



City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Meeting Minutes Committee of the Whole

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, April 23, 2018

7:00 PM

Council Committee Room

CALL TO ORDER

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

**Brian Larick left at 8:12 p.m.*

Present 6 - Brian Metzbower, Nancy R. McGregor, Karen J. Angelou, Jamie Leeseberg, Michael Schnetzer, and Brian D. Larick

Absent 1 - Stephen A. Renner

UPDATES FROM THE FIRE DEPARTMENTS

[2018-0090](#)

Committee Reports 4-23-2018

Chief Kauser gave a report; summarized attached report; Leeseberg asked if Vista fire alarms were wired in; Kauser said yes; said 4 families were displaced; was a total loss for all families; has been considerable outreach in the community; said customary to follow-up; will try and coordinate meetings in the area with residents in the area; McGregor asked if all residents were home at the time; Kauser said yes, one in each unit; sent a firefighter retirement invitation to Council; believe it is a community event; Schnetzer said 181 Granville Street gave opportunity to do training; asked if it was day and night; Kauser said yes, and it involved many surrounding fire departments they potentially work with; were able to patch the pavement for that building; noticed by adjacent property owner.

UPDATE FROM THE DIRECTOR OF PUBLIC SAFETY

[2018-0090](#)

Committee Reports 4-23-2018

Thomas provided summary of attached report; Mayor Kneeland added

that we share overdose data with Franklin County Health Department; they were impressed with the data we have on a regular basis; they are going to use that as a template to gather information from other agencies.

ITEMS FROM THE DIRECTOR OF PLANNING & DEVELOPMENT

[ORD-0034-2018](#) AMENDING ORD-0267-2005 PASSED BY THE CITY ON DECEMBER 27, 2005, TO SUPPLEMENT THE PUBLIC INFRASTRUCTURE IMPROVEMENTS BENEFITING AND SERVING THE MANOR HOMES INCENTIVE DISTRICT.

Jones said in 2005, Manor Homes TIF district was created; worked with Finance and Parks to accommodate needed expenditures by modifying TIF; requesting opportunity to modify TIF ordinance; Schnetzer said request is to discharge monies outside of the district but to still benefit the district; Jones said Headley Park would be an example; would be a sufficient and eligible expense; McGregor asked how far and is it geographical; Jones explained; Leeseberg asked about sidewalks; Jones said are eligible; Barr said that could be an eligible expense to get Harrison Pond Drive connected with Hannah Park; Larick asked about options; Barr said will present those items in the near future to Council; Jones said this is a non-school TIF; they are made whole; Angelou asked what is in the TIF right now; Jones said will forward that out.

RECOMMENDATION: Consent Agenda.

[ORD-0035-2018](#) AMENDING ORD-0141-2013, PASSED BY CITY COUNCIL ON DECEMBER 17, 2013, TO ADD PARCELS TO THE CENTRAL PARK TIF.

Jones said Central Park TIF district currently exists; new construction going on at the Crescent at Central Park; we do not want to allow that money to go uncaptured from our TIF; requesting to have that tract included; not recommending any reallocation of funds.

RECOMMENDATION: Consent Agenda.

[SR-0002-2018](#) A STATUTORY RESOLUTION MAKING FINDINGS AND DETERMINATIONS AS PERMITTED IN SECTIONS 3735.65 TO 3735.70 OF THE OHIO REVISED CODE TO MODIFY THE BOUNDARIES OF COMMUNITY INVESTMENT AREA #3.

