



# City of Gahanna

200 South Hamilton Road  
Gahanna, Ohio 43230

## Meeting Minutes Committee of the Whole

*Stephen A. Renner, Vice President, Chair*

*Brian Metzbower, President*

*Jamie Leeseberg*

*Karen J. Angelou*

*Brian D. Larick*

*Nancy R. McGregor*

*Michael Schnetzer*

*April Beggerow, CMC, Clerk of Council*

---

Monday, August 12, 2019

7:00 PM

Council Committee Room

---

### A. CALL TO ORDER

[2019-0114](#)

Presentation by Adam Turpen, Director of the Ohio Wildlife Center

Vice President Renner: I want to introduce everybody to Adam Turpen, the Director of the Ohio Wildlife Center. I have met a fair number of Gahanna residents that dedicate and volunteer their time at the Wildlife Center and they told me that we've got to understand and connect with them. Especially on Social Media we see a lot of skunks and conflicts with homes and wildlife. I'm one of those that actually sort of likes those little visitors but I understand. I understand the conflicts, I understand there is a nuisance and I understand that there is a little bit of a public health aspect as well.

Mr. Turpen presented a discussion on the Ohio Wildlife Center, the services they provide and an overview of the SCRAM unit (presentation attached to the minutes).

Mr. Renner: So you bring up a really good point because about this, that law says that if you're going to remove it, you're going to trap it then you have to euthanize. This is a humane way, an alternative, but it's not a quick, like a lot of homeowners will probably want look I want the problem taken care of. How long does this approach take?

Mr. Turpen responded that really, in short, the same as it would for a trapper, maybe even shorter. In the sense because my one way doors are put on an area that I know that is where an animal is going in and out. A trap is set near or maybe below and a trap may work in some areas but not all. This ensures that everything that is in there has had a way out and everything else is blocked off. With trapping there is a little bit of an unknown. Is there more than one, is it baby season. So this really

ensures that everything is out and it's safe to close off and there is no guessing. Generally we leave, so we would go to a homeowner or business owner that is having the problem, provide them an estimate to do the work and if it is within reason time ways, we generally do the work same day. So we would start that job same day and then a week later, we know that any animal inside of that cavity has had to have left to forage for food or water. Unless it's baby season in which we will try to collect all of the babies if we can do that and move forward that same day. Or if there is an unknown or we can't get to the babies, we're going to have to wait. Because we can get mom out and evict her, but if we separate her from dependents on the inside, those dependents are going to perish and then we've created a worse situation. They may be in an area that is inaccessible to humans then you have an odor issue and other things that start to compile. So in short it takes about a week from start to finish. But in a trapping scenario, you're setting up for at least a week too. With trapping, you're trapping only. Then they may or may not do the exclusion, so just removing the animal and leaving it open, you haven't really solved the problem. The root of the problem is the structure or the access to it, we'll call it a den, and it's really a structural issue on property that is owned by a homeowner or business owner. So generally, about a week. Sick or injured animals, let's say there is a raccoon that is walking in circles, listing to one side, if we get a call, we're coming out to get that now, we're not scheduling that for 2 days. Me and the other technicians will figure out where we are on jobs geographically and figure out who can get there quickly.

Mr. Schnetzer asked if it was a similar thing for birds.

Mr. Turpen replied that there are one way doors for birds. They get into dryer vents often, or attic vents, but they really like dryer vents. He said as long as we can get the babies out first then we would just install a one way door. If there are offspring in there that can be collected there would be a temporary nest created on the outside, close off what they were getting into and allow the adults to care for the young until they fledge.

Mr. Metzbower asked what if the animal is rabid.

