



City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Meeting Minutes Committee of the Whole

Nancy R. McGregor, Chair, Vice President

Jamie Leeseberg, President

Karen J. Angelou

Merisa Bowers

Brian D. Larick

Stephen A. Renner

Michael Schnetzer

April Beggerow, MPA, CMC, Clerk of Council

Monday, February 10, 2020

7:00 PM

Council Chambers

A. CALL TO ORDER

Council President Jamie Leeseberg called the Committee of the Whole meeting to order at 7:00 p.m.

***Note, Karen Angelou is in Washington DC representing Gahanna with Mid-Ohio Regional Planning.**

[2020-033](#)

Discussion/Presentation: Designated Outdoor Refreshment Area

Mr. Lew Griffin, current president of the Creekside District Alliance presented a proposal for a Designated Outdoor Refreshment area tagged CORA - Creekside Outdoor Refreshment Area. Presentation details are attached to the minutes herein.

Mr. Renner asked about enforcement- who will watch to make sure patrons obey the rules.

Mr. Griffin replied that the restaurants themselves are currently doing that and one of the purposes with the wrist bands and cup is to aid in the enforcement of those rules. They don't feel that it would take any more enforcement than what is currently had. They looked at Grove City and other communities to see if they have any issues. They haven't found that there are any.

Chief Spence said that for the most part they are self-monitored. During the normal course of business they don't expect any need for more presence from our agency.

Mr. Larick asked about the application that he referred to. Is that a state application with liquor control? And how far are they from draft legislation and is that left to the administration to prepare.

Mr. Griffin replied that there has been detail put to this but that the application is ready to go right now.

Mr. Larick asked if there is an example of participating businesses or is there an action that businesses need to take if they are within the boundaries.

Mr. Griffin said that these are participating people that have agreed to participate in the DORA.

Mr. Larick asked if there are other businesses within the boundaries, is there a step they need to take or is it because of the boundaries, they're eligible.

Mr. Griffin replied that they are eligible right now but if they do not agree to participate, he isn't sure the rule if they can be added.

Mayor Jadwin stated that her understanding is that the businesses have to designate that they want to participate and have to be designated as part of the application that these are the establishments that are part of the DORA. If there is a liquor permit holder within the boundary, who is not listed in that, they are non-participating establishment, they would have to be listed within the application. She believes that when Liquor Control receives an application that has been adopted, they then contact those permit holders and they get a special designation.

Mr. Larick asked about after the fact.

Mayor Jadwin said there would probably be paperwork. It would have to go through an amendment process.

Mrs. McGregor asked that if other communities that have these, do they have a main street that runs through where people have to cross the street. All of the businesses are on one side of a busy road except for one, and is there any concern about that.

Mr. Griffin replied that it has been discussed and the only one would be Worthington and there are things that can be discussed to slow traffic down, but he doesn't see it being a problem. There are things that can probably be done with traffic issues.

Mr. Larick said he thinks there are some larger communities outside of the area that has significant traffic where people cross, Northwest Ohio as an example.

Ms. Bowers said that she thinks the Chief has completed a safety plan.

Chief Spence said correct, there has been a plan submitted as part of the application process. They believe there is a minor change to existing code as it pertains to open container. It would be a quick amendment to our current city code that will cover all the processes. Park code was also examined to make sure there were not conflicts elsewhere. This can be submitted quickly and adopted by Council.

Ms. Bowers asked if there is a separate liquor license or is this a designation.

Mayor Jadwin said that it is more of a designation. Her understanding is that the Department of Liquor Control sends a designation to the participating establishments within the DORA boundary indicating they are a participant and the open container rule applies to them.

Ms. Bowers said ok perfect, so it is tied to their own establishment's liquor license. So, enforcement would be tied to their renewal, that kind of thing.

Mayor Jadwin replied exactly.

Mr. Leeseberg thanked Mr. Griffin for his presentation.

B. ITEM FROM THE DIRECTOR OF PLANNING AND DEVELOPMENT

[ORD-002-2020](#)

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 2.707 +/- acre parcel at 4569 Morse Road from Restricted Institutional District (RID); to Limited Overlay- Community Service District (L-CS); Win Stewart, applicant.

