DIRECTOR & CITY ATTORNEY.

**A motion was made that the Resolution be Adopted.. The motion carried by the following vote:**

**Yes:** 7 - Angelou, Leeseberg, Renner, Schnetzer, Larick, McGregor and Metzbower

[MT-008-2019](#)

Motion to rescind MR 0040-2019 MOTION RESOLUTION TO REFER THE VACATION OF NORTH STREET AND PUBLIC RIGHT OF WAYS TO THE DECEMBER 18, 2019 PLANNING COMMISSION.

**A motion was made by Leeseberg, seconded by Schnetzer, that the Motion be Approved.. The motion carried by the following vote:**

**Yes:** 6 - Angelou, Larick, Leeseberg, McGregor, Metzbower and Schnetzer

**No:** 1 - Renner

## **K. REPRESENTATIVES:**

### **Community Improvement Corporation (CIC) - Larick**

Mr. Larick said the last meeting of the year was tomorrow at 7:30 a.m.  
No report.

### **Mid-Ohio Regional Planning Commission (MORPC) - Angelou**

Mrs. Angelou provided the MORPC report: In April she will become the Chair of the organization.

Last meeting was this past Thursday, there is no meeting in January. MORPC welcomed Gambier as an official member and Fairfield County will become a member in 2020. Shelly Beiting spoke as part of One MORPC Once Voice series on Gender Equity in the Workplace and how they are working towards closing the gender pay gap through the Columbus commitment. She encourages our community to consider joining.

State of the Region award nominations open through January 6th. Anyone can bring people forward for this.

2020 fund appropriations were adopted.

Regional Housing Strategy expected to be completed in mid-2020.

2018-2021 Transportation Improvement Program was amended to modify 9 projects.

Insite 2050 Tech Assistance Program has named communities to whom MORPC will be providing assistance in related to mobility projects: Columbus, Franklin County, Hilliard, Jefferson Township, and Westerville.

2020-2050 Metropolitan Transportation Plan is moving forward, draft strategies will be available later this year to review and comment on.

Regional round table provided an update on highlights including the Transportation and Operation Budgets for the State, a legislative breakfast at the statehouse and advocacy at the state and federal levels. Highlights on SB 222 prohibiting bans on taxes on plastic bags. HB 13 Broadband expansion and the upcoming state capital budget.

A number of events in prep for 5G Jan 9, Mid-Ohio Finance Administrators, 11:45-1:15 Jan 28 featuring OPERS.

2020 State of the Region will be April 30 at the Columbus Convention Center.

#### **Government Liaison - Metzbower**

No Report

#### **Convention & Visitors Bureau (CVB) - Schnetzer**

Mrs. Jadwin presented the Visit Gahanna Council update outlining the 2019 initiatives and events. Report is attached.

[2019-0183](#)

Visit Gahanna Council Update 2019

#### **L. OFFICIAL REPORTS:**

##### **Mayor**

Mayor Kneeland shared that it has been a pleasure working with everybody. This past week there was a delegation from China the came in. They are currently working with the schools on different exchange programs and they want to pursue a sister city opportunity. He thanked Council for all of their hard work for the people. He congratulated Laurie Jadwin and Ray Mularski and wished everyone a Merry Christmas and Happy New Year.

### **City Attorney**

Mr. Ewald thanked everyone in the room and that he knows Mr. Mularski will do a wonderful job, that he's tough but fair. He thanked the people that worked on issue 12 and that without them, the city would have a completely different outlook. He thinks that the city is on the right track. He thanked the city employees from the PD to the Parks.

### **M. COUNCIL COMMENT**

Mr. Leeseberg wished everyone a Merry Christmas and Happy New Year.

Mrs. Angelou said that December 16 will be a day to remember because 6 years ago that was the day she had a heart attack. Only meeting she had ever missed -even though she was there, just had to leave. She said it was unexpected and changes your life. She had no pain and was able to say there was something not right. She thanks God every day. She wished everyone a Happy Holiday.

Mr. Larick said what a year. He thanked everyone for coming this evening.

Mrs. McGregor wished everyone a Merry Christmas and Happy New Year. She said Gahanna is such a wonderful community. She told about a group of churches that got together and put together a function where parents were able to shop for their kids for \$2.00 a gift, no matter what the gift was. She said the money went back into the schools. There was a wrapping station and there were rehabbed bicycles from the Bicycle Advisory Council available. It was just a wonderful event. She said Gahanna is a very special community and she is very happy to be a resident here.

Mr. Renner said this year was one heck of an interesting year. Two things that he wanted was a stable government and a stable budget and we got there and he's very proud of the community. He pointed out Jason Ruark and Colleen Ruark, Santa and Mrs. Claus for the west side. They started

a neighborhood watch group in the Royal Manor area and Jason discovered another need. He got the gazebo at Imperial Park and decorated it for Santa Claus. Then Royal Manor woke up, lined the street to the parking lot to go and see Santa. We learned about people in need in Royal Manor, people that reached out to Santa that they're at a retirement community and am lonely. He said he was so proud of the work they've done and the GIFT program and it was pride in the west side that would have never had been heard. He said what Jason and Colleen have done is a wonderful thing for the west side. He said Merry Christmas and Happy Holidays and have a safe and Happy New Year.

Mr. Schnetzer said that he wanted to revisit the start of the meeting when he presented Mr. Ron Smith and the Gahanna Bridges organization. Mr. Smith demonstrated that you don't need to hold and elected office to have a positive influence on the community. Coaches, teachers, scout leaders, CEO's to laborers all have a sphere of influence and what we choose to do within that sphere defines our relationships at home and at work. There are many individuals like Ron, and many examples in this great community of ours clearly using their skills for the benefit of others in their community. It is his hope that his influences will highlight the good in this community but turning attention to individuals like Ron Smith and that others will feel inspired to follow his example.

Mr. Metzbower expressed gratitude to the citizens of Gahanna for the last 4 years. He thanked the Mayor, his staff, Mr. Ewald, and his fellow Council members.

**N. EXECUTIVE SESSION: 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.**

**Motion to enter into executive session by: Leeseberg Second by: Renner**

**Yes: 7 - Angelou, Leeseberg, Renner, Schnetzer, Larick, McGregor and Metzbower**

**O. ADJOURNMENT**

Adjourned at 10:20 p.m.

---

April Beggerow  
Clerk of Council