Mr. Turpen replied that rabies is actually not as prevalent as the public thinks. Generally in most mammals its distemper that you're going to see. Not that rabies doesn't occur. It has been found in bats at OWC and OWC is starting to test more than they ever have and they are finding more rabies bats than they have in the past. Those were brought in as sick, not just flying around collecting. So rabies isn't seen all that often in larger mammals. There have been 4 bats test positive for rabies vs. a few years ago which was 1. If you have anyone that wants a bat tested,

the Department of Health does that. All the technicians are inoculated with pre-exposure and they just have their titers checked to make sure. Mayor Kneeland said geese and skunks are the things we get the most calls on. To eradicate those, whatever method you use, is there also education that works on the backside? Based on things that I've read things like skunk populations, they're proliferating because people feed stray cats. It may not be the people that reported the animal to be removed, so what is the... is there a plan you use to help education the community?

Mr. Turpen responded that if there is a cat colony that is going to be a big deal for a lot of wildlife issues within a very large range around there. It is consistent reliable food and water sources, sometimes denning sources, so removing all of those things that are consistent and reliable for food water and shelter, if you remove those, you'll have less activity. The reasons people have more interaction with what people deem as nuisance animals is because we're building in those areas and those animals are being pushed out and realize there are more resources in that area now than when it was woods because there are sheds, decks, bird feeders, fluffy's dishes out there... once there are bowls of food or bowls of water then there is communicable disease concern among those shared bowls which can spread to other areas, other animals, that may not have been exposed otherwise. As far as mitigating animals altogether, we do not remove healthy animals out of a resident's yard unless it's sick or injured. We're not removing animals to euthanize, that's not what we do.

Mr. Renner said that we do have a very large feral cat population and I know that based upon our talks that that is a contributing factor. Part of the education would be to stop feeding the cats, but what then do you do with the cats?

Mr. Turpen replied that there is still a way to help them reduce the wildlife issue and its really changing human behavior which will ultimately start to change animal behavior. But if people insist on feeding the cats, it's got to be monitored feeding and watering. Put it out at a certain time, they get what they get, you pull it, clean up any food on the ground and these animals will see that there are less and less available to them. The cats will figure out the schedule. Changing human behavior will ultimately affect every one of these wildlife issues. It's either structural, or human behavior that is able to manipulate it. That's the hardest, educating the humans.

Mr. Renner said he will pass along the agreements with Dublin and Upper Arlington so Council can see what the services look like

**B. ITEMS FROM THE CLERK OF COUNCIL**

[2019-0107](#) LIQUOR PERMIT REQUEST: #3759001 695 Taylor Rd, Building A & B Only, Helix Gahanna Lodging LLC, dba Towneplace Suites, Transfer (TRFO) D5A, D6

Permit stands as approved with no action

[2019-0108](#) LIQUOR PERMIT REQUEST: #3759003 665 Taylor Road & Patio, Helix Gahanna Holdings, LLC dba Springhill Suites, Transfer (TRFO) D5A, D6

Permit stands as approved with no action

**C. ITEMS FROM THE CHIEF OF POLICE**

[2019-0106](#) 2019 Goals & Objectives, Second Quarter

Chief Spence presented at report on the 2019 Goals and Objectives (report attached). Chief Spence asked that the Council review the report and if there were any questions to please let them know.

[RES-0007-2019](#) A RESOLUTION IN SUPPORT OF THE CO-LOCATION OF GAHANNA'S EMERGENCY COMMUNICATIONS FUNCTIONS WITH MIFFLIN TOWNSHIP AND THE METROPOLITAN EMERGENCY COMMUNICATIONS CENTER (MECC).

Chief Spence presented the Resolution In Support Of The Co-Location Of Gahanna's Emergency Communications Functions With Mifflin Township And The Metropolitan Emergency Communications Center (Mecc). The property located at 101 S. Stygler would serve as the co-location for dispatching services.

Mrs. Angelou asked what the timeline would be.

Chief Spence replied that Nancy could answer that better, but with the things that need to be done with the building, staff, technology needs those could be done rather quickly- within 12 months. The building was originally constructed as a data center so in terms of fitting it for this purpose, transitioning this facility to a communications center should be fairly easy. It's moving some existing walls and putting in security features, that sort of thing. So a year, 12 months.

