



# City of Gahanna

## Meeting Minutes

### City Council

Office of the Clerk of Council  
200 South Hamilton Road  
Gahanna, Ohio 43230

*Brian D. Larick, President of Council, Thomas R. Kneeland, Vice President of Council,  
Karen J. Angelou, Ryan P. Jolley, Jamie Leeseberg, Stephen A. Renner, Michael Schnetzer*

*Kimberly McWilliams, CMC, Clerk of Council*

---

Monday, March 3, 2014

7:00 PM

City Hall

---

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

Gahanna City Council met in Regular Session on Monday, February 3, 2014, in Council Chambers of City Hall, 200 South Hamilton Road, Gahanna, Ohio. President of Council Brian D. Larick called the meeting to order at 7:00 p.m. Vice President of Council Kneeland delivered an Invocation followed by the Pledge of Allegiance led by Council Member Jolley. Agenda for this meeting was published on February 27, 2014.

**Present** 7 - Karen J. Angelou, Ryan P. Jolley, Thomas R. Kneeland, Brian D. Larick, Jamie Leeseberg, Stephen A. Renner, and Michael Schnetzer

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

None.

#### **C. HEARING OF VISITORS.**

Applicant for Oak Grove, Glen Dugger, 37 W. Broad Street, was present to answer any questions regarding ORD-0028-2014; variance request for sidewalks on one side of the road.

#### **D. INTRODUCTIONS AND ASSIGNMENT TO COMMITTEE:**

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

Ordinances - Introduced and Assigned to Committee by Vice President of Council Kneeland:

[ORD-0034-2014](#) SUPPLEMENTAL APPROPRIATION - Transfer to Permissive Tax Fund.

[ORD-0035-2014](#) TO ENACT CODE CHAPTER 708 SECONDHAND DEALERS, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA.

**Attachments:**     [ORD-0035-2014](#)

[ORD-0036-2014](#) TO AUTHORIZE THE DIRECTOR OF PUBLIC SERVICE TO AWARD AND THE MAYOR TO ENTER INTO CONTRACT WITH STRAWSER PAVING FOR THE 2014 STREET PROGRAM (ST1015-AWARD CONTRACT); AND TO SUPPLEMENTALLY APPROPRIATE \$197,141.20 THEREFOR.

**Attachments:**     [ORD-0036-2014](#)

[ORD-0037-2014](#) TO AUTHORIZE THE MAYOR TO MODIFY THE SCOPE OF CONSULTANT CONTRACT WITH MS CONSULTANTS, INC. FOR THE HAMILTON ROAD CENTRAL PROJECT TO ADD A WATERLINE RELOCATION PLAN; IMPROVEMENT NO. ST785; TO SUPPLEMENTALLY APPROPRIATE \$38,820 THEREFOR; AND TO DECLARE AN EMERGENCY.

**Attachments:**     [ORD-0037-2014](#)

[ORD-0039-2014](#) SUPPLEMENTAL APPROPRIATION - Various Accounts

### **Statutory Resolutions Requiring Two Readings:**

[SR-0001-2014](#) TO DECLARE THE NECESSITY AND INTENT TO APPROPRIATE REAL ESTATE IN CONNECTION WITH THE LARRY LANE SANITARY SEWER EXTENSION; IMPROVEMENT NO. SA1013; FOR PROPERTY KNOWN AS 510 EAST JOHNSTOWN ROAD AND OWNED BY DONALD F. & DORIS ROWE; AND 522 EAST JOHNSTOWN ROAD OWNED BY DONALD E. & JUDY A. SPIRES.

**Attachments:**     [SR-0001-2014](#)

### **E. CONSENT AGENDA:**

#### **Minutes - To Approve:**

[2014-0007](#) Approve Council Meeting:  
1.) February 18 Council Minutes

**Attachments:**     [2-18-2014 Council Meeting Minutes](#)

The Minutes were Approved as submitted.

**Ordinance: Introduce, Waive Second Reading, Adopt:**

[ORD-0038-2014](#)    SUPPLEMENTAL APPROPRIATION - City of Columbus Water/Sewer Charge.

This Ordinance was Adopted on the Consent Agenda.