Mr. Blackford presented the Rezoning request for the property 4569 Morse Road. Presentation (PowerPoint) is attached to the minutes herein.

Mr. Larick asked who currently owns the property.

Mr. Blackford stated that it was the folks that own Moo Moo Car Wash.

Mr. Larick asked how long ago it was sold, because it was the County's for a long time.

Mr. Blackford replied 3-4 years ago but the deed has changed.

Ms. Bowers asked about the prior development, did they occupy the space the same time as the residential development.

Mr. Blackford said that there was an overlap based upon comments from prior meetings.

Ms. Bowers asked about the footprint of the prior buildings that were there.

Mr. Blackford said the applicants may be able to address that.

Mr. Schnetzer asked about ingress/egress. The sites to the east appear to have conjoined parking lots, is there anything limiting a connection of this proposed project to those properties to the east.

Mr. Blackford replied that he doesn't believe that there is anything limiting that, but it couldn't be required by the city, just encouraged.

David Hodge, attorney for the applicant presented an outline that showed where the previous buildings appeared to have been. He added that his clients have engaged with conjoining property owners and committed to providing buffers to area property owners. 2015 was when the property changed hands from the County to the owners of the Moo Moo car wash.

Ms. Bowers asked of the applicants if there has been consideration of the hours of operation.

Wynn Stewart, VSH Companies stated that staffed, hours of operation would be 9 am to 6pm access to the building would be as early as 7am late as 9 pm. It is access controlled. The vehicles that come in have access to doors to come into the building, the only issue that could be a factor would be trash but that shouldn't even be an issue. There will not be any outside dumpsters.

Dan McCoy, VSH Companies stated that one of the other things that have come up was the distance from the existing homes to the south. The southern border has a lot of existing vegetation and the building will be placed as far away as it could be, about 400 feet from the property line. This use is a very low traffic generation.

Mrs. McGregor asked if there will be 2 or 3 buildings at the back that are regular storage units.

Mr. McCoy said they could but the building is 100,000 square feet.

Mr. Blackford said that they had a discussion about other types of uses on the property, but that is not in their plan at this point in time.

Mrs. McGregor said that there are 3 other buildings that are offices right there and she doesn't think that there is a compelling argument to change the zoning to anything other than office. This is prime real estate on Morse Road and she is hesitant to change it to something that is going to have limited income tax value for us. There is a place for self-storage units but it's more in an industrial area, not in a prime real estate place. It's next door to an award winning project, so there is concern about mounding and shading between those apartments.

Mr. Hodge responded that this property historically being used by Franklin County, comes with environmental challenges which is why the property has sat vacant. Moo Moo decided that they weren't going to be able to do what they wanted to do because their use is intense traffic generators and this is a challenging site from that stand point. This use has a very low traffic impact. It is not a true office site. The impact to the neighbors to the south, it is quiet. Christopher Wren, along the east side, it's their dumpsters and trash compactor and frankly looks terrible along that perimeter. So this use proposed warrants an alternative use such as this.

Mrs. McGregor said she saw at some place 3-5 stories, is it...

Mr. McCoy replied that it would be kept at 3. But that she raised a good point about self-storage located in industrial areas. 30 years ago that was spot on, but a building of this nature is reflective of changing needs and perceptions. 60-65% percent of the renters are female. If you go off to a tougher part of town to get your Christmas decorations that is not a comfortable setting. While this is not perfect from a tax standpoint, it is a needed service that has shifted. Many of the units are 5 x 5 or 10 x 10 geared towards people that have china, furnishings, clothing, things that they don't want to have to go a long distance to get.

Mr. Larick asked if the entire facility is climate controlled.

Mr. McCoy responded yes.

Mr. Larick replied that while its storage, it's like an office or anything else.

Mr. McCoy said it's like going to a Fairfield Inn or Holiday Inn Express, you can't get past the door without speaking to someone and people

store clothing, photos, inventory- pharmaceutical reps by law have to store business inventory.

Mr. Larick asked what the face looks like.

Mr. McCoy replied a mixture of CMU block, brick, glass, like storefront windows, some type of cement. It will look similar to an office building.

Mr. Leeseberg asked Mr. Moorehead about traffic.

