



# City of Gahanna

200 South Hamilton Road  
Gahanna, Ohio 43230

## Meeting Minutes Committee of the Whole

*Brian D. Larick, Chair*  
*Stephen A. Renner, Brian Metzbower*  
*Nancy R. McGregor, Karen J. Angelou*  
*Michael Schnetzer, Jamie Leeseberg*

*Kimberly Banning, CMC, Clerk of Council*

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Monday, October 24, 2016

7:00 PM

Council Committee Rooms

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### CALL TO ORDER

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

ADDITIONAL ATTENDEES: Joann Bury, Mayor Tom Kneeland, Jennifer Teal, Kimberly Banning, Shane Ewald, Chief Brad Shull, Chief Dennis Murphy, Dottie Franey, Abby Cochran, Rob Priestas, Anthony Jones, Bobby Rings, Dick Roggenkamp, David Hodge, Mike Longfellow, Clinton Enyeart, Residents.

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

### UPDATES FROM THE FIRE DEPARTMENTS

#### 1. Mifflin Township

Not present.

#### 2. Jefferson Township

Chief Brad Shull said their activity is average; carbon monoxide is a concern for them in the upcoming months; have appliances checked every year; this season will see people start to heat their home in chimneys; chimneys are the top contributors to house fires; have inspected each year; try to burn seasoned wood; burning leaves is prohibited by the EPA; also have issues with burning brush; visit EPA website to become familiar with what you can and cannot do; Angelou asked if gas logs in a chimney are safer; Shull said yes but still can produce carbon monoxide; Larick shared a personal story of a friend in the hospital from carbon monoxide poisoning.

[2016-0335](#)

**ITEM FROM THE DIRECTOR OF DEVELOPMENT**

1. [ORD-0113-2016](#) TO AUTHORIZE THE MAYOR TO ENTER INTO A PURCHASE AND DEVELOPMENT CONTRACT WITH RINGS BROTHERS, LLC FOR PROPERTY LOCATED AT 181 GRANVILLE STREET TO BE USED BY ROCKWOOD CLEANERS

Jones said Bobby Rings is here tonight; is the owner; is interested in acquiring the property at 181 Granville Street; his business is looking to expand; he is located at 171 Granville; purchase price is \$30,000; agreeing to build out the site in line with guidelines of the Old Gahanna vision plan; has been working with the Development Department for some time; the Community Improvement Corporation (CIC) recommended this sale; Rings said here to answer any questions or concerns; would like to expand; Angelou asked the amount of the land; Jones said his Council report was inaccurate; .1397 is the correct amount; is part of the exhibit as the survey; Leeseberg said loves the project; concern about dry cleaning; the process and the chemicals used; his business, the first or second red flags are underground storage tanks, dry cleaners, and asbestos; agrees that every gas station is also in that spot; hopes his business does well; felt the need to express his concerns; Rings said they have nothing underground; offered to share the process with Mr. Leeseberg; Larick asked what his development plan is; layout design and style; hopes that to be an entertainment area; the retail component fits; what does this facility look like and appear; Rings said they are partnering with a construction company to put out a plan; will make it look as good as possible; would like to give people tours of the facility; show people the process; the extension would match what there is now; Larick said the trucks parked out front is not conducive to the entertainment area; Rings said the lot they want to purchase is mainly for parking; Larick said we have a purchase agreement on deck; would be okay with an interim step; would like more detail of what the final property is; as opposed to entering into an agreement for a sale; Jones said we do not have the renderings at this time; tried to address that in Section 4; this was our best effort to ensure there are time bound expectations; Leeseberg said 4.1.1 addresses the parking concerns; asked about the enforcement for this contract; Jones said this is a purchase and development document; the abatement would be sacrificed if these terms are not met; Angelou asked if his business is considered green; Rings said yes; Angelou asked if he is part of the green business; Rings said they are part of many; they will not add any additional dry cleaning machines; their capacity is pressing and processing the garments; we use water for 80% of the garments we process; Angelou asked how often people come in to check the machines; Rings said they have quarterly reports

but the inspections vary and are up to the EPA; no required visit; Angelou asked the number of employees; Rings said 33; all staff are trained; turn-over rate is minimal; have high quality equipment; Metzbower asked if there are restrictions to selling the property or transition of ownership; Rings said he is young and has no plans to sell the business.

Mayor Kneeland said they support this; the business will continue with the same amount of manufacturing that goes on today; will not change with the addition; risk does not change.

**RECOMMENDATION:** Introduction, back to Committee of the Whole.

### **PENDING LEGISLATION: Director of Development**

2. [ORD-0091-2016](#) TO REZONE 2.55+/- ACRES OF PROPERTY AS LIMITED OVERLAY SUBURBAN OFFICE (L-SO); SAID PROPERTY LOCATED AT 5495, 5511, AND 5505 MORSE ROAD; PARCEL ID NO. 025-011235, 025-011236, 025-011239; CURRENT ZONING NEIGHBORHOOD COMMERCIAL (NC); SPECTRUM ACQUISITION GAHANNA; LLC, DAVID HODGE, APPLICANT.

