

# **City of Gahanna**

*200 South Hamilton Road  
Gahanna, Ohio 43230*



## **Meeting Minutes**

**Monday, September 22, 2008**

**7:15 PM**

**Council Committee Rooms**

## **Finance Committee**

*Thomas R. Kneeland, Chair  
Beryl D. Anderson  
Thomas C. Evers  
Shane Ewald  
John McAlister  
Nancy R. McGregor  
David L. Samuel*

**Members Absent:** John McAlister

**Members Present:** Thomas R. Kneeland, Thomas C. Evers, Shane W. Ewald, Nancy R. McGregor, Beryl D. Anderson and David L. Samuel

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**Additional Attendees:**

*Deputy Chief Bell, Terry Emery, Karl Wetherholt, Dottie Franey, Jerry Isler, Donna Jernigan, Mayor Stinchcomb, Sadicka White, Anthony Jones, Brandi Braun, Kristen Treadway, Mo Dioun, John Oberle, Lee Tucker, Laurel Naegele, Press.*

**ISSUES-from Director of Planning & Development**

**Office and Industrial Rebate for NetJets, Inc.**

*Kneeland called the meeting to order at 7:15; said he would like to make an agenda change; we have an opportunity that has come our way from the Office & Industrial Incentive (OIR) Review Board about NetJets. Jones said the Development Department has received an application for an OIR rebate from NetJets Services, Inc., a large fractional ownership aircraft facility in need of space for expansion for immediate growth; the locations being considered in Gahanna are properties vacated by Alliance Data and, being turnkey, could be converted for use by NetJets; they plan to relocate and grow by 395 employees, each with an average annual salary of \$73,000; this would mean a 28 million dollar payroll to the City of Gahanna; this location is for the short term; the City of Columbus is creating a facility at the airport for their long term needs; this would be for about 4 years; we have provided and distributed a fiscal impact analysis for you to review; all details as well as the incentive are shown; the incentive is a rebate of 25% of the annual 1.5% Gahanna payroll taxes collected; value is \$108,131 per year for 4 years with a net gain of \$324,394; we feel this is a good opportunity for the City to work with NetJets and will help keep them in the airport area as they continue to grow and develop in the area around Port Columbus; John Oberle from SZD Whiteboard is here representing them to answer any questions. Kneeland said that he and Samuel are on the Advisory Board; NetJets' plan is to add 249 employees over 9 months and then 155 new ones after that; really is a huge boost in the arm for us; I can see feeder businesses developing from this as well. Samuel said he is very excited about the possibility of them coming into Gahanna. Kneeland said to bring this to conclusion, we will put this on Council Agenda for Oct. 6 with waiver and emergency. Evers said he was very happy about this opportunity; asked how quick will they get into a lease agreement. White said as soon as they get the ordinance. Kneeland said so it will be on the regular agenda for the first meeting in October. Oberle said on behalf of NetJets, we want to thank you for the opportunity; Gahanna was aggressive in showing us a great place to live, work, grow and retire; this location is so close and we are growing by leaps and bounds; we have more airplanes than American Airlines and our estimated growth says we will double that size in 10 years; in the whole world, we have a 75% market share; our operation center is here in Central Ohio; we will have pilots fly in for training and they will work, stay, eat, and play golf in the City; we look forward to the partnership.*

*Recommendation: First Reading with Waiver and Emergency language; Regular Agenda.*

**PENDING LEGISLATION**

ORD-0185-2008TO ADOPT THE PORT COLUMBUS AREA GROWTH PARTNERSHIP  
ECONOMIC DEVELOPMENT STRATEGY

*Kneeland said this legislation was postponed in order for Council to have the opportunity to review it thoroughly; there are no questions at this time so it will go on the regular agenda for October 6.*

**Recommended for Adoption****2008-0057**

Recommendation from the Parks & Recreation Board requesting adoption of the Big Walnut Trail Concept Plan; recommendation made at Parks & Recreation Meeting held September 3, 2008.

