

# **City of Gahanna**

*200 South Hamilton Road  
Gahanna, Ohio 43230*



## **Meeting Minutes**

**Monday, June 7, 1999**

**7:30 PM**

**City Hall**

**City Council**

**GAHANNA'S VISION is . . .**

. . . to be an innovative model community that values its rich heritage, pursues high standards, and where citizens respect one another.

**Members Present:** Debra A. Payne, Karen J. Angelou, L. Nicholas Hogan, Sherie James-Arnold, Thomas R. Kneeland, Rebecca W. Stinchcomb and Robert W. Kelley

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**GAHANNA'S MISSION is . . .**

. . . to ensure an exceptional quality of life by providing comprehensive services, financial stability, and well-planned development which preserves the natural environment, so that city government will continue to be responsive, accessible, and accountable to our diverse and growing community of citizens.

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

President of Council Robert W. Kelley called the Regular Meeting of Gahanna City Council to order at 7:30 p.m. in Council Chambers of City Hall with reciting of The Lord's Prayer, led by Council Chaplain Debra A. Payne, followed by the Pledge of Allegiance.

**B. ADDITIONS OR CORRECTIONS TO THE AGENDA.****990252**

TO ACCEPT 1.1+/- ACRES FROM JEFFERSON TOWNSHIP TO THE CITY OF GAHANNA, OHIO, REQUESTED BY WILLIAM M. STEWART, ET AL.

to Item D, Introductions.

**A motion was made by Vice President of Council Payne, seconded by Council Member Kneeland, that this matter be Assigned. The motion carried by the following vote:**

|            |          |  |
|------------|----------|--|
| <b>Yes</b> | <b>7</b> | Vice President of Council Payne, Council Member Angelou, Council Member Hogan, Council Member James-Arnold, Council Member Kneeland, Council Member Stinchcomb and President of Council Kelley |
|------------|----------|--|

**990256**

SUPPLEMENTAL APPROPRIATION - Street Improvements

to Item D, Introductions

**A motion was made by Council Member Angelou, seconded by Vice President of Council Payne, that this matter be Assigned. The motion carried by the following vote:**

|            |          |  |
|------------|----------|--|
| <b>Yes</b> | <b>7</b> | Vice President of Council Payne, Council Member Angelou, Council Member Hogan, Council Member James-Arnold, Council Member Kneeland, Council Member Stinchcomb and President of Council Kelley |
|------------|----------|--|

**C. HEARING OF VISITORS**

Dolores Hanson, 329 Dellfield Way, addressed Council regarding legislation for a Trauma Coalition, House Bill 138, being sponsored by Representative William B. Shuck. Noted she had been fortunate to work with Fire Chiefs throughout the State of Ohio; said it helps us lean; went to see everyone of the representatives. Said the main provision is pre hospital care for protection of local EMTs, who make decision to go to a hospital and which one to go to; exempts from any sales tax as far as hospitals are concerned; said many do not wish to transfer the first hour, which is the critical, important hour; there are decisions to make to air flight them out; said an extremely

important feature is trauma registry; said they have to have a trauma registry. Said this is a special calling to her because she was raised by a police captain. Emphasized the civil immunity was a big one. said this Bill extends to non profit. Said there are too many lawsuits of people just helping you. mentioned other provisions of the bill. Said she just wanted to let Council know that this bill will be coming up for vote this month.

Trauma registry is at State level; is for coordination. Hopes eventually for national registry.

Michael O'Brien, 270 Flint Ridge Drive, addressed Council re: 990194. See attachment EXHIBIT A. Concerned with availability of uninterruptable water supply to Gahanna.

## D. INTRODUCTIONS

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

Introduced, by title, by Council member Payne.

#### 990215

TO AUTHORIZE THE MAYOR TO ENTER INTO EASEMENT AND RIGHT OF WAY AGREEMENT WITH AMERICAN ELECTRIC POWER COMPANY FOR PROPERTY LOCATED ON BRICKLAWN AVENUE.

#### 990218

TRANSFER OF FUNDS - Network Intern

#### 990221

AN ORDINANCE TO SET FORTH A STATEMENT OF MUNICIPAL SERVICES TO BE PROVIDED TO THE AREA CONTAINED IN THE PROPOSED ANNEXATION OF 6.49+/- ACRES FROM JEFFERSON TOWNSHIP TO THE CITY OF GAHANNA; REQUESTED BY ROBERT N. KERTZINGER, ET AL.; AND TO DECLARE AN EMERGENCY

**Assign to Service Committee**

#### 990223

TO ACCEPT THE FINAL PLAT FOR PROPERTY KNOWN AS HARRISON POND, THE VILLAGES AT ROCKY FORK, SECTION 10, PART 1; EVANS MECHWART HAMBLETON & TILTON, APPLICANT.