Jones said this is a modification of CRA area number 3; want to be able to offer a tax abatement; put together a housing survey to expand or create or modify CRA districts; including single family homes on the northern side of Taylor Road; McGregor asked if this puts more pressure on those homes to change on Taylor Road; went through this with Trilogy;

is it perceived that way; Jones said if someone redeveloped, would still require rezoning and giving tax abatement; more of a tool for a property owner; still need to agree to sell; Angelou asked if Trilogy is part of that; Jones said yes but we are not offering them any tax abatements; if they want it, they have to ask, we have complete discretion; have to include residential; no set number; Angelou asked about current CRA; Jones said were homes on south side of Taylor that were included; good question; search far and wide to see if we could include other residences; Angelou asked if residences have been notified; Jones said no; no requirement to notify property owners when creating a district; school districts are obligated to be notified; 14 days prior to any action taken; that has been done; Angelou confirmed no expectation that those residences in red on the report will be put out as an offer if a development comes along; Leeseberg said if people do not want to sell they do not have too; Jones said no impact to the residences; Angelou said this is just the ability to offer the CRA; Jones said primary goal is the other piece; Angelou wants to make sure people that are living there do not feel like they are being pushed out; Larick said that the two parcels come out; western parcels that are not Trilogy are worst condition; Jones corrected and said no the two parcels with Trilogy; said must justify tax abatement district with condition of homes; those two are furthest away and not eligible; Leeseberg said what about properties on south side of Taylor, in white; Jones said those are already in a tax abatement district; Schnetzer asked about the Community Reinvestment Act; any linkage between ORC and Act; does this CRA allow banks to earn CRA credit if they invest in this area; Jones said does not know; never heard that from a bank; Angelou asked if someone on north side wants to reinvest more money into their home, can they use this tax abatement; Jones explained; it would be a request; would be a tough sell to Council; would be an approach we have never taken before; they are in a TIF; Larick asked about correlation between CRA and investment act; Jones said will get that information; McGregor asked about rezoning parcels for Trilogy; Jones said it is not by zoning category, is by structures that exist; Schnetzer clarified the request.

Jones reviewed the updates on the report.

RECOMMENDATION: Introduction, back to Committee on 5/14/2018.

ITEM FROM THE CHIEF OF POLICE

[ORD-0033-2018](#) TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH THE GAHANNA-JEFFERSON SCHOOL DISTRICT FOR THE PROVISION OF SCHOOL RESOURCE OFFICERS TO THE GAHANNA-JEFFERSON SCHOOL DISTRICT FOR THE 2018-2019 SCHOOL YEAR.

Chief Spence said request is annual; there are 3 SRO's; want to keep open dialogue with the City, Police Department, Fire Department, and schools; there are a lot of interactions going on; have concern with safety regarding the separation of Clark Hall; short term fix to get presence was to post a special duty officer; worked with schools to define expectations; Larick asked about the type of feedback received; Spence said a lot is not quantifiable; they have a lot of interactions and connections with students; principals have cell numbers for SRO's; they avoid having to call dispatch and go through a routine process for issues going on in the schools; impact they have will never amount; we have a lot of afterhours contact; SRO's contact does not stop after school; things develop on social media; detectives work with SRO's and school mental health counselor; Chief Kauser believes they are exceptionally prepared; brought their teams together to solve a lot of challenges; Leeseberg said in conversations with school board members and residents; they are really impressed.

RECOMMENDATION: Consent Agenda.

ITEM FROM THE DIRECTOR OF PARKS & RECREATION

[ORD-0036-2018](#) TO AUTHORIZE THE MAYOR TO ENTER INTO AN AMENDED LEASE AGREEMENT WITH TOWERCO 2013, LLC.

Barr said department heads as a team are bringing forward a different location for the cell tower; showed originally requested location; City Engineer and himself went onsite to propose a new area; would put a monopole vs a barn silo; believes it will be less intrusive; they are still willing to build the pole barn back at this location; they will not have to collocate there; access road will be constructed by TowerCo.; very rough drawing of road shown; would give easement access; City Attorney's office is working on actual agreement; ask is emergency and waiver; changing location site; showed conservation easement area and Big Walnut Trail; Leeseberg asked for significant changes to contract; Ewald said might be an increase in revenue; location of tower moves; exhibits change; language is 98% the same; Larick asked about access road; Barr said paved, which would meet Engineers requirements; single lane; Leeseberg asked if it is gated; Barr said yes with signage for entry; Priestas said other materials are acceptable but not gravel; Larick asked footprint of tower; Franey said 75x75'; Larick asked benefit of that location or something else that could benefit the City; Barr said benefit is storage ability; believes it is a good place for golf course operations; Angelou asked about if the tower falls, what is the fall zone; Barr explained where the soccer field is located; Kneeland added that it will be camouflaged better; Angelou said concerned with trees being taken down; but understands it is not a lot; Barr said were cognizant of making

this as least impactful; said we are asking for emergency and waiver on this; Schnetzer asked for a rendering or something hypothetical when this comes back.

