



City of Gahanna

Meeting Minutes

City Council

200 South Hamilton Road
Gahanna, Ohio 43230

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

April Beggerow, MPA, CMC, Clerk of Council
Council may caucus at 6:45 p.m.

Monday, November 16, 2020

7:00 PM

Virtual Meeting

Meeting Call-in Details:

513-306-4583

Conference ID: 409 866 616#

**Hearing of visitors - email your request not less than 1 hour before the meeting starts to:
april.beggerow@gahanna.gov**

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

Gahanna City Council met in Regular Session on Monday, November 16, 2020, in virtual session via Microsoft TEAMS. President of Council, Jamie Leeseberg, called the meeting to order at 7:00 p.m. Vice President of Council, Nancy McGregor, delivered an Invocation followed by the Pledge of Allegiance. Agenda for this meeting was published on November 13, 2020.

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

B. ADDITIONS OR CORRECTIONS TO THE AGENDA.

Removal of item ORD-093-2020 from Consent agenda and add to regular agenda.

C. HEARING OF VISITORS.

None

D. PUBLIC HEARINGS:

[ORD-098-2020](#) AN ORDINANCE TO MAKE APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF GAHANNA, OHIO DURING THE FISCAL YEAR 2021.

Public hearing opened at 7:02 p.m. and closed at 7:03 p.m.

E. CONSENT AGENDA:

1. Minutes - To Approve:

[2020-183](#) Meeting Minutes for Approval

The minutes were approved on the consent agenda.

2. Resolutions

a. [RES-026-2020](#) A RESOLUTION AUTHORIZING THE TRANSFER OF APPROPRIATIONS AMONG VARIOUS ACCOUNTS.

Adopted on consent agenda.

3. Ordinances for Second Reading:

a. [ORD-092-2020](#) ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT WITH THE GAHANNA COMMUNITY IMPROVEMENT CORPORATION (CIC) FOR THE YEAR 2021 FOR THE PURPOSE OF ASSISTING WITH ECONOMIC DEVELOPMENT INITIATIVES FOR THE CITY OF GAHANNA.

Adopted on consent agenda.

c. [ORD-094-2020](#) AN ORDINANCE AUTHORIZING A SUPPLEMENTAL APPROPRIATION - Damage to City Property.

Adopted on consent agenda.

d. [ORD-095-2020](#) AN ORDINANCE AUTHORIZING A SUPPLEMENTAL APPROPRIATION - Sale of Assets.

Adopted on consent agenda.

e. [ORD-096-2020](#) AN ORDINANCE AUTHORIZING A SUPPLEMENTAL APPROPRIATION - Water Meter Fees.

Adopted on consent agenda.

- f. [ORD-097-2020](#) ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONTRACT WITH THE DISTRICT ADVISORY COUNCIL OF THE FRANKLIN COUNTY GENERAL HEALTH DISTRICT, AND FRANKLIN COUNTY PUBLIC HEALTH FOR HEALTH SERVICES.

Adopted on consent agenda.

3. Ordinances for Waiver, Adoption:

- a. [ORD-108-2020](#) SUPPLEMENTAL APPROPRIATION- Franklin County Board of Elections Grant; WAIVER OF SECOND READING.

Adopted on consent agenda.

- b. [ORD-109-2020](#) ORDINANCE TO AMEND THE CODE OF ORDINANCES OF GAHANNA, OHIO: Amending Section 919.03 Water and Sewer Internal Review Board Appeal Review Procedure of Chapter 919 Water and Sewer Internal Review Board; WAIVING SECOND READING.

Adopted on consent agenda.

- c. [ORD-110-2020](#) ORDINANCE TO AMEND THE CODE OF ORDINANCES OF GAHANNA OHIO: Amending Section 921.11 Sewer Rental Rates of CHAPTER 921 SANITARY SEWER CONNECTIONS AND RENTAL RATES; WAIVING SECOND READING.

Adopted on consent agenda.

- d. [ORD-111-2020](#) ORDINANCE TO AMEND THE CODE OF ORDINANCES OF GAHANNA, OHIO: Amending Sections 929.10 General Provisions, 929.12 Water Rates, 929.14 System Capacity Charge and 929.15 Private Fire Protection Service of Chapter 929 Water Connections and Rates; WAIVING SECOND READING.

Adopted on consent agenda.

- e. [ORD-112-2020](#) ORDINANCE TO AMEND THE CODE OF ORDINANCES OF GAHANNA, OHIO: Amending Section 941.15 Pickup and Disposal Fees of CHAPTER 941 Garbage and Rubbish Collection; WAIVING SECOND READING.

Adopted on consent agenda.

