



# City of Gahanna

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

## Meeting Minutes Committee of the Whole

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

*Kimberly McWilliams, CMC, Clerk of Council*

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Monday, March 10, 2014

7:00 PM

Council Committee Rooms

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### ROLL CALL:

**Present** 6 - Ryan P. Jolley, Thomas R. Kneeland, Brian D. Larick, Michael Schnetzer,  
Karen J. Angelou, and Stephen A. Renner  
**Absent** 1 - Jamie Leeseberg

### ADDITIONAL ATTENDEES:

Mayor Stinchcomb, Dottie Franey, Matt Holdren, Karl Wetherholt,  
Jennifer Teal, Joann Bury, Chief Murphy, Tony Collins, Anthony Jones,  
Niel Jurist, General Williams, Clerk McWilliams, City Attorney Ewald,  
Diana Redman, Michael Weiss, Jack Wendell, Bob Biondi, Mark  
Taggart, Press.

### PENDING LEGISLATION:

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

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

Angelou asked City Attorney about this type of legislation. Ewald answered it is similar to other municipalities; from a legal standpoint, other communities drafted similar language. Angelou reiterated concerns about overburdening businesses. Larick stated with regards to every transaction needing to be recorded, second hand clothing retailers actually itemize every item that comes through the door; that is the standard; have better comfort with it than originally. Chief said he read Leeseberg's email; as with the majority of laws we follow, for example, speed limit; do not necessarily enforce at one mile over; we have discretion. Kneeland stated looked at Leeseberg's list; it is extensive; is this legislation that urgent; could we bring it back. Chief answered that Spence responded to Leeseberg. Jolley suggested regular agenda.

**RECOMMENDATION: 2nd reading; regular agenda.**

### ITEMS - From Director of Human Resources:

[DOC-0083-2014](#) HR Agreement Supporting Docs

**Attachments:** [HR Report to Council](#)  
[Zero Chaos agreement](#)  
[RCA Zero Chaos Drug Testing Agreement](#)

## 1. Substance Abuse Screening Agreement with Zero Chaos

Wadley stated we do pre-employment drug testing; we also do random testing as required by the Drug Free Workplace Act of 1988 for those whose position requires the use of a CDL driver's license; had a relationship with Foley Carriers; they use two labs; had some trouble with facilities being available after-hours; spoke with Zero Chaos located here in Gahanna; will save \$3,600 as well as improve efficiency. Larick asked how much we annually spend on testing. Wadley answered about \$10,000; am requesting emergency to implement by April 1 for seasonal hiring.

**RECOMMENDATION: 1st reading, no need to come back; 2nd reading; consent agenda; emergency legislation.**

### ITEMS - From Director of Development:

[DOC-0090-2014](#) Development Support Docs

**Attachments:** [Council Report 031014 \(2\)](#)  
[Eastgate Partners CRA Agreement \(2\)](#)  
[CRA Application pdf](#)  
[RCA Tax Abatement Eastgate Partners LLC \(2\)](#)

## 1. CRA Tax Abatement for Eastgate Partners LLC, 1801-1831 Deffenbaugh Court (Parcel #025-102946)

Jones introduced Mark Taggart, representative of Eastgate Partners LLC; he is looking to acquire property at corner of Eastgate Parkway and Deffenbaugh Court; across from Niagara Bottling; undeveloped; warehousing; excited about this; do not have a lot of space for users of this size; planning an 80,000 square foot facility; estimating to invest just under \$3 million; no tenant right now; feel confident that market can satisfy that; proposing a 75% real estate property tax abatement for six years; suggesting PILOT payments of \$6,000 annually since there are no income taxes at this time.

Taggart said we like Gahanna; going to build a highly functional, attractive facility; looking for amenities to attract today's industrial

users; floor-to-ceiling glass; higher ceilings; ESFR fire suppression; site is a little challenging with topography there; Daimler looking to do something similar and Columbus and Whitehall are also being aggressive with abatements; feel we're going to offer a lot with this building. Jones stated we are offering a shorter term than our neighbors. Kneeland asked can you give us a visual on location. Jones explained heading down Eastgate south from Taylor Road, first street is Deffenbaugh Court; this is on the southeast corner. Kneeland asked about 3 uses and percentages of those. Taggart stated don't know those right now; estimating 15 jobs; hoping to do better than that; have 100 car parking; typically have many for fulfillment; have enough money in budget to create 15% office; 48 employees for 12,000 square foot office. Kneeland asked if it fits in Development's long-term plan. Jones answered yes; surrounding properties are similar in use; back taxes on it; will be recouped once property purchased. Kneeland asked if it met legal requirements for CRA. Jones answered yes.