RECOMMENDATION: Consent Agenda, waiver and emergency.

ITEM FROM THE CLERK OF COUNCIL

[MR-0020-2018](#) THIS COUNCIL HAS NO OBJECTION TO THE STOCK C2 AND D8 LIQUOR PERMIT FOR REES FLOWERS & GIFTS INC. 249 LINCOLN CIRCLE GAHANNA, OHIO 43230.

Banning said Police Department has no objections; simply a transfer of stock ownership.

RECOMMENDATION: Consent Agenda.

DISCUSSION ITEMS FROM THE CITY ATTORNEY

- HB49 Discussion

[ORD-0044-2018](#) TO AMEND SECTION 161.081 (CREDIT FOR TAX PAID TO ANOTHER MUNICIPALITY) OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA.

Ewald said HB49 deals with net profits; in order to accommodate, we need to change our code; discussed previously in Council; request came from a resident originally; requires 3 meetings prior to making any amendments; request to work with Council Clerk at your discretion to schedule those meetings; Regular Meetings are fine; would like to then attach emergency on the back-end; will take 6 weeks to get through; Angelou asked about having a special meeting on a Committee night; Ewald said up to Council; Bury said state can withhold until our code is up to date.

RECOMMENDATION: Set 3 meetings; pass as emergency.

- Mobile Food Truck Vendor Code

Ewald said met with City of Columbus to review their metropass idea; several sections of code we would modify; need to walk through these code adjustments with Police Department; recommends these go back to Code Committee.

RECOMMENDATION: Prepare and send to Code Review Committee.

ITEMS FROM THE DIRECTOR OF ENGINEERING

[ORD-0037-2018](#) TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH PIPETEK INFRASTRUCTURE SERVICES FOR THE 2018 CCTV & SANITARY SEWER CLEANING PROJECT.

Priestas requested to award contract.

RECOMMENDATION: Consent Agenda.

[ORD-0038-2018](#) TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH INSIGHT PIPE CONTRACTING, LLC FOR THE 2018 SEWER REHAB PROJECT.

Priestas requested to award contract.

RECOMMENDATION: Consent Agenda.

ITEMS FROM THE DIRECTOR OF PUBLIC SERVICE

[ORD-0039-2018](#) TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH STEVE RAUCH INC. FOR ASBESTOS ABATEMENT AND DEMOLITION OF 181 GRANVILLE STREET.

Franey requested to award contract; Angelou said should not have purchased building with asbestos.

RECOMMENDATION: Regular Agenda.

[ORD-0040-2018](#) TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH IRONPLANET DBA GOVPLANET FOR THE CITY'S AUCTION LISTING SERVICE.

Franey said requesting to renew agreement with auction listing service.

RECOMMENDATION: Consent Agenda.

[ORD-0041-2018](#) SUPPLEMENTAL APPROPRIATION - Fleet Program Auction Proceeds.

Franey said standard quarterly supplementals get funds back in the accounts to spent on future equipment.

RECOMMENDATION: Consent Agenda.

[ORD-0042-2018](#) SUPPLEMENTAL APPROPRIATION - Insurance Claim Proceeds.

RECOMMENDATION: Consent Agenda.

[ORD-0043-2018](#) SUPPLEMENTAL APPROPRIATION - Water Meter Proceeds.

RECOMMENDATION: Consent Agenda.

COMMITTEE REPORTS - no action required.

[2018-0090](#) Committee Reports 4-23-2018

ADJOURNMENT

8:25 p.m.