**Assign to Development Committee**

#### 990251

TO ZONE 42.035+/- ACRES, MORE OR LESS, AS SF-2/ROD, SINGLE FAMILY RESIDENTIAL-2 BASE ZONING, WITH RESIDENTIAL OVERLAY; FOR PROPERTY LOCATED AT 6505 MORSE ROAD; GLEN DUGGER, AGENT FOR APPLICANT.

**Assign to Development Committee**

#### 990252

TO ACCEPT 1.1+/- ACRES FROM JEFFERSON TOWNSHIP TO THE CITY OF GAHANNA, OHIO, REQUESTED BY WILLIAM M. STEWART, ET AL.

**Assign to Development Committee**

#### 990256

SUPPLEMENTAL APPROPRIATION - Street Improvements

## E. CONSENT AGENDA

A motion was made by Council Member Angelou, seconded by Council Member James-Arnold, to Pass the Consent Agenda, including all the preceding items marked as having been adopted on the Consent Agenda. The motion carried by the following vote:

Yes        7        Vice President of Council Payne, Council Member Angelou, Council Member Hogan, Council Member James-Arnold, Council Member Kneeland, Council Member Stinchcomb and President of Council Kelley

### **Minutes - To Approve - May 17, 1999 Regular Meeting**

#### **Ordinances - To Adopt:**

[990199](#)        TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH LEANING POLE GRAPHICS, INC., FOR THE DEVELOPMENT OF SITE LOCATION MAPS; AND TO DECLARE AN EMERGENCY

**This Matter was Adopted as an Emergency on the Consent Agenda.**

[990204](#)        TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH CLYDE E WILLIAMS & ASSOCIATES, INC., FOR ENGINEERING SERVICES FOR THE DESIGN AND PREPARATION OF CONSTRUCTION PLANS FOR THE TAYLOR ROAD BASIN; AND TO DECLARE AN EMERGENCY

**This Matter was Adopted as an Emergency on the Consent Agenda.**

[990205](#)        TO AUTHORIZE THE DIRECTOR OF PUBLIC SERVICE TO AWARD AND THE MAYOR TO ENTER INTO CONTRACT WITH COLUMBUS ASPHALT PAVING FOR THE HAMILTON ROAD AND BEECHER ROAD INTERSECTION IMPROVEMENT #719; AND TO DECLARE AN EMERGENCY.

**This Matter was Adopted as an Emergency on the Consent Agenda.**

[990206](#)        TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH CLYDE E WILLIAMS & ASSOCIATES, INC., FOR INSPECTION SERVICES FOR THE HAMILTON ROAD AND BEECHER ROAD INTERSECTION IMPROVEMENT #719; AND TO DECLARE AN EMERGENCY.

**This Matter was Adopted as an Emergency on the Consent Agenda.**

[990207](#)        TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION, FOR FRA-IR270-37.00 WHICH PROPOSES TO PLAN AND RESURFACE PAVEMENT, PERFORM PAVEMENT REPAIRS AT SPECIFIED LOCATIONS; PROVIDE PAVEMENT MARKINGS AND INSTALL RAISED PAVEMENT MARKERS; ALL FOR WORK ON I-270 IN GAHANNA CORPORATE LIMITS; AND TO DECLARE AN EMERGENCY.

**This Matter was Adopted as an Emergency on the Consent Agenda.**

[990209](#)        TO AMEND CHAPTER 155, EMPLOYEES GENERALLY, TO AMEND SECTION 155.01, VEHICLE ALLOWANCE, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA

**This Matter was Adopted on the Consent Agenda.**

[990211](#)        TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH THE BOARD OF COUNTY COMMISSIONERS, FRANKLIN COUNTY, OHIO, ON BEHALF OF THE CITY OF GAHANNA FOR A COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME PROGRAMS; TO PROVIDE ACQUISITION SERVICES THEREWITH; AND TO DECLARE AN EMERGENCY.

