



# 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, July 25, 2016

7:00 PM

Council Committee Rooms

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### CALL TO ORDER

Chair Larick called the meeting to order at 7:06 p.m.

\*Chair Larick left at 8:15 p.m. and returned at 9:02 p.m.

ADDITIONAL ATTENDEES: Anthony Jones, Abby Cochran, Troy Euton, Dottie Franey, Jennifer Teal, Mayor Tom Kneeland, Residents, Matthew Holdren, Jeff Barr, Shane Ewald, Rob Priestas, Police Chief Dennis Murphy, Joann Bury, Mifflin Fire Chief Fred Kauser, Aaron Underhill, Chris Schuett.

**Present** 6 - Stephen A. Renner, Brian Metzbower, Brian D. Larick, Nancy R. McGregor, Karen J. Angelou, and Michael Schnetzer

**Absent** 1 - Jamie Leeseberg

### UPDATES FROM THE FIRE DEPARTMENTS:

#### 1. Mifflin Township

Chief Kauser said we are at 6,500 runs currently; 5,500 EMS related and just over 1,000 fire related; making about 30-32 runs during a shift; attached a summary for review; freeway accidents are down; heat related incidents are up; very involved with planning and supporting the July 4 events; was executed very well; worked well with all City departments; traffic was managed well; closed Ridenour Road a day earlier than they did historically; appreciates the communications; 2017 planning is already underway; had no major incidents as a result of that event; remind residents if dry heat continues, grills pose a risk; Board of Trustees hired 9 of 10 firefighters; they will begin around September 6th; about a 4 month training and orientation process; have had a couple significant fires that were found early and kept confined; both in commercial and residential areas; there is a delay in activating EMS; please call as soon as possible to not delay care.

[2016-0247](#)

**2. Jefferson Township**

Not present.

**PENDING LEGISLATION:**

**1. M/I Homes Pre-Annexation Agreement**

[ORD-0065-2016](#) TO AUTHORIZE THE MAYOR TO ENTER INTO A PRE-ANNEXATION AGREEMENT WITH M/I HOMES OF CENTRAL OHIO, LLC FOR THE FUTURE DEVELOPMENT OF A 62.3+/- ACRE PARCEL LOCATED ON DARLING ROAD SOUTH OF HANNAH FARMS SUBDIVISION.

Jones said developer's attorney is here; one question asked prior to the meeting was the concern on Darling Road as well as the long term viability; directed those to Aaron Underhill, attorney; Underhill said happy to go over anything; reiterated that this concept is for an outline and a list of expectations; cannot contract around our code; sensitive to the fact that they will go through a long process with development, zoning and planning commission; all questions are good to get on paper but this document is not the end-all-be-all; believes some things will flesh themselves out in the process; do not want to tie anyone's hands; Schnetzer asked about the closing of Darling Road; in a conversation, have learned that if we elect to move forward, the County Engineer will evaluate the road closure; the other issue having trouble with is that MI wants to reserve the right to pivot; being shown a product, with impacts to schools; we are in the prism, this is the project; this is a three-year project and a recession may be in the future and wants to mitigate those risks of not getting what we are seeing; Jones said in his opinion, the zoning overlay text is the most specific and binding document that will be in place for this; rides with the land, no matter who owns it; this pre-annexation agreement lays out that intent; the material type and text can be what we see fit; Larick asked if Planning Commission (PC) or Council will approve overlay; Jones said both, PC first; is usually about a six-month process; Underhill said do not believe it is MI's intent to pivot, due to change; economic factors we cannot control; in favor of that overlay process; that is the more appropriate vehicle; going to do the empty-nester project; will show another product option but will need to be approved by Planning Commission; can see where this property will be developed over three years; understands you do not want to mix product types; want to give Council the comfort they desire;