Jones said there was a request at the last Council meeting to bring this back; David Hodge, attorney, is here, with other members from Spectrum; (passed out attached document); Hodge thanked Council for their willingness to continue to consider this rezoning request; important to keep in mind that this zoning package did come in pieces; is for the greater Spectrum whole; they are creating new jobs; said Spectrum believes these cottages maximize the overall success of the development; said there is a TIF on the property; this will result in \$40,000 into the TIF over a 30 year term; the frontage is on Morse Road; the developability has some challenges; the buildable footprint, there are some limitations; this went to Planning Commission with no neighbor concerns; was a unanimous recommendation for approval from Planning Commission; the plans of the City all support this type of development; this is truly to be used with the Three Creeks site; one issue was the limitation text; we thought it was important to say they could only be used in conjunction with Three Creeks; it went too far; willing to do what the City wants in the limitation text; believe this proposed development fits; hopes those not in support can take fresh look and come to another conclusion; all here to answer any questions; Jones said the property is in a TIF district; will be the primary revenue generated; would be a significant property tax generator; payroll is lower but this is a smaller footprint for development; Larick asked about the \$40K number; Hodge said was provided to him by Spectrum; Larick asked if we pay the township or schools; Jones said we would not owe anything to them; Schnetzer distributed a handout (see attached); looked at the numbers; Gahanna

has slipped in the numbers; reviewed the document with Council and explained the numbers; what is being proposed is more housing; appreciates the information Hodge provided; anything that goes in there will generate a similar TIF amount; income tax revenue is big; believes another office space with higher payrolls would be best suited; most of our general fund is from income tax revenue; cannot, as a community, afford to not maximize the developable land in the City suitable for suburban office; does not believe the project is a good fit; believes there is something else that goes there; Leeseberg asked Spectrum how 8 housing units impact the bottom line; Mike Longfellow thanked Council for the reconsideration; one thing that has contributed to Spectrum's success is location and where they go; Gahanna was the very first market they looked into in Columbus; not all senior living facilities are created equal and they do not market the same way; have seen an increase in those looking for a cottage environment; believes Three Creeks will be very successful; is a beautiful facility; investing 40 million dollars in Gahanna; they are owners, operators, and developers; there is a small footprint of buildable land; this benefits Three Creeks Senior Living; Larick asked where they have facilities in Columbus; Longfellow said in Hilliard now, also under construction in Pickerington, and moving toward construction in Westerville; saw a big market in central Ohio; Leeseberg asked the number of beds in the main building; Longfellow said about 160; Leeseberg asked what impact 16 people in 8 cottages will have; Longfellow said the main building will be successful; seniors often have a hesitation in moving into a multi-tenant building; the cottage is transitional; Leeseberg said the sanitary sewer is proposed for this regional project; not good for the City; understands the need for the project; does not believe it is good use for the property; Schnetzer said we care about the demographics of the City; Angelou pointed out that insight2050 said our entire demographics will change; there will be a need for this type of facility; asked if the cottages will be rented out; asked about those being built in Columbus, will they have the same look; Longfellow said they do not have cottages planned for those; that is trending right now; have several under construction right now that include cottages; said meals, housekeeping, laundry, etc. are included with the cottages; McGregor asked if the payroll changes if this project is not approved; Longfellow said it is minor; McGregor said sees a lot of turnover in senior living facilities in the ownership; Longfellow said they have sold one property with unique circumstances; they are privately held; owner-operators; we are growing very deliberately; very selective in our search for a location; Angelou asked if they will have staff in the cottages on a regular basis that will bring income tax; Longfellow said they will go into the cottages; Angelou asked if it will bring in more staff; Longfellow said maybe 4-5 additional staff members due to these cottages; Schnetzer said his view is that Gahanna should be self-determined community;

feels single family is the highest and best use; clearly there is a need for senior living right now; Metzbower asked what efforts have gone into using this property as a medical facility and other developments; how long did they work on a plan for that parcel of land; Dick Roggenkamp said they have had this property on the market for the last 5-6 years; the Spectrum deal was developed in 2014; they are balancing the ground at 62 and Morse Road for office and retail uses; the market however has been telling us something different than office; closest they have come to office development was with a dialysis facility that ended up in a different location in Gahanna; have had some interest of medical users around that property; said the market shows that medical facilities want to be closer to other medical facilities; are marketing the balance of the property; Metzbower asked if this facility will be a stronger anchor than offices; Roggenkamp said potentially; said the small acreage is deceiving; butts up to a right-of-way; said some of that will be dedicated to the City in the project; buildable site is smaller with the setback.

**RECOMMENDATION: Regular Agenda.**

#### **ITEM FROM THE DIRECTOR OF HUMAN RESOURCES**

1. [ORD-0109-2016](#) TO AUTHORIZE THE MAYOR TO ENTER INTO THE STEELWORKERS HEALTH AND WELFARE PLAN PARTICIPATION AGREEMENT EFFECTIVE JANUARY 1, 2017, TO PROVIDE MEDICAL, PRESCRIPTION, DENTAL, AND VISION COVERAGE FOR EMPLOYEES UNDER THE STEELWORKERS BARGAINING UNIT AGREEMENT; AND TO DECLARE AN EMERGENCY.