**This Matter was Adopted as an Emergency on the Consent Agenda.**

#### **Ordinance/Introduce, Waive Second Reading, and Adopt**

**990219**

SUPPLEMENTAL APPROPRIATION - Water and Sewer Funds

**This Matter was Introduced, Second Reading Waived, and Adopted on the Consent Agenda.****Ordinance to Postpone to June 21, 1999:****990164**

AN ORDINANCE DECLARING THE ESTABLISHMENT OF THE EASTGATE INDUSTRIAL CENTER TIF DISTRICT AND THAT IMPROVEMENTS TO REAL PROPERTY WITHIN THE DISTRICT ARE A PUBLIC PURPOSE; DESCRIBING PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE MADE TO BENEFIT THE DISTRICT; REQUIRING THE OWNERS OF THE PROPERTY WITHIN THE DISTRICT TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS; APPROVING AND AUTHORIZING THE EXECUTION OF TAX INCREMENT FINANCING AGREEMENTS AND AN INFRASTRUCTURE AGREEMENT; AND DECLARING AN EMERGENCY.

**This Matter was Postponed to Date Certain on the Consent Agenda.****Motion Resolution****990213**

TO AUTHORIZE THE EXPENDITURE OF \$12,000 FROM ACCOUNT 101.145.5511, STREETS, CAPITAL PROJECTS, CURRENTLY DESIGNATED FOR THE CLARK/OKLAHOMA PROJECT TO BE USED FOR THE HAMILTON ROAD CORRIDOR STUDY.

**This Matter was Approved on the Consent Agenda.****990216**

TO AUTHORIZE THE EXPENDITURE OF \$17,800 FROM ACCOUNT 101.145.5511, STREETS, CAPITAL PROJECTS, CURRENTLY DESIGNATED FOR THE CLARK/OKLAHOMA PROJECT TO BE USED FOR BIG WALNUT CREEK IMPROVEMENTS

**This Matter was Approved on the Consent Agenda.****990217**

TO AUTHORIZE THE DIRECTOR OF PUBLIC SERVICE TO AWARD CONTRACT FOR CONSTRUCTION OF THE WEST GAHANNA GATEWAY ARCH AND POLES

**This Matter was Approved on the Consent Agenda.****End of the Consent Agenda****F. PUBLIC HEARINGS**

President announced the public hearing rules that would prevail: 7 minutes for proponents, 10 minutes for opponents, and 3 minutes for rebuttal.

President opened the public hearing at 7:43 p.m., calling for proponents.

**990179**

TO CONSIDER INITIAL ZONING FOR PROPERTY NEWLY ANNEXED AND LOCATED AT 6505 MORSE ROAD; 42.035+/- ACRES AS SF-2/ROD, SINGLE FAMILY RESIDENTIAL 2 WITH RESIDENTIAL OVERLAY DISTRICT; GLEN DUGGER, APPLICANT.

Glen Dugger, 37 West Broad Street, speaking for the applicants, said this is on the south side of Morse Road; contains 42 acres; Harrison pond is the west; said this is the northernmost part of the City of Gahanna. Recapped that owners sought to annex to Gahanna; it was denied; then there was an appeal; Court of Common Pleas ordered

Gahanna to accept this annexation; then came the zoning process; showed Planning Commission; there was a lot of input on Morse Road to preserve open space; open space exceeds any development; said there is a swale and a stream; has some unusual floras in it--especially further to the west; is a stream with considerable environmental impact; maybe the only place in Franklin County where it is found. Dugger continued that the other space principal is an entrance off Morse Road, which dead ends into apartments. Dugger emphasized they made sure of open space; said this is the reason for ROD mechanism to create open spaces; said these will be owned by the City, but maintained by the homeowners association; will be development by M/I Schottenstein homes; shows attention to architecture to homes involved: brick walks, brick fireplaces; said the concept evolves from Hempstead areas of New Albany; smaller lots with slightly larger house; shingles; is being done with raised panel garage doors. shingles; is being done in Powell; 24 homes were built in Hilliard in Fairview Community, extremely well done; all of the communities committed to architecture, elevations; are part of overlay district that ties in well with balance of Harrison Pond. Closed, noting this was recommended for approval by Planning Commission.

President called for opponents. There were none.

There being no further discussion, President closed the public hearing at 7:57p.m.

On questioning by Stinchcomb, Dugger assured that open spaces will have a mandatory deed assessment; not voluntary.

On questioning by Payne, Dugger said the East exit leads into nothing; is boundary between Jefferson Township and Gahanna.