Schnetzer said believes it is the intent to follow this shown product type; is just a concern; answered his question; Angelou asked about the flood plain language; received a letter from Mr. Sander about his language; that to me is no longer an issue; believe administration was meeting with the school board; there is a lot of information stating this will impact the schools; asked what came of that; Mayor Kneeland said had the Board President, new Superintendent and Interim Superintendent on the phone; left with a better understanding of school financing; they are not clear on what their costs are; based on the numbers for this proposal, those are real; the schools indicated to us that they did not see this as a huge problem; they are not close to being at capacity; heard .5 students per home; said it is actually .6; looking at 40+ students at the most, based on their estimates; did not ask us to make any changes at this time; just want to be more informed; Jones said we got a crash-course in the state mandated funding; they receive more funding for more students and less money with investment; number of students will determine what that is; our millage is one part of the equation; was productive discussion; Mayor Kneeland said if the total number of students that could go in that area, this particular project would not severely impact the schools, is what they got from the schools; Metzbower said this is non-traditional housing model where there will not be children; Underhill said the text will have some protections in there; try to design the home and make commitments in the text; give assurances it will be built in a manner that is attractive to families; McGregor said MI willing to make adjustments to Reynoldsburg-New Albany Road; asked if that would include turn lanes into the development; Underhill said there will need to be a traffic study done; Jones said County Engineer will make that determination; not sure exactly what will be required; Underhill said want to make sure it functions for the City; Mayor Kneeland said our City Engineer Rob Priestas is in the room; Priestas said Franklin County would have to approve anything; would believe a minimum of a left-turn-lane would be required; would be their determination; Larick asked when the outline and designs for water management will be available; Underhill said at the time of the zoning filing; will be at lightning speed; have committed to making those part of the zoning submittal; will get started with the annexation next and then that; already in that process of figuring those things out; Metzbower asked with the 7 mills, we are going under the premise that this will be the number, or is this the cap; how easy would it be to adjust this language or is this set in stone; Jones said it would be a 7 mill charge; if petition is approved by County, the creation of the New Community Authority (NCA) would lay out the charge; one accepted by Council, the organization has the authority to assess that charge; there are ways to ensure that happens; Larick confirmed contract is not the pre-annexation agreement; said this is a soft agreement; not obligation to that millage; Jones said that is their commitment to doing

something; could say no to the petition for the NCA; Underhill said would make it a maximum; MI is doing something rare with this; would likely not want to do less than 7; Larick said that is again, how that is written in that contract, this is a recommendation; not a legal obligation to anything; Jones confirmed; both parties can walk away without any damage or expense done; Angelou asked about the contract; Larick said perpetuity; Jones said not a limit that is required; up to Council's discretion; Metzbower asked if there could be concern if the market dictates the price of the home different; will the City be required to cover over that estimate provided; Jones said the estimated revenues asr based on a \$450K product; if home comes in at a lower price, our millage would be less and our revenues would be less; there is not a dollar amount we are asking for, is a millage amount over time; best mechanism we have at our disposal at this time; if homes are more, will see the positive there; want to minimize the risk; Angelou said talking millage, it is just a charge; it is coming to us to ask to do this; Underhill said it is a voluntary action; Angelou said this extra charge is at the request of the property owners; Jones confirmed; Underhill said this is disclosed in property contracts; pays this himself.

**RECOMMENDATION: Regular Agenda.**

## 2. Cell Tower Proposed Code

[ORD-0068-2016](#) TO AMEND CHAPTER 1181, PERSONAL WIRELESS SERVICE FACILITIES, OF PART ELEVEN, PLANNING AND ZONING CODE, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA.

Ewald said residents have provided input; asked for questions; Angelou asked Chris Schuett to speak; Ewald said we had several meetings at Planning Commission; took their input, made adjustments; worked with Michael Blackford to review RID zoned districts; went to 300 feet in RID; if you went over 360 feet, you would essentially bar any further towers; felt that would open us up to litigation; Larick asked if the 360 is fifty-fifty; Ewald said it is over 50 percent; Ewald said is if the ground is vacant; does not account for facilities on the property; that number may be higher; we reduced the height of the tower; three times the height is a significant improvement to what we have now; Larick asked the setbacks from building; Ewald said believes it is height of tower; Schnetzer asked about the section on maximum height, 1181.05(f), asked if it precludes a 120 foot tower in all other zoning districts; on page nine; Ewald said that would be an add-on, is the superscripts; is the 3F; Schnetzer took Jefferson Elementary, if the tower is 80 foot tall, if it is co-location, could it be 120 feet; Ewald said co-location cannot exceed maximum tower height; Schnetzer said it says one thing but if another circumstance applies, could be something else; Ewald said prohibits by zoning