RECOMMENDATION: Consent Agenda.

**D. ITEM FROM THE DIRECTOR OF PARKS & RECREATION**

[ORD-0082-2019](#) ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH CENTRAL OHIO BUILDING COMPANY FOR THE CONSTRUCTION OF TWO BASKETBALL COURTS AT SUNPOINT PARK

Mr. Barr presented his request for ordinance authorizing the contract for Central Ohio Building Company to construct basketball courts at Sunpoint Park which will also include striping for pickleball. Funds have been appropriated for this project. He requests waiver of second reading to allow enough time for the contractor to complete the projects and allow for poor weather.

Mr. Larick asked how much was covered by the grant

Mr. Barr said the grant was for roughly \$86,500. There is funds left over from the Headley park project and the Service Director was able to save around \$100,000 so they will use remaining funds from the paving to pay for the paving of the basketball court.

Mr. Larick asked what the project was.

Mr. Barr replied the parking lot was resurfaced.

Mrs. McGregor asked if it was finished already

Mr. Crawford said it was finished, just working on striping.

Mr. Barr said yes that project is complete but for striping.

Mr. Larick said that contract was for \$92,000, \$86,000 of that would be covered by the grant, the remainder would be covered by the remainder of Headley Park.

Mr. Barr replied Correct.

RECOMMENDATION: Consent Agenda.

**E. ITEMS FROM THE CITY ATTORNEY**

[ORD-0083-2019](#) SUPPLEMENTAL APPROPRIATION - PROPERTY/LIABILITY

---

INSURANCE CLAIM WITH THE OHIO MUNICIPAL JOINT  
SELF-INSURANCE POOL

Mr. Ewald stated that this item stems from a case a few years ago that involved the PD that has been resolved. The city utilized insurance and did not make the deductible, and the supplemental request is to pay the insurance coverage.

**RECOMMENDATION: Consent Agenda.**

[ORD-0084-2019](#) TO CODIFY ORD-0017-2019 PASSED BY VOTERS ON MAY 7, 2019

Mr. Ewald said that normally we wait and bunch things together and codify, but this was approved by the voters and so we'd like to get this codified so it's out there.

**RECOMMENDATION: Consent Agenda.**

**F. ITEMS FROM THE DIRECTOR OF PUBLIC SERVICE & ENGINEERING**

[2019-0110](#) Update from the Director of Public Service & Engineering: Rental Registration

Mr. Crawford gave an update on the rental registration program (update attached)

Mrs. McGregor asked how you know whether they are rental or not.

Mr. Crawford replied that it is pulled from the Franklin County Auditor, they are required to be registered.

Mrs. McGregor said there are many that aren't listed.

Mr. Crawford said yes and that is something that is they will find and addressing and forwarding to Franklin County to get them registered with them and on the back end with us.

Mr. Metzbower said basically, if you're not claiming your tax credit being your primary residence they'll assume it's being used as a rental and there is a fee that they charge, a lot of people think... its a fee and it's actually a fine. It's kind of a weird situation.

Mr. Schnetzer asked a follow up, 15 letters times 52 weeks is 780 letters in a 12 month span. Is that enough to touch every parcel? I understand some of those units might have a 40 unit structure on one parcel but is 780 letters touching every single parcel within the city in a 12 month period or are we coming up shy?

Mr. Crawford said we would be coming up shy. This is assuming 1 code enforcement officer for the program we worked out to need 3 code enforcement officers so there's about maybe 3600-3800 rental properties out there so we would be coming up short with 1 officer.

\*\* Parcels or units?

Mr. Crawford replied parcels, I would have to double check that.

Mrs. Angelou said so this is going to take several years to get all of the...