*Kneeland said we have a presentation from the Parks Board about the Big Walnut Trail Concept Plan; here from the Bicycle Advisory Board is Lee Tucker and Chairperson Laurel Naegele to speak to the plan. Tucker said the Bike Advisory Committee (BAC) was started in 1995; Gahanna families have stressed all along the importance of having the multipurpose trail; we have seen an increase in the quantity of trails to get the connectivity we desire; walking and biking promotes a healthy lifestyle to live, work and play in Gahanna; in 1999, the bike committee formed a plan and it was put under review as an addition to the master plan; in 2006 we did a survey and 81% of residents thought the walking and biking trails were the most important issue to address in Gahanna; in 2006 the Parks Department and BAC began the planning process for the current plan; the route decided was to go down the Big Walnut Creek; as a main artery, it connects 5 parks; we will also bring side routes into the connection; in 2007 Floyd Browne & Associates were hired to determine the environmental impacts, costs and safety issues; they did submit a concept plan and in May of 2008, it was unveiled to local residents; we asked for input from residents; their concerns were addressed and alternate plans came about as a result; these were submitted to the Parks and Recreation Board for the City to use as a plan going forward; for the most part everyone loves this plan but there will be just a few conflicts; we will address them individually by going door to door and working on resolutions; thank you for letting us address the meeting. Naegele said I can't wait to have this trail; I am a 4 year resident of Hunter's Ridge and my family is the outdoor type; with a lack of bike paths in Gahanna we ride on neighborhood roads and family safety is a concern; it is scary to share the space with cars; right now we have to go to other neighborhoods and it would be so great to have this in our back yard; I am not just a citizen but a Parks Board Member and all decisions were made with the master plan as our guide; 81% of Gahanna residents said we need this; and we need the connectivity; our Parks Department has made this project a priority and to connect all of this is key in the master plan; in September we gave unanimous approval to adopt the Big Walnut Creek Multipurpose Trail Concept Plan and we recommend that Council adopt it as well; we will be glad to answer any questions. Samuel asked what is the distance involved. Tucker said all connected it will be just over 5 miles; also it has only one road to cross; underneath Hamilton and into Pizzurro Park is where you cross the only public road. Samuel said now we go to other communities for this and stay to shop and eat, we need this here. Evers asked about the timing. Collins said our delay is the cost; the project is estimated at 3 million dollars; we will phase it in; legislation is being worked on for land we own already; then as the budget allows, we have a plan for the future and have designated what to work on. Kneeland asked if we are working with any other communities. Collins said yes; if you go to MORPC web site and look at their green ways information, you can see the trail that Metro Parks purchased along the creek over 2 years ago; with the cities around us we can go from 3 Creeks to Blendon Woods; we are at the heart of this trail providing connectivity all around the town from the industrial district and even over by NetJets. Evers said he supports this firmly; since there is the possibility that we will be getting additional revenue from NetJets, we could adopt this and then put the revenue from NetJets behind this. White said this has value*

and is in the top 3 of needs and wants in all stakeholders meetings; near the top is connectivity; to Creekside and in all the neighborhoods we see this theme reiterated; it is central to what people are thinking in Gahanna; NetJets talked about connectivity and they support a huge bike race; we are talking to them about some other things and we can discuss this issue with them. Kneeland said we can adopt the plan and then consider Ever's recommendation on the revenue. McGregor said the community does really like the creek; a lot of residents from Olde Gahanna want better walking paths as well; every step forward with this is good. Kneeland said it sounds like everyone is pro plan; any other comments. Samuel said he wanted to thank the committee for the plan and their work. Tucker said we put our hearts into this. Samuel said our older residents who are retired will enjoy this as well. Anderson said I agree with including the senior residents; this is an issue that is at the center of the needs and wants of all our residents and I am 100% behind it. Evers said to the point of dedicating funds; I would like to get some proposals back to committee. Mayor said the administration will take that back and get something together; however remember currently we do not yet have these funds. Kneeland said I have questions about Cherry Bottom Road; it is a very dangerous road to get down. Collins said there is one piece of the path in the center picture that is unresolved; residents have pushed back; as displayed it would have the least environmental and economic impact; we are considering 2 other alternatives; told the residents we would start the path and come in from the top and bottom and show the value of it and hope by then we will have the issues resolved. Kneeland said I would request any alternative plans will continue to include safety issues as part of the plan and design; recommend the overall plan strongly; thank you for your work; it is impressive.