classification; residential would be exempt; McGregor said 300 feet from fence and also if there is a restriction from school; Angelou asked for tower height out here; Ewald said would have to check on that; just approved the co-location at the bowling alley; Schuett said was eluding to the 300 feet information in his email; lives close to Restricted Institutional District (RID); we are asking that Council consider residential properties adjacent to RID properties; a 300 foot setback is not that far; grateful we are looking at this process; want it to be fair; want to do it in the most responsible way and keep property values up; what is the magical number to meet for the yes, maybes and nos; said 360 seems completely doable; is a large enough issue to maybe see 400 or 450; Ewald said anything above 360 is the cutoff; Schuett said places like Hilliard have a 1000 foot setback; no new in residential is a touchdown for our City; not uncommon to see towns with 1000 to 1500 feet; understands Gahanna is a special place in regards to zoning classifications touching; Larick asked the impact of 500; Ewald said likely have an argument of being so restrictive we are shutting out towers; would not favor very well; Larick asked if that also inhibits what is needed; are the demands of the wireless industry and their locations, do they need to fit in that restrictive space; Ewald said after talking with Verizon, believes administration is encouraging co-locations; going to create liability if you create a barrier; will be more demand; many people today do not have a landline; Larick said capability of supply is increasing with demand; Ewald said some are existing towers; in order to encourage co-location, cannot create an area of density; there may be a need for a facility, not a tower, but something else; may be a point we get into litigation with them; Schuett said that is assuming we have no other delivery methods; believes that tower need will not be around much longer; Ewald said that may very well be true; laws have always been behind the curve with regards to technology; does not mean that would prevent a lawsuit; Schuett said wants to thank Mr. Ewald and Planning Commission; feels the meeting was very productive; wanted to stay involved as a team; believes they can come for a variance and a higher number; would like to see us err on the side of caution; Renner asked Ewald to understand the term barrier of entry; the difference between 360, 400 and 500; Ewald said we worked with Development; said anything in that higher number becomes a no for many parcels; you have cut out a huge part of Gahanna at a point where you have to get a variance; is not a guarantee; creating a legal liability issue; we are not the only municipality in the US to restrict these types of towers; people want to get away from towers; can argue something on paper that may be 5 years old; do not want to create a liability issue; technology is always in front of the law; Larick would like to bring this back in two weeks; McGregor asked how other cities get around this;

Ewald said each city is different; parcels may be larger, smaller or situated differently; we have a lot of areas that are residential; Larick asked if this had been introduced; confirmed it has; Mayor Kneeland said technology leads legislation; capacity will suffer; that is what these carriers are facing right now; not to side with them, have people with a demand not to see towers; have already started to look at new technologies; missing component to this is who will pay for it; was happy that majority of this code came from another municipality in Columbus; have 145 days to get this cleared up; our code was lacking and have been trying to address that; let's look at this code seriously and not delay it too much; have had a conversation with another company that is in the area of expertise to manage and build things they can maintain in the future; the longer we drag this out, the more risk we are in; Larick said has a contact that is a wireless engineer, wants to get some insight; that is driving the request; Angelou said previously were treated disrespectfully, especially to our citizens; this is the right direction we are going; want to be respectful of our residential community.

**RECOMMENDATION: Postpone at Council on 8/1/2016; back to Committee on 8/8/2016.**

### 3. Tree Code

#### [ORD-0066-2016](#)

TO ENACT CODE CHAPTER 914, TREE PRESERVATION, PLANTING AND REPLACEMENT, OF PART NINE, STREETS AND PUBLIC SERVICES CODE, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA.