Mr. Moorehead said there has been no study done because the use isn't a large trip generator. Having a large scale traffic generator would be difficult to put in this site without possible modifications to Morse Road including a turn lane etc... We didn't have major concerns with traffic from this project and do not.

RECOMMENDATION: Regular Agenda.

C. ITEMS FROM THE DIRECTOR OF PARKS AND RECREATION

[RES-002-2020](#)

A RESOLUTION ADOPTING THE DEPARTMENT OF PARKS & RECREATION 2020 PRICING POLICY AS RECOMMENDED BY THE PARKS AND RECREATION BOARD

Mrs. Bernard-Ferrell presented her report on this item. Report is attached to the minutes herein.

Ms. Bowers asked about the pools. Where have we been on recapturing costs and is that projected to change with the membership increases this year.

Mrs. Bernard-Ferrell said the memberships aren't increasing, they are staying the same as the 2019 costs. For 2019 operations of the pool run at a 75% recovery. Moving forward we want to improve that. We hope to improve that with time.

Ms. Bowers asked about level 2 was actually one of the lowest levels.

Mrs. Bernard-Ferrell said level 2 is for considerable community benefit. Memberships fall into level 4. If there is special event at the pool, that could fall into the level 2. It's not just by division.

RECOMMENDATION: Consent Agenda.

D. ITEM FROM THE DIRECTOR OF HUMAN RESOURCES

[ORD-013-2020](#)

ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO

NEGOTIATED LABOR AGREEMENT TITLED "AGREEMENT BETWEEN CITY OF GAHANNA AND UNITED STEEL, PAPER & FORESTRY, RUBBER, MANUFACTURING, ENERGY, ALLIED INDUSTRIAL AND SERVICE WORKERS INTERNATIONAL", TO BE EFFECTIVE JANUARY 2, 2020 THROUGH January 1, 2023; TO WAIVE SECOND READING, AND TO DECLARE AN EMERGENCY.

Ms. Vollmer shared the report for the Ordinance to adopt the union contract. The report containing the significant changes is attached to the minutes herein.

RECOMMENDATION: Consent Agenda.

[ORD-014-2020](#)

ORDINANCE TO AMEND ORDINANCE 0120-2019 ORDINANCE ESTABLISHING THE SALARIES FOR PERSONNEL OF THE CITY OF GAHANNA FOR THE PERIOD JANUARY 1, 2020 THROUGH DECEMBER 31, 2020 adopted on December 16, 2019; WAIVING SECOND READING; AND DECLARING IT AN EMERGENCY

Ms. Vollmer and the Mayor shared the report details for the amendments to the salary ordinance (Ord-0120-2019). Changes are attached to the minutes herein.

RECOMMENDATION: Consent Agenda.

E. ITEMS FROM THE DIRECTOR OF PUBLIC SERVICE AND ENGINEERING

[ORD-015-2020](#)

ORDINANCE ACCEPTING A RECORDED LIMITED WARRANTY DEED FROM S-K GAHANNA, LLC.

Mr. Crawford announced the Shred Event that is upcoming.

Mr. Moorehead shared the report for the right of way purchase from Spectrum that has been deeded to the city. Report is attached to the minutes herein.

RECOMMENDATION: Consent Agenda.

[ORD-016-2020](#)

ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONTRACT WITH A. NEIL JOHNSON AND LAURA M. JOHNSON, TRUSTEES OF THE LAURA & NEIL TRUST, FOR TEMPORARY EASEMENT FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY TO CONSTRUCT A BRIDGE BY THE CITY OF GAHANNA, FRANKLIN COUNTY, OHIO, WAIVING SECOND READING, AND DECLARING IT AN EMERGENCY.

Mr. Moorehead presented this legislation to Council. The report is attached to the minutes herein.

Mr. Leeseberg asked if there was a cost.

Mr. Moorehead replied that there was between 400-500 dollars depending upon appraisal.

Mrs. McGregor asked if the netting that was used along McKenna Creek would be used. It proved to be deadly to some snakes.

Mr. Moorehead said that that netting would not be used for this project.

RECOMMENDATION: Consent Agenda.