Mr. Crawford replied if we're assuming one code enforcement officer it would take several years. The issue we would run in to be there wouldn't be enough time to keep up with all of those that were registered if we had only one person.

Mrs. McGregor asked so if you don't get contacted this year you didn't know to pay or you don't pay, so then next year they pay but now the other guy has to pay for 2 years.

Mr. Crawford responded that in all technicality, they need to have registered right away. So it's out there, the program is there so they should call in, they're not going to and some cases we have had a handful that have called in and just registered but we are sending out notices, if they did check social media or our website or just have no idea.

Mrs. Angelou asked if there are other communities that have done this that found this to be the only way to do it?

Mr. Crawford responded that most of this was in place when he started as interim director so he doesn't know much of the backing information.

[SR-0001-2019](#)

RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO CONSENT LEGISLATION WITH THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) FOR BRIDGE INSPECTION PROGRAM SERVICES FUNDED BY THE STATE OF OHIO.

Mr. Crawford presented his request for consent legislation for the ODOT bridge inspection service. ODOT will inspect 20 bridges throughout the city at no cost to the city.

Mrs. McGregor asked how big a bridge has to be before it qualifies for this.

Mr. Leeseberg said there are different jurisdictions on different bridges. ODOT has some Franklin County has most.

Mrs. McGregor replied that they have 2 culverts in our neighborhood but I don't know if those are considered bridges...

Mr. Crawford said those culverts would be ours and would not be included in this.

**RECOMMENDATION: Consent Agenda.**

## **G. ITEMS FROM THE DIRECTOR OF FINANCE**

[2019-0111](#)

UPDATE - CAPITAL NEEDS ASSESSMENT & 2020 BUDGET

[MR-0034-2019](#)

MOTION RESOLUTION TO TRANSFER APPROPRIATIONS FROM THE LAW ENFORCEMENT TRUST CONTRACT SERVICES TO THE LAW ENFORCEMENT TRUST CAPITAL EQUIPMENT ACCOUNT.

Mrs. Bury presented a Motion Resolution asking for a transfer of funds. Report is attached.

**RECOMMENDATION: Consent Agenda.**

[ORD-0086-2019](#)

SUPPLEMENTAL APPROPRIATION- Bond Capital Improvement Fund.

Mrs. Bury presented legislation requesting a supplemental appropriation of the Bond Capital Improvement fund. Report is contained within the minutes.

**RECOMMENDATION: Consent Agenda.**

[ORD-0087-2019](#)

SUPPLEMENTAL APPROPRIATION- AEP Electric Charging Station Grant.

Mrs. Angelou asked if it was 5 stations.

Mr. Crawford responded it was 5 stations at Friendship Park, the Golf Course, Hannah Park, City Hall and the Municipal lot at Town and High.

Mr. Larick asked if there was any data on the existing charging stations.

Mr. Crawford replied that we have very limited data as it wasn't hooked up to a meter by itself and it is an old one and cannot export useful data. It has been costing us \$50-60 a month. Over a 3 month period 2592 kwh was expended. It equated to 5700 minutes.

Mrs. Angelou asked if we were going to charge



Mr. Crawford said that was something that still needed to be discussed.

Mr. Larick asked what could be done to retrofit the existing unit (inaudible)

Mr. Crawford said we actually tried to get this one involved in this program but because it was an existing station. We could remove the station because it is almost obsolete. If it breaks, it's done for and will be removed from the site. It is possible this grant will come out again next year, we can apply for it and get a brand new station at Creekside.

Mr. Larick asked if it would make more sense to put a new one at Creekside instead of one at the parks and then we're eliminating a spot.

Mr. Crawford responded, we couldn't but we are too far along to eliminate that one at Creekside.

Mr. Renner said you're not talking about the same type of charging stations, you're talking about the L2s. The 240 volt normal... Creekside is considered an L3, it's 480 volts DC which is fast charging.

Mr. Crawford said correct, we are putting fast chargers at a couple of locations.