Jones said there were three changes to our tree code that administration has come up with; a request for preservation credits for certain types of trees; based on size of trees and species; believe at this time we are open to having species be a credit requirement; Euton said if they are a species of larger trees, happy to accommodate this request; was concerned with how we will manage this from our end; when talking about it, is just a certain size and type of tree; do not see it happening numerous times per year; Jones said have to change section 914.05(b) to add in a clause to state the species; will take guidance from Euton; Euton said propose we engage the arborist; Schnetzer reiterated his concern for cottonwoods; no preservation value; Angelou asked if they can be planted now; Euton said not as a street tree; Larick said would get with the arborist; Jones said he was in favor of 20"; Larick said whatever that structure is, implement that language; would like to be involved in conversation; McGregor said looked into some; but because of our wetlands, were some challenges; McGregor listed a few species; Larick asked that be drafted and we have a conversation; Euton said will draft something

and send it out; Jones said the last point, current standard for planting is per caliber inch; of impervious surface; thought is to increase that so they are allowed more impervious surface; tried to alleviate that risk; could be less, could be more; want any thoughts on that; McGregor asked what it is now; Jones said 1 inch per 1000; some lots are very heavily occupied; Larick said pervious pavement does not come into play; Jones confirmed; Schnetzer confirmed the purpose of the tree code; McGregor said they could always ask for a variance; Ewald confirmed; said there may be special circumstances; Jones said that this is not in 1100 and would have to come back to Council; said they would not be able to get a variance through Planning Commission but would go through Council; Euton said as we put this together and run real life examples on particular lots, want to see the hard numbers; will discuss the impacts in the conference call; Jones will set up the call.

**RECOMMENDATION:** Postpone at Council on 8/1/2016; back to Committee on 8/8/2016.

## **DISCUSSION ITEM FROM THE CITY ADMINISTRATOR & DIRECTOR OF FINANCE:**

### **1. Capital Needs Assessment**

[2016-0214](#)

Teal said have received no questions; idea was to keep on the agenda through the end of July; can take that off but answer any questions at anytime; Larick asked reserve/balance; Bury said at the end of last year, was around four; would have to verify; Larick confirmed there would be a plus on top of the reserve; Bury confirmed numbers; believes around 6 million in non-reserve; about 18 million in total fund balance; Larick asked if we drop, go up, stay the same; Bury said gone up 1.7 in the past three years; Q2 will give us more information; do not see that trend changing.

## **DISCUSSION ITEM FROM THE DIRECTOR OF FINANCE:**

### **1. Mid-Year Transfers**

[MR-0036-2016](#)

MOTION RESOLUTION TO AUTHORIZE THE TRANSFER OF APPROPRIATIONS FOR CHANGES IN STAFFING, BENEFITS AND ALLOCATIONS. TRANSFER DETAIL ATTACHED AS EXHIBIT A.

Bury said done this the past few years; this is based on that mid-year analysis; asking for approval to move the appropriations to move funds.

**RECOMMENDATION:** Consent Agenda.

**DISCUSSION ITEM FROM THE CITY ADMINISTRATOR:****1. GoForward Gahanna Quarterly Report Out**[2016-0245](#)

## GoForward Gahanna Quarterly Report Out

Teal said this is the first quarterly update; document is attached; tomorrow will get it uploaded to the website; will also be improving the website in the coming weeks to highlight these results; the document is 51 pages; will go over the structure of how it is set up; back in March we had facilitators here to help build the plans; have been working hard on each of these areas; meet with the leads for each result on a monthly basis; no one of these will be forgotten; seems we are doing this work every day; each strategic results has a status update; have been keeping up on language but always going toward the same goal; this document is being updated monthly; the first four pages take a deep look and sum it up in quick bullets; on track for all results; making great progress; one result speaks to performance data; have been working to identify meaningful results that we can use; have added a section for each of these to relate capital needs assessments to them; will make a point to show alignments with budget and the plan in the coming months; said the Development Department has been making great progress; looking into roads and infrastructure; result 2.4; Bury said have been working with Priestas to get estimated cost projections; based on the cost, will work on various funding scenarios; will bring those in August; Teal said have had a lot of discussion on parks, trails and recreation; will touch on that later in the agenda; 4.4, brand launch - brought on the Marketing and Communications Director; he has begun the front work to develop a brand for the city; plans to develop a committee; will see more on that coming up; also, neighborhood commissions; Jones said working with OHM advisors on the structure to allow residents to weigh in on zoning changes and conditional uses as they have the most impact on the surrounding neighborhood; developed a process that the applicant will submit to that commission first before the City; will not deviate from our current structure; this will just push it back some to allow these groups to see it first; meeting to finalize details soon; will need names of potential candidates in the near future; will solicit feedback for a selection process beginning in August; Teal result 2.3 - will require a tremendous amount of coordination; acknowledged that a tremendous amount of public engagement is needed; said Priestas brought forward a request for a supplemental for a design purpose and traffic analysis; they recently have made a selection and will be beginning that work; will then begin a robust public process; knows that is a very important and expensive project; want to make sure we are all staying