Hogan agreed regarding maintenance of pocket parks, and questioned if it would it be better to have the property deeded to the property owners with easement back to us so we had enforcement rights. Dugger felt that was covered; said that the City would be named additional beneficiary to the property. Dugger felt association would take better care of it.

Angelou noted there are 13 acres of open space, leaving 29 acres for houses; noted 45' frontages; felt it was actually 60 on the minimum and more of an SF-3 type. Dugger said this is a little more clustery; is taking the standards, taking some components of the side yard into public space; side yards are 5 feet. Angelou questioned as upscale. Dugger said these would be a step below the custom homes in Harrison Pond. Angelou questioned there would be something in New Albany to look at. Dugger responded, Hempstead; said it is a 60 ft. wide minimum; the homes are bigger; went on to point out that the problem with Hempstead was that it had a very dogmatic requirement of pure Georgian architecture, and when they went to white siding on the homes they became a little monolithic. Said in this overlay district, they determined to add more brick elements; compared to the 20s. all white siding becomes a little too much. they did things like brick elevation; doesn't look quite so bland. Said slightly north of 2,000 square feet.

James-Arnold questioned 25 ft. setback. Dugger said this is one of the ethics of this home is it is slightly closer to the street. James-Arnold felt this was close, and would like to see some other developments. Dugger said it is a standard and putting on a ROD when we are trying to create more open space. Reminded we are dealing with Morse Road.

Kelley said there is some call for larger homes on smaller lots. people who are 39 years old work nights, and have 3 kids; don't want to spend time on Saturday cutting the grass.

Hogan noted Jefferson Township zoned behind Venetian Way with 12' between houses. Dugger will get directions to Powell and The Greens at Heritage. He was requested to FAX this information to the office.

James-Arnold said with setback and being maintained by civic association, questioned what we were getting. Mayor said the biggest need is a place for 6 or 7 children to practice in their neighborhoods. Angelou was reminded of Ashford Glen. Stinchcomb said it was deeded to the city, but no funding for maintenance. Dugger said this was the first time they were trying this in Ohio; they did even better --there are 103 lots in here; can sell out in a years time; probably won't. but could. Dugger said Hempstead has a lot of two income families; they want upscale, but not the maintenance.

## **G. STANDING COMMITTEES Reports had been distributed on meetings of May 24**

### **Committee of the Whole - Payne**

Draft on the City Telecommunications review had been received; will be discussed in Committee of the Whole; Clerk requested to call Harold Davis and Dave Haney to be present.

### **Finance - Angelou**

Budget is due downtown July 15, so is anticipated very soon.

## **H. CORRESPONDENCE AND ACTIONS**

### **Clerk (Legal)**

**990222** Financial Statements for the Month of March, 1999 - Year to Date, received 5/13/99.

**990249** Appeal from Planning Commission decision received from Shihab & Associates, under authority of Section 1133.04, for property known as ZC-09-99 - 6301-6405 Taylor Road, Triangle Real Estate Services.

President affirmed date of July 19, 7:30 p.m.

### **Court Report for Month of April, 1999 (5/25/99)**

**990250** Motion that Council has no objection to the Transfer of D-1, D-2, and D-3 Permits from "Stack Em High, Inc.," 120 North Hamilton Rd. & Patio, to Bru Pet, Inc., DBA Jordan's Mart & Deli, 140 North Hamilton Road & Patio.

President requested report from Chief of Police for next Safety Meeting.

**990257** BUREAU OF ADULT DETENTION CONDUCTED A REVIEW OF THE GAHANNA POLICE DEPARTMENT ON MAY 20, 1999. FOCUSED ON MAIL, VISITATION, PROGRAM, AND GRIEVANCES. THE JAIL RECEIVED 100% COMPLIANCE.

### **Council**

Letter from President of Donatos acknowledged. Next Y2K meeting will be June 23; they will be planning to start testing; will be preparing a document for information for residents; some information residents may need afterward. Letter regarding Rice Avenue to be copied to all members of Council.

## I. SECOND READING OF ORDINANCES

### Ordinances Reported Out of Committee

#### 990194

TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH THE CITY OF COLUMBUS FOR WATER FOR A PERIOD OF TWENTY YEARS, SUBJECT TO THE CONDITIONS DESCRIBED IN THE CONTRACT; AND TO DECLARE AN EMERGENCY.