Mr. Renner replied that some of the 5 will be fast chargers.

Mr. Crawford said correct, the municipal lot will be a fast charger.

Mr. Larick said my question is this, it would seem to make sense to put a new one, forget the existing one, but a new one in the garage.

Mr. Crawford replied, a new one in a new location.

Mr. Larick said as a new spot. And then at some point either the other one is upgraded or removed. But that it seems to make more sense there.

Mr. Crawford said we could look into that but we are far down the line and already have an extension with AEP and I would be afraid we would lose this opportunity to ask for another extension.

Mr. Schnetzer said the grant is for the fixed cost providing the charger, installation, set up correct?

Mr. Crawford replied correct.

Mr. Schnetzer said the operating cost could potentially be charged or potentially be paid by the city, free. What is the estimated per unit annual cost to operate one of those things?

Mr. Crawford replied so the electricity cost we would assume it would be similar to what was currently being used at Creekside, so that is our assumption. Right around \$50-60 a month. We had one month peak at \$100, one month at \$20.

Mr. Schnetzer so \$600 a unit per year times 5 so, \$2500 of free electricity that we don't charge for. These things can be fitted to swipe credit cards?

Mr. Crawford replied that they are all capable as soon as they are installed.

Mr. Schnetzer (recording inaudible)

Mr. Crawford said I would assume it would be at the point of time that people would start using it. Unless we want to give first couple months, wait til 2020, decide in 2020 how we want to treat it. There are endless options.

Mr. Schnetzer asked that if by accepting this are we signing up to provide electricity or do we want to have that conversation now, wait a couple months until its installed and have that conversation, I just want to make sure that we fully understand what we're jumping in to.

Mrs. McGregor replied that she thinks it would be easier to start from the beginning charging rather than having it free for a couple of months and then saying oh by the way now we're going to charge. But I don't know.

Mr. Larick said my question is this, on installation, on these units there are some form of card swipe, rfid signal, to charge something without having to buy something or its and add-on or something we forgot. Simply say we're not charging and that's ok, or we are charging. Everything is there.

Mr. Crawford responded yes everything is there. The system that is in place is paid for 4 years, after 5 years then we would take over that management system whatever that may be.

Mrs. Bury asked if we use our own merchant services or do we have to use their merchant services.

Mr. Crawford responded that he didn't know that.

Mrs. McGregor asked what would the cost be for a charge?

Mr. Barr responded that he did a quick google search and that if electricity was 11cents per kwh, charging an all electric vehicle with a 70 mile range, assuming a fully depleted 24kw batter would cost about \$2.64 to reach a full charge. This is the same as operating a central air conditioner for about 6 hours.

Mrs. McGregor asked how long does it take to charge

Mr. Crawford said he didn't know off the top of his head.

Mrs. McGregor said if there is one at the park is it the equivalent of going to a soccer game

Mr. Crawford said there will be no out of pocket costs to us unless we want to pay for charging.

Mrs. Angelou said that this should fit into our sustainable 2050 to bring us up to the next level.

Mr. Crawford replied yes it would since we already have one, i don't know.

**RECOMMENDATION: Consent Agenda.**

## **H. ITEM FROM THE DIRECTOR OF PLANNING & DEVELOPMENT**

[ORD-0081-2019](#) AN ORDINANCE ADOPTING THE CITY OF GAHANNA COMPREHENSIVE LAND USE PLAN.

Mr. Jones said that last committee meeting the consultant was in and did a very comprehensive presentation on the land use plan components and Council elected to have a public hearing at the last Council meeting that did occur and there was one speaker at the meeting and now we're back here to answer any questions Council may have and ask we consider adoption or not.

Mrs. Angelou asked about the letter from Mr. Liszkay

Mrs. McGregor asked about the plan showing multi-use where Shull Park is and the flood plain across the creek from that area.

Mr. Jones asked what page Mrs. McGregor was on, she replied 49. He

said yes, future land use map.