aware of what is happening; also pointed out result 5.5 - sent out a survey recently; results are being mailed in; response rate has been good; excited that we will have statistically valid baselines to look at; McGregor asked how they picked those names; Teal said random selection of households; not registered voters; sent the survey to Council via email; hoping to get good feedback; Metzbower asked if is based on demographics or density; Teal said not targeted on anything but geography; got an even demographic of each ward; will continue to put out this report quarterly; Metzbower complimented everyone on the speed and keeping us informed; Teal said Marv with the strategic plan was very impressed with the progress being made.

### **DISCUSSION ITEMS FROM THE DIRECTOR OF HUMAN RESOURCES:**

#### **1. Civil Service Rules & Regulations**

[ORD-0074-2016](#) TO AMEND THE CIVIL SERVICE COMMISSION RULES AND REGULATIONS AS RECOMMENDED TO CITY COUNCIL ON JULY 19, 2016.

Cochran said met with the Civil Service Commission in regards to the recruitment process; said our Deputy Chief position is currently vacant; requesting we are able to adopt these amendments; McGregor said would like to read through this more in depth; asked for regular agenda.

**RECOMMENDATION: Regular Agenda.**

#### **2. Fraternal Order of Police, Ohio Labor Council, Inc. - Dispatch group Agreement**

[ORD-0075-2016](#) TO AUTHORIZE THE MAYOR TO ENTER INTO A BARGAINING UNIT AGREEMENT FOR THE FRATERNAL ORDER OF POLICE, OHIO LABOR COUNCIL, INC (FOP-OLC) FOR THE PERIOD OF JANUARY 1, 2016 THROUGH DECEMBER 31, 2018 FOR THE POLICE RADIO DISPATCHERS.

Cochran said this is for the bargaining unit agreement covering our dispatchers; this is the first contract we will have with them; previously covered with OPBA; this is a brand new contract so you will not see redline; pleased with how the dispatchers worked with us to come to an agreement.

**RECOMMENDATION: Consent Agenda.**

### **DISCUSSION ITEM FROM THE DIRECTOR OF PARKS & RECREATION:**

## 1. McCutcheon Park Concept Plan

[ORD-0076-2016](#) SUPPLEMENTAL APPROPRIATIONS - McCutcheon Park Concept Plan

Euton said this for the McCutcheon Road Park; have some unappropriated funds collected over the years; asking to supplementally appropriate these funds to two capital funds; they can then be allocated toward the park next year; have had two planning meetings in the spring; had over 50 participants; will have a follow-up meeting in the fall; want to get these funds in place now to get a consultant on board for the next meeting to move forward with; said Phase I looks like a playground, trail, restroom, possibly more facilities; looking for funding in other outside agencies; have a Natureworks Grant that was applied for; not asking for funds to start spending; will come back with a master plan of the park; will be a contract affiliated with the park at that time; will also plan to come up with a new name for the park; open to suggestions; this legislation is to take the funds collected to allocate for this project; McGregor suggested a contest with the middle school; asked about the concept plan, suggested the basketball court is put as far from residential as possible; Euton said that plan was developed after original meetings, after their input this is a revised concept plan; even our staff has not had the chance to review this yet; sees a few changes we need to make initially; the final plan will look different; that plan has everything in it the community wanted to see but the placement is not finalized;

**RECOMMENDATION: Consent Agenda.**

## 2. Approval of Grants

[ORD-0081-2016](#) TO AUTHORIZE THE CREATION OF A CAPITAL PROJECTS FUND FOR THE STATE'S COMMUNITY RECREATION PROGRAM GRANT AND IF AWARDED, THE CLEAN OHIO TRAILS FUND GRANT, RECREATIONAL TRAIL PROGRAM GRANT AND NATUREWORKS GRANT.