**Ordinances on Second Reading:**

[ORD-0026-2014](#)    TO AUTHORIZE THE MAYOR TO ENTER INTO COOPERATIVE AGREEMENT WITH THE CITY OF COLUMBUS FOR WIDENING OF A PORTION OF MORSE ROAD FROM TRELIS LANE TO THE US 62 ROUNDABOUT; AND TO SUPPLEMENTALLY APPROPRIATE \$334,000.

**Attachments:**     [ORD-0026-2014 Attachment](#)

This Ordinance was Adopted on the Consent Agenda.

[ORD-0027-2014](#)    TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH EMH&T FOR INSPECTION SERVICES; AND TO SUPPLEMENTALLY APPROPRIATE \$22,550; AND TO DECLARE AN EMERGENCY.

**Attachments:**     [ORD-0027-2014 Attachment](#)

This Ordinance was Adopted on the Consent Agenda as an emergency.

[ORD-0029-2014](#)

TO AUTHORIZE PAYMENT TO FRANKLIN COUNTY FOR THE PAVING OF A PORTION OF CLARK STATE ROAD IN THE GAHANNA CORPORATE LIMITS; AND TO SUPPLEMENTALLY APPROPRIATE \$44,680; AND TO DECLARE AN EMERGENCY.

This Ordinance was Adopted on the Consent Agenda as an emergency.

[ORD-0030-2014](#)    AMENDING ORDINANCES NO. 990164 AND 990427, PASSED BY THE CITY ON AUGUST 16, 1999, AND SEPTEMBER 20, 1999, RESPECTIVELY, TO SUPPLEMENT THE INFRASTRUCTURE IMPROVEMENTS BENEFITING THE EASTGATE TIF DISTRICT.

**Attachments:**     [ORD-0030-2014 Attachment](#)

This Ordinance was Adopted on the Consent Agenda.

[ORD-0032-2014](#) TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT WITH MT BUSINESS TECHNOLOGIES TO LEASE MULTI-FUNCTION COPY, PRINT, FAX, SCAN MACHINES.

**Attachments:** [ORD-0032-2014 Attachment](#)

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

[ORD-0033-2014](#) TO AUTHORIZE THE MAYOR TO ENTER INTO PROPERTY/LIABILITY INSURANCE RENEWAL CONTRACT WITH THE OHIO MUNICIPAL JOINT SELF INSURANCE POOL.

**Attachments:** [ORD-0033-2014 Insurance Proposal](#)  
[ORD-0033-2014 Attachment](#)

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

### **Motion Resolutions:**

[MR-0009-2014](#) Motion Resolution that the City has no objection to the transfer of a D1, D2, D3, D3A and D6 Liquor Permit Transfer to Sigscafes, Inc., 94 Mill ST BSMT & Patios from DANDD TOO, LLC, DBA Signatures Delicafe, 94 Mill ST BSMT & Patios.

**Attachments:** [Liquor Permit Transfer](#)

**This Motion Resolution was Approved on the Consent Agenda.**

[MR-0010-2014](#) Motion Resolution to authorize Council to approve payment of the following then and now purchase under ORC 5705.41(D)(1); funds were not encumbered prior to purchase of water/sewer from the City of Columbus in the amount of \$174,793 from the following: Account No. 661.360.5269, Sewer Rental, \$80,146, and Account No. 661.360.5270, Columbus Sewer Surcharge, \$94,647. The Director of Finance has certified that funds were available then at the time of purchase and now at the time of payment, appropriated, collected or in the process of collection and free from any previous encumbrance.

**This Motion Resolution was Approved on the Consent Agenda.**

[MR-0011-2014](#) Motion Resolution to authorize funds that were not encumbered prior to services rendered from the City Prosecutor in the amount of \$4,842.50 from account 101.181.5233, City Attorney, Counsel-Prosecutor. The Director of Finance has certified that funds were available then at the time of purchase and now at the time of payment, appropriated, collected or in the process of collection and free from any previous encumbrance. It is hereby requested that Council approve payment of the above then and now purchase under ORC 5705.41(D)(1).

This Motion Resolution was Approved on the Consent Agenda.