[ORD-021-2020](#)

ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONTRACT WITH KENNETH L. HEFNER AND NANCY J. HEFNER, FOR TEMPORARY EASEMENT FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY TO CONSTRUCT A BRIDGE BY THE CITY OF GAHANNA, FRANKLIN COUNTY, OHIO, WAVING SECOND READING, AND DECLARING IT AN EMERGENCY.

Mr. Moorehead presented this legislation to Council. The report is attached to the minutes herein.

RECOMMENDATION: Consent Agenda.

[ORD-022-2020](#)

ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONTRACT WITH DANIEL A. STUCKY, FOR TEMPORARY EASEMENT FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY TO CONSTRUCT A BRIDGE BY THE CITY OF GAHANNA, FRANKLIN COUNTY, OHIO, WAVING SECOND READING, AND DECLARING IT AN EMERGENCY.

Mr. Moorehead presented this legislation to Council. The report is attached to the minutes herein.

RECOMMENDATION: Consent Agenda.

[MT-011-2020](#)

MOTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE & ENGINEERING PERMISSION TO BID THE 2020 STREET PROGRAM.

Mr. Crawford presented his report and request for a Motion to bid the 2020 Street Program. The report is attached to the minutes herein.

Mr. Schnetzer asked if the 2020 presentation includes Detroit Streets.

Mr. Crawford said it does include them. There is a goal to take care of all of the Detroit Streets, but there will always be a need for rebuilds in addition to that. It also includes the Research and Blatt rebuilds as well.

Mr. Larick asked what the lowest rated street is targeted and highest rated.

Mr. Crawford replied that the lowest rated is a 46 and that is Research and Blatt. Highest rated street is a 64 and that's to create a connector on both sides of 2 50s.

Mrs. McGregor asked how many miles of Detroit streets do we have after this year?

Mr. Crawford replied that the proposed rebuild is about 3 miles, the guess would be 4 miles left.

RECOMMENDATION: Consent Agenda.

[ORD-017-2020](#)

ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A COOPERATIVE AGREEMENT WITH FRANKLIN COUNTY FOR THE IMPROVEMENT TO THE INTERSECTION OF REYNOLDSBURG- NEW ALBANY ROAD AND CLARK STATE ROAD IN JEFFERSON TOWNSHIP.

Mr. Crawford presented his request for an Ordinance to enter into a cooperative agreement with Franklin County. The report is attached to the minutes herein.

Mr. Leeseberg asked if the waterline was currently in the right of way.

Mr. Crawford responded that it was.

Mr. Leeseberg asked if they wouldn't have they bear the cost to move it.

Mr. Crawford replied that the roundabout construction would place the line in the middle of the roundabout in case of maintenance and repair at a future date. They are looking to place it in the edge of the right of way in the tree line area.

Mr. Leeseberg said that we're in the right of way, we have a right to be there, if it was a private utility, we would have to pay to move that out of the way.

Mr. Crawford replied that if it were a private utility they would be required to move at their own cost.

Mr. Leeseberg asked what the waterline served.

Mr. Crawford replied that it serves Harrison Pond neighborhood then down to 62.

RECOMMENDATION: Consent Agenda.

[ORD-018-2020](#)

ORDINANCE AUTHORIZING THE MAYOR AND DIRECTOR OF

PUBLIC SERVICE AND ENGINEERING TO ENTER INTO A RENEWAL AMENDMENT WITH COLUMBUS FIBERNET (CFN), FOR MAINTENANCE AND MANAGEMENT SERVICES OF THE GAHANNA FIBER OPTIC NETWORK; AND DECLARING IT AN EMERGENCY.

Mr. Crawford presented his request for an Ordinance to enter into a renewal amendment for our fiber restoration and maintenance agreement with Columbus Fibernet or CFN. The report is attached to the minutes herein.

Ms. Bowers asked if we were leasing the fiber out.

Mr. Crawford replied that the city owns its own fiber and conduit network.

Ms. Bowers said but we don't provide municipal based service.

Mr. Crawford replied correct we don't have a private service. The City has an agreement with the CIC granting the CIC 48 fibers to utilize for development purposes, so the CIC in conjunction with WOW do enter into agreements with businesses for development purposes, but all other fiber is owned by the city. It supplies connectivity to our water and sewer sites, to the fire department, police department, traffic signals and so on.