Kneeland questioned where the Administration felt they should look at the issues stated in Hearing of Visitors. Kelley felt that could be looked at in the first year (review). Hogan questioned if Gahanna maintains its own water lines. City Engineer Wetherholt responded that we are responsible for all but for two large lines. Hogan pointed out that with regard to lower water source--possibly purchasing from other sources, the City wants to protect the growth area, schools, and property taxes. Under Section 15, felt we have built in a provision to review in 12 months and every three years thereafter; we also reduced time of contract to 20 years; said he wished Mr. O'Brien would have been here earlier. Angelou felt this is a remedy to one of the issues Mike O'Brien brought up; noted we want to get this contract out; we were already put on hold; is prudent for us to have this in place; it does provide for us to go back and review; would have liked to see this go out to the Licking County line. City Attorney Tom Weber said the other concern is that they were trying to make this non-exclusive; noted the correction and deletion in Section 4 is to remedy that.

**A motion was made by Vice President of Council Payne, seconded by Council Member Kneeland, that this matter be Amended by Substitution. The motion carried by the following vote:**

|     |   |  |
|-----|---|--|
| Yes | 7 | Vice President of Council Payne, Council Member Angelou, Council Member Hogan, Council Member James-Arnold, Council Member Kneeland, Council Member Stinchcomb and President of Council Kelley |
|-----|---|--|

**A motion was made by Vice President of Council Payne, seconded by Council Member Stinchcomb, that this matter be Adopted, as Amended, as an Emergency. The motion carried by the following vote:**

|     |   |  |
|-----|---|--|
| Yes | 7 | Vice President of Council Payne, Council Member Angelou, Council Member Hogan, Council Member James-Arnold, Council Member Kneeland, Council Member Stinchcomb and President of Council Kelley |
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#### 990210

TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH CODY ZIEGLER INC FOR CHANGE ORDERS TO THE BIG WALNUT PEDESTRIAN WALKWAY, IMPROVEMENT NO. 708; AND TO DECLARE AN EMERGENCY.

**A motion was made by Council Member Kneeland, seconded by Vice President of Council Payne, that this matter be Adopted as an Emergency. The motion carried by the following vote:**

|     |   |  |
|-----|---|--|
| Yes | 6 | Vice President of Council Payne, Council Member Angelou, Council Member James-Arnold, Council Member Kneeland, Council Member Stinchcomb and President of Council Kelley |
|-----|---|--|

|              |   |                      |
|--------------|---|----------------------|
| Abstain, COI | 1 | Council Member Hogan |
|--------------|---|----------------------|

## J. FIRST READING OF ORDINANCES

## K. REPRESENTATIVES



**Community Improvement Corporation (CIC) - Kneeland**

Had reviewed details for the Creekside Project.

**Mid-Ohio Regional Planning Commission (MORPC) - Payne**

Thank you letter from MORPC on City's participation in the Columbus Y2K Council.

**Bd./Ed., Gahanna-Jefferson Public Schools**

Stinchcomb is City representative - Thursday, June 10.

**L. OFFICIAL REPORTS**

**Mayor**

**City Attorney**

**M. COUNCIL COMMENT**

James-Arnold said she is looking forward to Saturday (Creekside). Kneeland, too. Angelou said we can do this! Said she walked down that area; noted older gentleman commenting this had been a jungle down here; you can look backward or you can look forward with a vision; is quite extraordinary; doesn't feel anything will stop development along that creek bed; is a wonderful job; congratulated engineering, service and development, plus the moneys being made available to see this gets done; noted all the activity along the entrance doesn't think there is anything better; is exciting time for Gahanna. Hogan thinks it is terrific. Hogan said to the Mayor that there may have to be something done about the practice field and firing range. It was noted that there is a leak on the waterfall that needs to be patched. Payne said she is looking forward to jazz in the evening. Payne said she is the proud parent of 2nd Lieutenant in the Air Force Academy. Kelley said he had walked Creekside last Saturday; Said one issue is access from the west side; feels that would put the finishing touch on it. Mayor said we have permission to do that. Kelley said he wanted to thank Mr. Hogan for finding the problems in the water contract.

**N. ADJOURNMENT - 8:40 p.m.**

**A motion was made by Vice President of Council Payne, seconded by Council Member Kneeland, to Adjourn. The motion carried unanimously.**

**End of Agenda**

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**Isobel L. Sherwood, MMC**  
**Clerk of Council**

*APPROVED by the City Council, this  
day of 2012.*

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Chair Signature