**Approval of the Consent Agenda**

A motion was made by Jolley, seconded by Renner, to approve the Consent Agenda. The motion carried by the following vote:

Yes: 7 - Angelou, Jolley, Kneeland, Larick, Leeseberg, Renner and Schnetzer

**End of the Consent Agenda**

**F. PUBLIC HEARINGS: None.**

**G. STANDING COMMITTEES:**

[2014-0008](#)

February 24 Committee Minutes for Review:

- 1.) Committee of the Whole
- 2.) Finance
- 3.) Public Service & Safety

**Attachments:**    [2-24-2014 Committee of the Whole Minutes](#)  
[2-24-2014 Finance Committee Minutes](#)  
[2-24-2014 Public Service & Safety Minutes](#)

**Committee of the Whole - Kneeland**

No report.

**Finance - Schnetzer**

No report.

**Service & Safety - Angelou**

No report.

**Development & Parks - Renner**

No report.

**H. CORRESPONDENCE AND ACTIONS:**

**Clerk**

No report.

## Council

No report.

### I. SECOND READING OF ORDINANCES:

[ORD-0009-2014](#) TO REZONE 3.55+/- ACRES AS CX-1, NEIGHBORHOOD COMMERCIAL, MIXED USE DISTRICT; FOR PROPERTY LOCATED AT 291-361 SOUTH HAMILTON ROAD AND 390 ROCKY FORK DRIVE SOUTH; RANGER DEVELOPMENT GROUP LLC, JASON ZADEH APPLICANT.

**Attachments:** [ORD-0009-2014](#)

[ZC-3-2013 PHD 12-4-13 The Shops at Rocky Fork](#)

Read by President Larick.

Kneeland raised his concerns about sidewalks in the area and gave his support for walkability; potential is there with further expansion of the commercial district going north; want to look at bringing jobs but need to do it wisely and look at all issues including safety perception; requested if this successful, wants sidewalks from Flint Ridge to the other end of project.

Larick stated questions regarding traffic; great deal of concerns from residents were raised.

Jolley said Kneeland raised good points regarding traffic and sidewalks; agree with safety concerns; development going in and making the area more walkable is what Council wants to do in the City; would like to see a comprehensive traffic study for the whole City; believe overall traffic flow is a problem; does not think the City should hold this back on this re-zoning absent an overall traffic study; critical entrance to the City and need to continue to develop; this re-zoning irrespective of the proposed development is important.

Renner concurred with Kneeland and Jolley; struggle with this project or one like this is property rights can be hurt if developers don't follow what they say they are going to do; thanked everyone for their patience answering questions; owners have property rights; not in favor of government restricting us; the property owners have the right to do what they want; good thing for City.

Angelou agrees with sidewalk; what could be safety issue will be solved with this project; she believes that the developer has taken the

issue of shielding those areas behind the development; always want to protect the owners that will be affected; she believes their efforts will work; agrees with traffic concerns brought forward by Jolley.

**A motion was made by Jolley, seconded by Renner, that this Ordinance be Adopted. The motion carried by the following vote:**

**Yes:** 6 - Angelou, Jolley, Kneeland, Leeseberg, Renner and Schnetzer

**No:** 1 - Larick

[ORD-0028-2014](#) TO GRANT A VARIANCE FROM SECTION 1107.01(d), IMPROVEMENTS; TO VARY IMPROVEMENTS TO ALLOW SIDEWALKS TO BE BUILT ON ONLY ONE SIDE OF A SUBDIVISION STREET; OAK GROVE SUBDIVISION.

**Attachments:** [V-0004-2014](#)

Kneeland said he made comments at Committee about density; that opportunity to make changes at that level has passed; clear on intent; probably the right thing to do.

Larick reiterated Kneeland's comments; this lay-out makes sense for this design.

Renner said he is glad for the comments from Council; this is a special case to allow for no sidewalk on both sides because we are keeping it as pervious as possible.

**A motion was made by Jolley, seconded by Kneeland, that this Ordinance be Adopted. The motion carried by the following vote:**

**Yes:** 7 - Angelou, Jolley, Kneeland, Larick, Leeseberg, Renner and Schnetzer

**J. FIRST READING OF ORDINANCES - Introduce, Waive Second Reading and Adopt as Emergency:**

[ORD-0040-2014](#) TO AUTHORIZE A TAX INCREMENT FINANCING AGREEMENT WITH ROCKY FORK RETAIL LLC FOR PROPERTY LOCATED WITHIN THE CITY'S HAMILTON ROAD CORRIDOR TO PROVIDE FOR THE REDEVELOPMENT OF CERTAIN PROPERTY ALONG HAMILTON ROAD IN THE CITY; AND TO DECLARE AN EMERGENCY.