Cochran said they do an analysis each year to view cost; cost this year shows it is more expensive to be on their plan; they can do that and pay for their additional cost; they have opted for that; needs emergency to have to them by the end of November; McGregor asked how they decide to stay; Cochran said they vote with their membership; the vote is binding on their part; Teal said the current union contract lays out this procedure; we are bound by the contract.

**RECOMMENDATION: Consent Agenda with Emergency.**

#### **ITEMS FROM THE DIRECTOR OF PUBLIC SERVICE**

1. [ORD-0114-2016](#) TO AMEND CHAPTER 919, WATER AND SEWER INTERNAL REVIEW BOARD, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA.

Franey said they did their annual review of code addressing rates and so on; made modifications in three chapters; change in 919 includes an option for the applicant to attend the hearing over the phone;

applicants' failure to give appropriate notice would result in a waiver of their claim; Leeseberg asked if they are only allowed one hearing per issue; Franey said they can only have a penalty waived one time; can come multiple times for different issues.

**RECOMMENDATION: Consent Agenda.**

2. [ORD-0115-2016](#) TO AMEND CHAPTER 921, SANITARY SEWER CONNECTIONS AND RENTAL RATES, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA.

Franey said this change is to modify the rates to go to the 2017 rates; Angelou asked how they get to those figures; Franey said they look at the City of Columbus; when those are proposed we take that percentage; we then incorporate that number into our budget numbers; then we determine how much we actually need to increase our rates; Schnetzer asked if we are just passing the cost imposed by the City of Columbus; Franey said they take into consideration the carry-over and the expenses along with the City of Columbus.

**RECOMMENDATION: Consent Agenda.**

3. [ORD-0116-2016](#) TO AMEND CHAPTER 929, WATER CONNECTIONS AND RATES, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA.

Franey said this change is the rate; the 2016 rate has been consistent for the last 4 years; reducing water capital rate.

Angelou thanked Service for the roundabout training; Priestas said the paving on 62 should be wrapping up.

**RECOMMENDATION: Consent Agenda.**

#### **ITEM FROM CITY ATTORNEY**

1. [ORD-0117-2016](#) TO AUTHORIZE THE DIRECTOR OF FINANCE TO TRANSFER FUNDS COLLECTED FROM THE COURT BUILDING FUND TO THE COURT COMPUTER FUND; AND TO SUPPLEMENTALLY APPROPRIATE \$3,459 TO THE COURT BUILDING FUND.

Ewald said this is for a transfer of \$3,459; a small portion went into the incorrect fund; asking for it back; needs to update code; will bring those in the next 3-4 weeks.

**RECOMMENDATION: Consent Agenda.**

#### **ITEM FROM THE CLERK OF COUNCIL**

1. [MR-0052-2016](#) MOTION RESOLUTION THAT THIS COUNCIL HAS NO OBJECTION

TO THE NEW D5 LIQUOR PERMIT FOR JMJ FM LLC DBA F M & PATIOS, 154 N HAMILTON ROAD, GAHANNA, OHIO 43230.

Banning said this is for a new liquor permit; new D5 permit; no objections from the Police Department.

**RECOMMENDATION: Consent Agenda.**

[2016-0334](#)

Banning said they were contacted by COTA; Renner said COTA was expecting all municipalities to pass resolutions in support of issue 60; have flyers that were emailed; someone wants to come speak at Council on November 7; they want us to consider a Resolution of Support; not a tax increase, it is a renewal; can make all documents available for the public; McGregor said will be more money to them but it is a renewal; is a 10 year sales tax; COTA is expanding and doing its strategic plan.

**RECOMMENDATION: Make information available to the public.**

## UPDATES FROM THE CITY ADMINISTRATOR

### 1. 2017 Budget

Teal said passing out the 2017 proposed budget request; will post this on the website in the next day or so; not providing a detailed presentation; requested to be on the formal agenda on November 7; will give Council time to look at the book; have additional weeks to review this year than last year; this is the first budget using the GoForward Gahanna Strategic Plan associated.

[ORD-0118-2016](#)

TO MAKE APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF GAHANNA, OHIO DURING THE FISCAL YEAR 2017.

**Public Hearing: November 7, 2016.**

### 2. National Citizen Survey

Teal said have worked through draft reports for the survey; want to be able to provide a detail report at the next committee on the 14th of November; will also provide the quarterly update for the Strategic Plan; will also provide an update on the branding strategy.

ADDITIONAL DISCUSSION:

Mayor Kneeland said he is hosting a meeting tomorrow with the

Gahanna Service Organizations at 7:00 p.m. in the Committee Room; purpose of the meeting is to see what we can do to help establish memberships; also next week on the 2nd at 6:30 p.m. in the Community Room is an Arts Council that is recently established; neither effort is for the City's long-term involvement.

[2016-0333](#)

City Administrator Report

## **ADJOURNMENT**

8:41 p.m.

**Kayla Holbrook, reporting.**