**RECOMMENDATION: 1st reading, no need to come back, 2nd reading, consent agenda.**

#### **ITEMS - From Director of Finance:**

[DOC-0086-2014](#) Finance Supporting Docs

**Attachments:** [Finance Report](#)  
[Then and Now MR 3 7 14](#)  
[Muni Court Supplemental 3 7 14](#)

#### **1. Then & Now Payment for Franklin County Municipal Court cost**

Teal said from legislative standpoint, we have 2 items related to payments to Franklin County Municipal Court cost; we have always only made one payment to them; we were always making payment for prior years' services; requesting to get then and now approval to pay this invoice; also asking to fix this issue to have the money encumbered to pay this year's services with this year's money; as a department, we are treating then and now purchase orders much more strictly; from a mechanical standpoint, we looked at a way to avoid this; upon coming to Gahanna, I was surprised that we passed appropriations in January instead of prior to January 1; solution is to have that passed prior to January 1 to avoid those time based then and nows; understand one Council doesn't want to make the decision for the next, but we will always have these. Angelou stated see that being a problem in election year; do other communities have this situation. Teal said yes; having to take then and now resolutions forward is not necessarily a bad thing; do see some entities that lump

them together; we could do that to reduce legislation; very common across our peers; some are predictable; have eliminated many; worked hard to educate departments. Angelou stated seems we have not had many in the past; seems like more this year; like the idea of bringing them together. Kneeland stated Whitehall does appropriations in December and they do not have this issue.

**RECOMMENDATION:** Motion Resolution; consent agenda.

## 2. Supplemental Appropriation Franklin County Municipal Court cost

See discussion of previous agenda item.

**RECOMMENDATION:** 1st Reading, no need to come back, 2nd reading, consent agenda.

### ITEMS - From the City Attorney:

[DOC-0082-2014](#)

**Attachments:** [Woodside Place Apts](#)

## 1. The City of Gahanna and Woodside Place Apartments 2014 Lease Agreement

Ewald said this is an application for Woodside Place Apartments; worked on contract that would come before Council; existing sign in right of way; west side of Hines Road; there is interest by owner of apartment complex to put in new sign; at beginning of process thought a variance for off premise sign would be appropriate; technically not in City of Gahanna; only thing within our jurisdiction is the right of way; it is a City of Columbus residential complex with a sign in our right of way; only thing left to do is to discuss with Council a course of action; have had examples of signs in the right of way; Rees Flowers and Creekside; the agreement would look similar to Creekside; we would work with Development on a price per square foot; important for Council to discuss. Angleou said she noticed it was illuminated; asked about the current one. Ewald stated illumination would have to be approved through our process through the Development Department. Weiss said he represents owners of the complex; complex is relatively older; built in 1980s; also own Arbors of Gahanna and Cherry Blossom; committed to Gahanna; just signed a contract for \$450,000 to do some improvements to property; they have no signage; buried by beautiful trees; trying to put up a brand new 2013 sign and use 6' of right of way; thanked Ewald for working with me so diligently for last year and a half; people continuously complain that they cannot see the signage. Kneeland asked if you were aware that you would have to go through administrative process. Weiss answered yes. Larick

confirmed right of way uses were included in contract. Angleou asked about sight line. Renner confirmed that applicant wants to get nearer to Hines. Ewald said should Council allow entry into right of way, we would bring an ordinance for approval of the contract; illumination would cause it to go to Planning Commission; process from here to Planning Commission is more difficult because of legal requirements; we are applying part of our Code to right of way; believe it would be an off-premise sign; will research more tomorrow. Larick asked if appropriate to stipulate details in contract. Ewald said sure; it is City property. Renner asked if examples are in residential neighborhoods. Ewald answered no; commercial only. Kneeland asked if landscaping near existing sign is applicant's. Weiss answered yes. Renner said he is opposed to this. Jack Wendell introduced himself and said he would like to move the sign 6' closer to Hines. Jones referenced page 8; sign would move closer to where current City street sign is. Renner stated he would rather the sign stay there and not come 6' closer to the road; should stay back. Larick confirmed it is currently in right of way. Weiss stated if you're familiar with Sheridan in Bexley by Capital University; total residential neighborhood with same type of sign; same close proximity to street; beautiful sign; has not been a problem. Kneeland asked what the urgency is on this; bring it back to committee. Larick agreed. Jolley stated not opposed to it but could work out some details before it goes on the agenda. Kneeland requested additional information. Jolley requested process through Planning Commission. Larick asked if this is leasing a property so any details can be included. Ewald answered yes.

**RECOMMENDATION: On Committee agenda for March 24, 2014.**

### **Jayme Maxwell, CMC, Reporting**