**Attachments:** [Shops at Rocky Fork TIF Agreement 02-28-14](#)

Larick read title.

Kneeland said this is emergency legislation.

Larick said this is put in place with Tax Increment Financing (TIF) based on lay-out of property; is as solid as a development could be

made; supports the TIF.

**A motion was made by Jolley, seconded by Renner, that the Ordinance be Introduced, Second Reading Waived. The motion carried by the following vote:**

**Yes:** 7 - Angelou, Jolley, Kneeland, Larick, Leeseberg, Renner and Schnetzer

**A motion was made by Jolley, seconded by Renner, that this Ordinance be Adopted as an emergency. The motion carried by the following vote:**

**Yes:** 7 - Angelou, Jolley, Kneeland, Larick, Leeseberg, Renner and Schnetzer

[ORD-0041-2014](#) TO AUTHORIZE THE MAYOR TO EXECUTE THE FIRST AMENDMENT TO THE OPTICAL FIBER USE AGREEMENT WITH THE COMMUNITY IMPROVEMENT CORPORATION OF GAHANNA (CIC); AND TO DECLARE AN EMERGENCY.

**Attachments:** [ORD-0041-2014](#)

Kneeland said this particular amendment to this agreement will allow for incentive of optical networking for the CIC to occur; will allow more jobs to come to the City; this was necessary due to some restrictions and the agreement was six years old.

Renner said anytime we can monetize any asset we have, it is a good thing; strongly support this.

**A motion was made by Kneeland, seconded by Renner, that this Ordinance be Introduced, Second Reading Waived. The motion carried by the following vote:**

**Yes:** 7 - Angelou, Jolley, Kneeland, Larick, Leeseberg, Renner and Schnetzer

**A motion was made by Kneeland, seconded by Angelou, that this Ordinance be Adopted as an emergency. The motion carried by the following vote:**

**Yes:** 7 - Angelou, Jolley, Kneeland, Larick, Leeseberg, Renner and Schnetzer

**K. MOTIONS/RESOLUTIONS: None.**

**L. REPRESENTATIVES:**

#### **Community Improvement Corporation (CIC) - Larick/Kneeland**

Kneeland said next CIC meeting is Tuesday the 18th at 7:30 a.m.

#### **Mid-Ohio Regional Planning Commission (MORPC) - Angelou**

Angelou said the next meeting is one week from Thursday; she will be attending the 2014 Experience Columbus meeting Tuesday, March 4, 2014; also she will be on the executive committee of MORPC.

**Bd. of Education, Gahanna-Jefferson Public Schools - Jolley**

No report.

**Convention & Visitors Bureau (CVB) - Jolley**

Jolley said American BUS Association Marketplace was a huge success; have own booth at Heartland Travel Showcase this weekend; this will be first time that have own dedicated space just promoting Gahanna; working with Great Lakes Publishing to create an updated visitors guide showcasing all great things about Gahanna; should have a shelf life of 18 months; Creekside Blues & Jazz Festival will be June 20-22; the Certified Tourism Ambassador Training is Friday the 14th at the Golf Depot; 4th Annual meeting will be April 3 at Creekside Conference and Events Center; next board meeting is next Thursday the 13th.

**M. OFFICIAL REPORTS:****Mayor**

Mayor Stinchcomb said new Gateway is out; it details some of the changes in programs; Gahanna Parks & Recreation newsletter out also; want to make sure Council receives that; private businesses can pick up sponsorships; encourage everyone to look at the information.

**City Attorney**

No report.

**N. COUNCIL COMMENT**

Angelou hopes we have no more snow; Leeseberg agreed.

Larick said Daylight Savings Time is around the corner.

**O. EXECUTIVE SESSION:**

**A motion was made by Kneeland, seconded by Jolley to go into Executive Session under authority of Section 5.40(g) of the Council Rules of Procedure to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, or to negotiate with other political subdivisions respecting requests for economic development assistance. Motion carried by the following vote:**

Larick requested that Mayor Stinchcomb and Anthony Jones attend the Executive Session. Council rose to Executive Session at 7:23 p.m. Council rose to report from Executive Session at 7:38 p.m.

Yes: 7 - Angelou, Jolley, Kneeland, Larick, Leeseberg, Renner and Schnetzer

**P. ADJOURNMENT - motion by Larick at 7:39 p.m.**