End of consent agenda

Pass consent agenda

A motion was made by Larick to Pass the Consent Agenda. Second by

Angelou. The motion carried by the following vote:

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

F. ORDINANCES FOR INTRODUCTION / FIRST READING:

Mr. Schnetzer introduced the legislation in Section F.

- a. [ORD-090-2020](#) AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AGREEMENT WITH THE GAHANNA CONVENTION & VISITORS BUREAU (CVB) FOR THE YEARS 2021-2024 FOR THE PURPOSE OF PROMOTING TOURISM AND PRESENTING VISITOR-ORIENTED EVENTS TO ATTRACT VISITORS TO THE CITY.

Updated 3 year contract added to file prior to introduction.

This item was introduced. Referred back to Committee on 11/23/2020.

- b. [ORD-091-2020](#) AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AGREEMENT WITH THE GAHANNA CONVENTION & VISITORS BUREAU (CVB) FOR THE OHIO HERB CENTER (OHC)

Updated 3 year contract added to file prior to introduction.

This item was introduced. Referred back to Committee on 11/23/2020.

- c. [ORD-103-2020](#) ORDINANCE AUTHORIZING AN AGREEMENT WITH BUCKEYE ELM CONTRACTING, LLC, FOR TAX ABATEMENT FOR PROPERTY LOCATED AT 1333 RESEARCH ROAD; PARCEL ID NO. 025-013595; PART OF COMMUNITY REINVESTMENT AREA #1.

This item was introduced.

- d. [ORD-105-2020](#) ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF GAHANNA ADOPTED BY ORDINANCE 198-96 ON NOVEMBER 19, 1996 AND AS SUBSEQUENTLY AMENDED: Changing the Zoning District of a 2.65+/- acre parcel located at 307-319 W. Johnstown Road; Parcel ID #s. 025-000848 & 025-000849 from Community Commercial (CC); proposed zoning Multi-Family Residential District (MFRD); Big Sky Realty; Mitch Rubin, applicant.

This item was introduced. Referred back to Committee on 11/23/2020.

- e. [ORD-106-2020](#) ORDINANCE TO GRANT A VARIANCE APPLICATION TO VARY SECTION 1109.08 - PUBLIC AREAS OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA, TO REDUCE THE PUBLIC AREA REQUIREMENT AT PROPERTY LOCATED AT 307-319 W. JOHNSTOWN ROAD; PARCEL ID #s. 025-000848 & 025-000849; CURRENT ZONING COMMUNITY COMMERCIAL (CC); PROPOSED ZONING MULTI-FAMILY RESIDENTIAL DISTRICT

(MFRD); BIG SKY REALTY; MITCH RUBIN, APPLICANT.

This item was introduced. Referred back to Committee on 11/23/2020.

- g.** [ORD-113-2020](#) ORDINANCE ESTABLISHING THE SALARIES FOR PERSONNEL OF THE CITY OF GAHANNA FOR THE PERIOD JANUARY 1, 2021 THROUGH DECEMBER 31, 2021; AND TO DECLARE AN EMERGENCY.

This item was introduced. Referred back to Committee on 11/23/2020.

- h.** [ORD-115-2020](#) ORDINANCE TO AMEND ORD-0013-2018 AND AUTHORIZING THE HOUSING OFFICER TO EXECUTE AN AMENDED COMMUNITY REINVESTMENT AREA (CRA) TAX ABATEMENT AGREEMENT WITH CP ROAD, LLC, FOR PROPERTY LOCATED AT 663-693 CROSS POINTE ROAD, PARCEL ID NO. 025-013186.

This item was introduced.

- i.** [ORD-116-2020](#) ORDINANCE AUTHORIZING THE MAYOR TO TERMINATE AN INDEFEASIBLE RIGHT TO USE AGREEMENT WITH FRANKLIN PEAK LLC.

This item was introduced.

- j.** [ORD-117-2020](#) ORDINANCE ESTABLISHING THE BENEFITS FOR PERSONNEL OF THE CITY OF GAHANNA, EFFECTIVE JANUARY 1, 2021; AND TO DECLARE AN EMERGENCY.

This item was introduced.

G. ORDINANCES FOR INTRODUCTION, WAIVER & EMERGENCY ADOPTION:

- a.** [ORD-101-2020](#) ORDINANCE TO AMEND THE CODE OF ORDINANCES OF GAHANNA, OHIO: Enacting Chapter 770 - PROPERTY APPEALS BOARD; WAIVING SECOND READING AND DECLARING IT AN EMERGENCY.