Euton said Joann Bury, Finance Director, can speak to this; Bury said this is required of us to create a fund for grant monies accepted; some grant legislation requires a fund be created, some authorize an account to be created; will create as little funds as possible; this will house any grant funds received.

**RECOMMENDATION: Consent Agenda.**

[RES-0024-2016](#) TO AUTHORIZE THE CITY TO OBLIGATE FUNDS FOR THE BIG WALNUT TRAIL, SECTION 4 PROJECT, IF AWARDED THE GRANT FOR THE CLEAN OHIO TRAIL FUND (COTF) GRANT,

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**RECREATIONAL TRAILS PROGRAM GRANT, AND THE NATUREWORKS GRANT.**

Euton said this is to clean up language from previous supports to grant applications; we were notified by the grant administrator that the language in previous legislation was not sufficient; it says if we are awarded the grant, we will obligate the funds to award the project; Section 4 has an estimated cost of \$2.1 million; we have \$200,000 in this year's budget; by passing this resolution we are basically saying we need to allocate around \$1.2 to \$1.4 million to complete the project; McGregor asked if this is high because of the bridge; Euton said is the longest trail section we have built, also the bridge, and also a number of things that drive the cost up; Schnetzer confirmed this would complete the trail spine; Euton said yes, except Section 8; have section 1, 2, 3 and 5, 6, and 7 done; have a couple miles on the ground that this will help connect; is a significant chunk; will give us 5 miles of significant trail; down to the last 2 which are the most complex; is a GoForward Gahanna initiative; no fence on this trail; Schnetzer asked if the grant funds are state level; Euton said yes, that is where the excess funds are; the available funds typically available are increased this year; Schnetzer asked if grant funding typically follows the business cycle; Euton said have seen some shrink up; some no longer exist; Clean Ohio Fund has not followed business; have bigger balances than typical; Schnetzer asked if those are tax-exempt, 3 years; Teal confirmed 3 years; Angelou said also need to take into consideration that if we do not follow through, this will hurt us in the future; if we are not sure the funds are there, we need to say no; we already have the grant applications in; Euton said we are on our way to raising the funds; there are some things as we get down the road that we can play with; for example reducing some of the trail spaces where sidewalks may be easily accessible; said we are working hard to identify what is in our current budget that we can roll forward to use on this project in the future; we know this is a big ask, is a big project; Teal said the sustainable operating model has provided for a steady investment model for trails; in the 5 year forecast, we likely planned to spend that over time instead of at one time; not an unexpected spend but unexpected timing; Euton said would have likely brought this at the time of budget; this is a big initiative for our department; Angelou said this fits into the regional perspective; Metzbower asked if we are assuming we will get the full \$850K; Euton said that is our hope; do not see that we will get less than that; talked with grantor on Thursday and he was reassuring that they will be given the funds; Larick asked if the financial estimate is A, B, or C; Euton said A; Larick asked for clarification on the renderings submitted; Euton explained; Larick asked if the \$200K was for section 4 and 8; Teal confirmed.

**RECOMMENDATION: Consent Agenda.**

### 3. Creekside Restoration Study

[ORD-0077-2016](#) TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH OHM FOR A CREEKSIDE RESTORATION AND USE PLANNING STUDY; AND TO TRANSFER FUNDS.