#### **Recommended for Legislation**

#### **ORD-0201-2008**

TO REZONE 10.000+/- ACRES AS L-AR, LIMITED OVERLAY MULTI-FAMILY RESIDENTIAL, FOR PROPERTY LOCATED AT 433 THROUGH 531 NORTH HAMILTON ROAD; BY STONEHENGE LAND COMPANY, TERRY ANDREWS, APPLICANT.

White said we have several parcels to rezone from 433 to 531 N. Hamilton Road; they are located on the west side of Hamilton between Carpenter and Route 62; Planning Commission recommended the rezoning take place; the application is for property that will meet a new market need as it will be geared toward attracting and retaining young professional people to the community; Dioun is here for any questions. Kneeland said at the public hearing there were no opponents to this development. Evers said there was one email opposing it. Kneeland said there were several proponents that supported it at the hearing. Anderson said she had not received any other opposing comments. White said since there aren't any other questions or input on this plan we will have Dioun make a few comments. Dioun said at last week's meeting I mentioned that I have been looking at this project for 12 or 13 years; this is not anything being done overnight; the Development Department has looked at the best use for this land and it has evolved to this project; we recognized a shortage of this type of housing in Gahanna; a lot of young people work here with no where to live that is eclectic; we are hoping to incorporate many environmental and green concepts into this housing; there is a real need for this in Central Ohio; I feel we can develop this solution and attract this niche and the community is ready for it; it will have a lot of greenery; the east side is flat so there is no cutting and filling; we are working with Engineering and Parks for storm water solutions and a bike trail connection on the east side through here after the development is committed; we believe that the market supports what we have proposed; any questions. Samuel asked how do you respond to folks who say this is really apartments; they think it is too dense and don't want apartments built here. Dioun said it is not subsidized housing; it is a high end product; the price and development is costly; similar to costs at Shagbark; this has my company name on it and we are proud of that; it will be a gated community; I am not sure of the market price at this point

*because the alternate energy pieces we are pursuing may add to costs; but we believe since this will be the only community in Central Ohio serving that market that we can charge a premium for those inclusions; however there will be no discrimination; the impact on schools is minimal; this will be a 50 million dollar investment; if you look at the last 2 communities and Creekside we developed, they are all high end; that is the level of commitment I give. Anderson said that last week you mentioned you were not sure how long you would hold on to these; do you have any idea yet if you will rent or sell. Dioun said with apartment rentals versus investment property, owner occupancy works out better; we have to focus on the value of the investment not being undermined; if 20 owners have problems it is more of an issue than if they are rented; the company objective is to sell them as it keeps our cash flow going; but short term market conditions could mean we will keep it as an investment property; we plan to have it hold value there as well. Anderson said so the determination is not made. Dioun said it is a function of the markets. Kneeland said this is zoned as limited overlay; it has to be developed per plan regardless of the owner; that could not change unless it goes in front of the Planning Commission again so that is a protection. Evers asked White if the contiguous property owners were notified. White said yes and Dioun held meetings on his own as well; he got valuable input from the Gahanna Heights area as well as Foxboro; he listened to concerns and the limited overlay multi family plan was actually more acceptable than single family property. Dioun said Foxboro and the City representatives also met with the residents; inquired again if there were any more issues and asked them to come to the Council meeting. Evers said so the point is at Council meeting there was no opposition. McGregor said she had a resident call about mixed use. Evers asked Dioun if traffic studies were done for the impact on Hamilton Road. Wetherholt said the round about takes care of the project; prior plan has enough space until the round about is built. Collins said the park land is being worked out.*