A motion was made by Renner that the Ordinance be Adopted as an Emergency. Second by Schnetzer. The motion carried by the following vote:

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

- b.** [ORD-102-2020](#) ORDINANCE TO AMEND THE CODE OF ORDINANCES OF GAHANNA, OHIO: Enacting Chapter 1308 Nuisance Abatement Code; WAIVING SECOND READING AND DECLARING IT AN EMERGENCY.

A motion was made by Renner that the Ordinance be Adopted as an Emergency. Second by Schnetzer. The motion carried by the following vote:

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

- c. [ORD-107-2020](#) ORDINANCE TO AMEND THE CODE OF ORDINANCES OF GAHANNA, OHIO: Repealing and replacing Chapter 780 Rental Property Registration and Inspection; WAIVING SECOND READING AND DECLARING IT AN EMERGENCY.

Mr. Schnetzer said that the original legislation was enacted in response to resident concerns and numerous instances of sub-optimal outcomes. Those concerns stemmed from a broader trend that is represented in census data. According to data from the Census Bureau as of 2017, which is the last year prior to the 2018 ordinances that are now being replaced. There were approximately 13,500 housing units in the City of Gahanna. Of those, about 9,700 were owner-occupied and about 3,800 were classified as rentals. The math there is that rentals make up about 28% share of housing in the city which is the 4th highest of Franklin County suburbs. Much of the rise of rentals is a relatively recent phenomenon. Since 2000, the city has added about 1580 occupied housing units in total. Of that, about 450 were owner occupied and over 1100 were rentals. That equates to about 2.5 rentals to one owner occupied housing unit added over that span. Another way to look at it, is that its the equivalent of 70 rentals per year added over referenced time frame. From a practical perspective, administration of the old code enforcement model was in efficient and resulted in resident dissatisfaction. The old reactive model was established in the 90s long before the growth referenced earlier. Under the old model violations were resident initiated where by a report by a resident would initiate a call to the residence in question, they would knock on the door and meet someone who was often not the owner of the property and it would trigger steps to try to locate the owner of the property who was frequently an out of state entity or lived in a different time zone. The issue was stale contact data along with other factors all contributed to a protracted timeline in trying to resolve the violation. After resident dissatisfaction became apparent, the city responded by updating the code to a proactive model where registration is required directly with the city which is logical because the city, not the county is the enforcement entity. Further, by requiring bi-annual registration renewal, it ensures the information is up to date. By sticking with that proactive theme, site visits may be performed by City staff to ensure that the premises are meeting acceptable standards. The city strives to meet the goal of reduced resident initiated complaint and therefore minimizing instances of resident dissatisfaction. This legislation is cleaning up existing code.

Mrs. Angelou asked if there have been any issues in other communities with this type of legislation in regards to law suits.

Mr. Mularski said that within the state there have been suits, but not within Franklin County. Generally suits involved exorbitant fees in relation to the

program. We wanted to make sure we address that and make sure our fees were in line with the program.

Mrs. Angelou asked if he felt comfortable with the way this has been done.

Mr. Mularski said yes. He felt he addressed any issues.

Mr. Renner said he had a good discussion with Adam Rich and that Mr. Rich felt one of the items was still a burden, he wanted to make sure to point that out.

A motion was made by Schnetzer that the Ordinance be Adopted as an Emergency. Second by Larick. The motion carried by the following vote:

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

1. LEGISLATION FOR SECOND READING

[ORD-093-2020](#)

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONTRACT WITH SEAN H. MAXFIELD TO SERVE AS MAGISTRATE FOR THE CITY OF GAHANNA MAYOR'S COURT FOR THE PERIOD 2021-2023.

Ms. Bowers thanked Mr. Maxfield for his service to the City, her concern is separate from his service or qualifications. She has information from 3 communities and her concerns are that this is an overpayment. Worthington where Mr. Maxfield serves and Obetz are both considerably less, but Reynoldsburg is comparable. She was waiting for Westerville and Upper Arlington.

Mayor Jadwin replied that Hilliard, Dublin and Gahanna all pay \$500 per session which is commensurate. Whitehall is \$678 per session, Grove City pays \$700 per session. This contract goes back to 2005 with the exact same pricing. The Magistrate serves at the appointment of the Mayor per ORC 1905.05 and is an appointed position and the amount involved is the only reason why it is before Council. Mr. Maxfield does a wonderful job and his pay is commensurate and she requests approval of the legislation.

Clerical error noted in original legislation posted. Clerical error expressed only a 1 year contract, it is in fact, a 3 year contract. The error was corrected.

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

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

No: 1 - Bowers

H. CORRESPONDENCE AND ACTIONS:

Clerk

None

Council

None

I. REPRESENTATIVES:

Community Improvement Corporation (CIC) - Larick

Mr. Larick shared that the next CIC meeting will be a virtual meeting at 7:30 on the 24th.