RECOMMENDATION: Consent Agenda, as an emergency.

[ORD-019-2020](#)

ORDINANCE AUTHORIZING THE MAYOR AND DIRECTOR OF PUBLIC SERVICE AND ENGINEERING TO ENTER INTO A LEASE AGREEMENT WITH ZAYO GROUP TO LEASE THE USE OF FIBER, WAIVING THE SECOND READING AND DECLARING IT AN EMERGENCY.

Mr. Crawford presented his request for an Ordinance to enter into an agreement with Zoya. The report is attached to the minutes herein.

Ms. Bowers asked why this particular item is being asked as an emergency.

Mr. Crawford replied said that their ultimate goal is not to request emergencies or waive 2nd reading on any of their items, however the previous item, they ran out of time at the beginning of the year with the transition of the new administration. The lease agreement with Zoya, their timeline is very tight and for us to take advantage of the arrangement emergency and waive must be requested. If we did not, the deal would likely die and we would lose the addition of the 2 conduits of fiber at no cost to the city.

Ms. Bowers asked what created the urgency.

Mr. Crawford replied that Zoya has a deal with one of the datacenters in New Albany to have connectivity to them by a date certain, the dates have adjusted and now they are being pressured to obtain the connectivity.

RECOMMENDATION: Regular Agenda.

F. ITEM FROM THE DIRECTOR OF FINANCE

[RES-003-2020](#)

A RESOLUTION MAKING TRANSFERS AMONG VARIOUS ACCOUNTS.

Ms. Bury shared the report on various transfer requests among General Fund Accounts. The report is attached to the minutes herein.

Ms. Bowers asked if there is a vendors list maintained.

Ms. Bury replied that there is vendor information and what has been paid to them. She wasn't sure if she could deliver a report that ties each payment to a specific department.

Ms. Bowers asked if it would aggregate all payments to each vendor for any given tax year.

Ms. Bury said there is a vendor transaction yes.

Ms. Bowers asked if that can be made available.

Mayor Jadwin asked if there is anything specific she is looking for.

Ms. Bowers replied just what the vendor output has been and it doesn't have to be broken down by department.

Mayor Jadwin asked if she wants 2019.

Ms. Bowers asked for 2017, 2018 and 2019

Ms. Bury said they won't be coming from the same system so they'll be separate reports due to the new accounting system.

Mr. Larick asked if all of the transactions aren't published already to the state of Ohio open checkbook.

Ms. Bury said they have not been able to figure out how to get the Tyler reports out and into open checkbook. It's on the list of things to do, but the major thing this year was how to get closed out and into 2020. It will be addressed in the future. The last year loaded was 2018.

RECOMMENDATION: Consent Agenda.

[ORD-023-2020](#)

AN ORDINANCE AUTHORIZING A SUPPLEMENTAL APPROPRIATION; WAIVING SECOND READING.- Organizational Changes.

Ms. Bury shared the report on the supplemental request. The report is attached to the minutes herein.

RECOMMENDATION: Consent Agenda.

G. DISCUSSION FOR CITY COUNCIL

Meeting Locations/Streaming Council & Committee Meetings

Mr. Leeseberg stated that it has been easier to do the streaming of the various meetings from Council Chambers. He wanted to have a conversation about maintaining this activity.

Mr. Larick said that he prefers the more relaxed informality of the Committee Room, however he recognizes the compromise necessary. Whatever is best to get things done.

Ms. Bowers said she has heard once a week and more that people are glad to see the meetings streamed and that meetings are more accessible. She said from what she understood, there were several hundred views per meeting and that she thinks it is helping people engage and see what is going on with the city.

Mr. Leeseberg brought up that the monitors in Chambers. He asked if we wanted to replace them with 15 or 17 inch monitors.

Ms. Bowers asked if there could be a conversation about apps and usage of technology. She doesn't have Word that works on her iPad and that we would need a Microsoft 365 license to work on her iPad. She was happy with Google Docs as long as we get some application.

Mr. Leeseberg said that if there is a list of apps you'd like to explore getting, compile that list and get it to Craig from IT and we'll figure out the cost.