**Recommended for Adoption**

## **ISSUES - From the Council Office:**

### **Report from the Communication's Committee - Samuel**

*Samuel said he would like to provide the report from the Communications Committee; the document was distributed and a copy of the report is available in the Council Office; the report listed members of the committee and a mission statement that were read by Samuel; he reviewed the short term goals and the 19 tools and projects that were listed; he read the long term goals and future issues identified in the document; Samuel said the discussions on tools that would enhance communications, and a survey of Department Directors and Council members have pointed out the need for a Public Information Officer (PIO) position in Gahanna; on the survey, 3 Council members said we need a PIO, 2 members gave it a lower priority, and 2 gave no response; the committee put together a possible list of PIO duties which Samuel read at this time; these are included in the report document; the PIO would work out of the Mayor's office in a staff position that would have close contact with City's emergency management personnel; we also recommend this person be hired as soon as possible; PIO is working title; Human Resources and the Mayor's Office may come up with a preferable job title; the committee feels the City would be looking at saving money by coordinating and concentrating efforts of different departments which would reduce man hours used duplicating efforts; this was a top issue from a 2004 survey and from the beginning of the year when we were elected; strongly recommend this action from this committee. Anderson said Samuel did a great job as Chair of the group and in presenting the PIO information; as he stated the PIO was our working title and a correct title and pay can be developed; this would be part of the Mayor's staff and this person could assist with priorities and share this time and money saving measure; right now the functions are mostly handled by folks working overtime; this job could be demanding and the key is to*

have someone with all the contacts and time to manage it correctly; our emergency situation last week shows the importance of communicating not only in the City, but with the County and Statewide. Kneeland said thank you to the committee; this opened our eyes about the workload and resources for this job; sometimes the folks tapped to do this, since it is not a formal position, are faced with critical decision making and may not have the resources to react properly; the Communications Committee is making this recommendation; so now we wait for the Mayor and staff to come back with what they want to do to fill the position and finalize what to do; thanks to Samuel for running the committee and providing results driven information; work was done well; Council will ask the administration to prepare an action plan. Mayor said thank you for doing this work; this position is a priority of the Mayor and the administration; in fact it is my area of expertise; last week I had to be the PIO and the Mayor; an emergency on a larger scale could be a problem; this is a day to day need; media contacts change constantly; we do have this in the budget for 2009; we still have to finalize the job description; my office will take a look of it as an action item; since it is the end of September, a lot depends on how quickly we can get a job description. Treadway said we would need a change to the classified ordinance to do it prior to the end of the year; wait until the new budget in January; it will have a 3 month turnaround; it is wise to get it together now and bring it to Council with a salary range and a description of how it will fit in current situation. Kneeland said so we can't take any action; the ball is in your court. Evers asked if we had done a review of what other communities are doing with this position. Treadway said yes we have and we are one of the few suburbs that don't have this. Evers said if we could have that information. Braun said she had a list she would provide. Evers said we also need to see the job description. Samuel said he will provide that information from the committee; said every major school district has a PIO including Gahanna. Kneeland said next steps are to have Samuel and HR get the information out to Evers; then the administration will get their plan to Council.

## 181 Granville Street

Ewald said he had spoken to Weber about the Right of Way (ROW) purchase for this location. Kneeland said since Weber is not here we will table the issue until October 6; we don't have the description for an ordinance. Ewald said Weber is drafting something for the agenda; wait until he can address this.

*Recommendation: On hold for additional information.*

## 2007-0013

Monitor Items:

- 1) Wireless Communication Legislation

Kneeland advised this item should be removed per previous discussions. Jernigan said that removal has been processed for future agendas.

Meeting adjourned.

## Della Brandenberger, Reporting