Euton said wants to look at the Creekside area; do we need changes; this study will provide us input on how this project can be broken down; Angelou asked for some examples of repairs; Euton said hears that there is not enough area in front of the stage; does the stage need covered; the tree planters and the brick pavers around the rock fountain, is that an effective way to use that space; hears from families that there is not much for their kids to do there, should we incorporate more; hears there is not good shade or seating; will evaluate these things with a focus group input; knows we have drainage issues and railing issues; a lot will come up anyways and we want the opportunity to change things; Mayor Kneeland said they visited Creekside to review maintenance; and items that will be critical in the future; McGregor said this is a great idea; asked if this firm should do this; they guided us through this the entire time; maybe we need fresh eyes; Euton said if this study was focused on changes, would agree, changes are possible outcomes; the bulk of this study is evaluating what is there and changes that need to be made; recommending this firm because they have all the base data and plan sets; the developer changed things that were not the recommendation of the design firm; they have a list of things they know were not done correctly; they know where to start; feel they are best suited, although they were not there through the end of the project due to the developer; open to using another firm but they would likely spend a lot of time understanding the facility and gathering data; McGregor said it would be a good idea to have someone else look at this; Mayor Kneeland said the designer is only responsible up to a certain point; believes that is some of the issue here; Euton said an architect previously could not find anything that was not failing; feels OHM's familiarity with the site would be valuable to us; Angelou said this needs to be done; do not build a project like this and not expect maintenance; will discuss at another time, where our inspectors were at this time; we paid inspectors, asked what they were doing; Euton said not an issue with the maintenance; what we have is close to not being maintainable; we have to fix what we have as a team today; this is the beginning of that; is mostly architectural type work; want professional help to figure this out; open to getting more proposals; have met with OHM four times in the last year; after this study, will look at construction drawings and how this will be repaired, if necessary; Metzbower asked if there is logic in communicating this to OHM and asking for a new perspective; Euton said at this stage, believes the old eyes are good; when it

comes to how does it repair and how do we change it, then maybe we look at fresh eyes.

**RECOMMENDATION: Consent Agenda.**

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

### **1. Muni-Link SaaS Agreement**

[ORD-0079-2016](#) TO AUTHORIZE THE MAYOR TO ENTER INTO A SERVICE AGREEMENT WITH MUNI-LINK.

Franey said our utility billing department has been looking at additional services for our customers; they looked at ways to improve efficiency; they have also had a desire to change their billing software; they looked at the idea of keeping current software with adding add-ons and also changing the software completely; they found Muni-Link; would serve their purposes and have their add-ons; cost comparison shows it will cost less to go with the new software; do not need any funds; have enough appropriated to cover the data transfer and implementation; Angelou asked if you will get your bill via email; Franey said yes.

**RECOMMENDATION: Consent Agenda.**

### **2. Hamilton Rd Lease Agreement - Lustron House**

[ORD-0078-2016](#) TO AUTHORIZE THE MAYOR TO ENTER INTO LEASE AGREEMENT WITH POINT PLUS PERSONNEL FOR THE USE OF 79 S. HAMILTON ROAD.

Franey said a company called Point Plus Personnel is currently leasing at 181 Granville; asked if we would entertain a short-term lease of the Lustron House; this is for a lease agreement; said Planning Commission recommended a variance to Council for the use of this space; the rent would be \$200 less than they currently pay but they would maintain the land for that property and the Hamilton House; McGregor asked the lease term; Franey said one-year; would be open to renewing that as long as there is not a need for that facility; Renner asked if we have done this before; Franey said believes we have.

**RECOMMENDATION: Consent Agenda.**

[ORD-0080-2016](#) TO GRANT A VARIANCE FROM SECTION 1143.04, SF-3 RESIDENTIAL DISTRICTS, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA; TO ALLOW A NON-RESIDENTIAL USE WITHIN A SINGLE-FAMILY RESIDENTIAL (SF-3) ZONING

DISTRICT FOR PROPERTY LOCATED AT 79 S. HAMILTON ROAD.

See discussion under ORD-0078-2016.

**RECOMMENDATION: Consent Agenda.**

[V-0006-2016](#)

To consider a Variance application to vary section 1143.04(b), Conditional Uses, of the Codified Ordinances of the City of Gahanna; to allow a non-residential use on an SF-3, Single Family Residential zoned property; for property located at 79 S. Hamilton Road; Parcel ID no. 025-000277; current zoning, Single Family Residential (SF-3); City of Gahanna/Dottie Franey, applicant.

(Advertised in the RFE on 7/7/2016)

**Information Only.**

## **ADJOURNMENT**

9:26 p.m.

**Kayla Holbrook, Reporting.**