Mid-Ohio Regional Planning Commission (MORPC) - Angelou

Mrs. Angelou presented her MORPC report. Highlights included a presentation on the regional sustainability dashboard which won an award at the summit on sustainability. Broadband access pilot program that is geared to help up to 10,000 students stay connected is in high gear and available to the entire region. IRS non filer deadline November 21st. People that don't file income taxes and didn't get the economic impact payment can register on IRS.gov. Covid 19 resource hub is updated for local governments. Salary and fringe benefits survey is finished 36 communities participated. Return on investment statements have been received we're getting back \$29 for each \$1 we use. Dues will not change for 2020-21. Resolution was adopted to enter an MOU with Capital Crossroads special improvement district and COTA to support the continuation of the downtown CPASS program. The virtual Summit on Sustainability was a success and it was a wonderful program. The keynote speaker was on Climate Change and we were lucky to have her. In the MORPC attributable funds program there have been 31 applications for \$175,000,000 funding request but only \$60,000,000 available. OPWC District 3 received 19 applications for \$36,000,000 with only \$30,000,000 available. We wished everyone a Thanksgiving.

Convention & Visitors Bureau (CVB) - Leeseberg

Mr. Leeseberg presented the CVB report which is attached.

[2020-184](#)

Convention & Visitor's Bureau Report, November 16, 2020

School Board (SB) - Schnetzer

No report.

J. OFFICIAL REPORTS:**Mayor**

Mayor Jadwin presented her report which is attached.

Marvin Hixon's last day on the job is this Friday. She commended his service to the City and as an SRO. She thanked him for his service and congratulated him on his retirement. She thanked Councilmembers for participating in the survey and that 71% of those that responded felt we were on the right back but could use some editing and some work. There will be a new survey later this week. She said one of her goals is to have proactive communications between Council and citizens. The report attached is a tool to keep everyone apprised things going on in the community. If there are any questions, feel free to reach out at any time. Lastly in regards to COVID 19, numbers are continuing to rise and they are in contact with Franklin County Public Health and the Governor's office. She commends members of senior leadership for what they've been doing. The communications team continues to update every Thursday on social media and the website. With the increase of cases, there is renewed focus. The only information we get is by zip code, county and state. She strongly encourages residents to wear masks, social distance, wash hands and don't go out unless you need to.

[2020-185](#)

Mayor's Report, November 16, 2020

City Attorney

Mr. Mularski thanked Council for bearing with him while he worked on the three ordinances. There are 2 more related issues he is working on including a noise ordinance and a litter ordinance that Mr. Renner and Ms. Bowers were interested in. He will get those put together as soon as possible.

J. COUNCIL COMMENT

Mrs. Angelou asked the Mayor about the widening of Hamilton Road by Columbus, what are the issues on the utilities?

Mr. Crawford replied that the utility lines are in the way of the widening progress and the City of Columbus is working with contractors to resolve that problem so the progress can continue.

Mrs. Angelou wished everyone a Happy Thanksgiving and now that there is a potential vaccine, we should be very thankful this holiday.

Ms. Bowers said with COVID numbers on the rise she wished everyone be safe and to limit family gatherings to 5-10 people at a time and use discretion and make good decisions and have a Happy Thanksgiving and Happy Diwali to those who celebrated over the weekend. She encouraged everyone to shop small for the holidays.

Mr. Larick said Officer Hixon will be missed. He's a fine officer and SRO and his son pointed out that he's the best. He thanked Mifflin Township fire for assisting the community during the storms yesterday. They kept everyone safe so the power company could resolve the down power lines.

Mr. Renner said all this talk about the vaccine with COVID, hats off to Pfizer and Moderna but there is a process for them to yet go through and we need to wait for the safety and efficacy of these. HB 197 granted municipalities to meet virtually, he understands that it expires December 1st, but there is movement in the House to probably extend that and hopefully this will happen forthwith. Veterans day- He heard there was a video at the local VFW on their Facebook page and he and his family sat down and watched it. He wanted to make sure they marked the day. His son knows Officer Hixon well and will miss him also.

Mr. Schnetzer said he concurs with his colleagues.

Mrs. McGregor thanked the Gahanna Veterans Committee for the video they did, it was well done. She congratulated Officer Hixon on his retirement.

Mr. Leeseberg congratulated Officer Hixon also and wished him the best. For Veterans day, he thanked everyone for their service. Evan White, is a golden glove recipient and he congratulated him.

K. ADJOURNMENT

Meeting adjourned at 8:00 p.m.

**April Beggerow, MPA, CMC
Clerk of Council**

*APPROVED by the City Council, this
day of 2020.*

Jamie Leeseberg