Mrs. McGregor asked same with the area with the flood plain, those are being shown as multi use and why are we taking that out of park.

Mr. Jones said there was some consideration if any potential development opportunities. There are deed restrictions on those properties so from that stand point they didn't want to exclude that. There are some developable potential by the library and they didn't want to exclude those.

Mrs. McGregor asked if its park land why we are seeing developable because it's parkland and by showing it this way, it should be taken out of there. It's parkland.

Mr. Jones said that can be done if they want that and pointed out a property that is opposite was just south of the Golf Course and the land use plan shows that as parkland. But it's completely a policy determination by Council. If you recall there were options on the table for a library expansion that portions could be used for a development purpose, not being pursued but...

Mrs. McGregor replied that if I recalled the discussion, the Library theoretically was going to buy that strip center in the front for that part for the library and then do a walking trail behind but not take it out of the parkland.

Mr. Jones responded that that part of the plan had some of the parkland use for the footprint, but it wasn't the entirety of it. It would maintain the parkland but certain segments of it. But that was the consideration we wanted to have. But if you feel strongly enough to have Shull park be completely park and not eligible for development then we're happy to remove it and make it park space. But it was part of the discussion that part of it could be developed.

Mrs. McGregor said I guess I object to it being taken out because we don't have parkland everywhere and if you share this and people will look at this as possibly developable then they think I can be when I don't think it should be but that's my opinion. Also the land on the other side is the flood plain.

Mrs. Angelou asked if they got the letter.

Mr. Blackford said they got the letter, it was discussed and the changes that were discussed were made.

Mrs. McGregor asked about one other concern being that cul de sacs should be avoided due to their limitations to neighborhood connectivity. But they are the safest neighborhoods and all up and down Cherry bottom there are cul de sacs connected with asphalt trails. Through streets are where kids get hit. Cul de sacs are usually not long enough that they speed. When you have through streets, cars go faster. I think that they are... for one thing thieves can't find their way through the neighborhoods, you know you turn down a road, you don't know if you can get down it.

Mr. Jones replied that most of our low dense residential projects are going to be remnant infill projects with connectivity primarily being pedestrian oriented. We just had one by Larry lane and the only vehicular access is going in and going out and that will be most of our residential projects going forward from a property standpoint.

Mrs. McGregor asked when you say codify this does this mean that all these zoning changes are made automatically?

Mr. Jones replied no, this means that this plan will be what we use for making determinations for zoning changes and land use types.

Codification goes into Chapter 11 and that will be the second phase of this and taking this plan and translating that into code that would then be enforceable by law requiring folks to do things.

Mr. Blackford added, portions of the land use plan, a prohibition on cul de sacs for example, we wouldn't want to codify that. So some elements of the land use plan will remain in the plan and some elements will become law and they'll have to do it unless they seek a variance.

Mayor Kneeland said this will also eliminate all of the conflict we have today with the current 5 economic development plans correct?

Mr. Blackford replied correct.

Mr. Larick asked part of the discussions that occurred \*\*\* what would that translate to and how will that impact the final plan.

Mr. Jones asked affordability?

Mr. Larick replied he was just looking at the general comments \*\*

Mr. Jones said one of the approaches to address affordability was to have multiple products to match single family homes and different types of products that lend themselves to different price points as they're developed. I believe there are some standards for materials and property, components and size of lots. Aspects of lots have translated directly to pricing and having those specifically called out on having a variety of those speaks to some of the affordability. It's not all mansions on single family lots.

Mr. Larick asked if there was a fundamental affordability issue in the community.

Mr. Jones replied that some of the work done by regionomics identified a certain percentage of the population in Gahanna that have mortgages that are considered mortgage stressed. But that was just an identifying characteristic that is common across the board. But there wasn't anything specifically called out that would address that. Just recognizing that that's a fact.

**RECOMMENDATION: Regular Agenda.**