



City of Gahanna

Meeting Minutes

Committee of the Whole

200 South Hamilton Road
Gahanna, Ohio 43230

Monday, March 22, 2021

7:00 PM

Virtual Meeting

Meeting Call-in Details:
513-306-4583
Conference ID: 169 301 607#

A. CALL TO ORDER

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

B. DISCUSSIONS

1. ITEMS FROM THE DIRECTOR OF FINANCE

- a. [RES-0008-2021](#) A RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS AMONG VARIOUS ACCOUNTS.

Mrs. Bury presented her legislative item. This is to transfer funds to Technology Services for the Council chambers video upgrade.

RECOMMENDATION: Consent Agenda.

- b. [RES-0009-2021](#) A RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS AMONG VARIOUS ACCOUNTS.

Mrs. Bernard-Ferrell presented a portion of the report regarding the Rapid 5 program. Kerstin Carr from MORPC presented on the Rapid 5 program. Ms. Bury's report is also attached.

Alicia Gaston from Urban Land Institute presented on their partnership with MORPC. The Rapid project involves is creating a vision for one park district building a framework around the waterways. There are 5 corridors. There are 146 miles of blue ways (water ways). Presentation is attached to the minutes.

Dr. Carr said that Rapid 5 is looking to create the largest connected greenway in the country.

Mrs. McGregor asked what Gahanna will get for the \$10,000.

Dr. Carr said that this is to be a regional player in this regional vision. This creates the recognition of Gahanna in this regional vision.

Mayor Jadwin said that at the end of this there will be designs for how this would exist which would be a guide for future capital projects.

Mr. Schnetzer asked about the blue ways and asked if there were thoughts of kayak and canoe launch locations.

Mayor Jadwin said that is what she liked about this project. The opportunity to determine those launch locations. This would be a good starting point to determine those.

Mr. Schnetzer asked this would allow us to take advantage of any conservation grant or some sort of blue way protection tool.

Ms. Bowers asked about the trails. Is there some consistency in way finding, the way people utilize the trails.

Dr. Carr said it isn't part of the visioning but part of the greenways.

Mr. Renner asked if something like this highlight the need for finding more grants for funding the connectivity?

Mrs. Bernard-Ferrell said that when you're part of that larger network, the city can gain momentum with the trial community. When you are going after those grants and can show that it's a beneficial asset, it all plays in to the plan to find the funding for these things.

Mr. Renner asked when can we start to see something out of this.

Dr. Carr said we're looking at an aggressive timeline. There will be social outreach that will be shared with the design firm who will by mid April have something started so by summer there will something to look at.

RECOMMENDATION: Consent Agenda.

- c. [ORD-0018-2021](#) AN ORDINANCE AUTHORIZING A SUPPLEMENTAL APPROPRIATION - Federal Law Enforcement Trust Fund.

Mrs. Bury presented her legislative item. Her report is attached to the minutes.

RECOMMENDATION: Consent Agenda.

2. ITEM FROM THE DIRECTOR OF PARKS & RECREATION

- a. [ORD-0015-2021](#) AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO

CONTRACT WITH VORTEX FOR THE EQUIPMENT PURCHASE OF A SPLASH PAD AT GAHANNA SWIMMING POOL.

Mrs. Bernard-Ferrell presented her legislative item. This is for the design of the splash pad.

Mrs. McGregor asked what the lazy river thing was.

Mrs. Bernard-Ferrell said it was a water journey, more of an interactive play for the little ones.

Mr. Schnetzer asked what the footprint was.

Mrs. Bernard-Ferrell said the whole piece is about 5,000 square feet.

Ms. Bowers asked if there is an age limit or recommendation.

Mrs. Bernard-Ferrell said there is not, they hope for it to be multi-generational.

Ms. Bowers asked what was the overall plan with the Big Walnut Trail section 8.

Mrs. Bernard-Ferrell said they are reviewing the alignment of the bridge over 270 currently.

Mr. Leeseberg asked if this is consistent with the plans to date.

Mrs. Bernard-Ferrell said that with the improvement of the pools, it will increase the amenities of the footprint of that area.

Mrs. McGregor asked as far as the Big Walnut trail, didn't they discuss at one time going under 270.

Mrs. Bernard-Ferrell said all of the above have been examined.

RECOMMENDATION: Consent Agenda.

3. ITEM FROM THE DIRECTOR OF HUMAN RESOURCES

- a. [ORD-0016-2021](#) AN ORDINANCE TO AMEND ORD-113-2020 AN ORDINANCE ESTABLISHING THE SALARIES FOR PERSONNEL OF THE CITY OF GAHANNA FOR THE PERIOD JANUARY 1, 2021 THROUGH DECEMBER 31, 2021; WAIVING SECOND READING.

Ms. Vollmer presented her legislative request. Her report is attached. There was a job audit/compensation study performed and this presents

modifications to the salary tables to reflect updates to job duties.

Mrs. McGregor asked if these are 3 new positions are we taking out positions.

Ms. Vollmer said no, there are or could be people in the other titles so they remain.

RECOMMENDATION: Regular Agenda.

4. ITEMS FROM THE DIRECTOR OF PUBLIC SERVICE & ENGINEERING

- a. [ORD-0014-2021](#) AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONTRACT WITH STRAWSER PAVING COMPANY, INC., FOR THE 2021 RESIDENTIAL STREET PROGRAM ST-1075.

Mr. Crawford presented his legislative request. The report is attached.

RECOMMENDATION: Consent Agenda.

- b. [ORD-0019-2021](#) AN ORDINANCE DETERMINING TO PROCEED WITH THE ASSESSMENT PROCESS FOR CERTAIN REAL ESTATE FOR SANITARY SERVICES FOR PROPERTY LOCATED AT 3737 HINES ROAD, PARCEL ID NO. 025-004321-00.

Mr. Crawford presented his legislative request. The report is attached.

Mr. Leeseberg asked how it compared with the engineers estimate.

Mr. Crawford said it was 2% under.

RECOMMENDATION: Regular Agenda.

- c. [ORD-0020-2021](#) AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH S&ME, INC., FOR ENGINEERING & DESIGN SERVICES FOR CHERRYBOTTOM ROAD SLOPE STABILIZATION AREAS 1 AND 2; WAIVING SECOND READING; AND DECLARING AN EMERGENCY.

Mr. Crawford presented his legislative request. The report is attached.

Mr. Leeseberg asked how the bike park works into the stabilization.

Mr. Crawford replied that one of the slopes that is impacted is right next to Academy Park. So it's just an additional step while the consultant is working on it.

RECOMMENDATION: Regular Agenda.

5. ITEM FROM THE DEPARTMENT OF ECONOMIC DEVELOPMENT**a. [2021-0054](#) Proposed Development Agreement for the Crescent Project**

Mayor Jadwin said that there is a lot of prep work that needs done on this property and we wanted to make sure a draft agreement was presented. There were some discussions in the past on this, but we wanted to walk you through a draft of the agreement and solicit any feedback so we can come to you with a final draft and the legislation.

Ms. Syx said that if Council had any questions or concerns between now and the next committee meeting to please send them to her so they can be addressed. There is a TIF district on this property. There is a new community authority that will generate additional tax revenue to the schools and the community. Park land will be donated to the city within 30 days of the TIF, and a limitation on future residential. Property will be developed only for medical or commercial use.

Ms. Bowers asked about the city not being out of pocket for TIF reimbursement to the school district. Where are we in our obligation to the district on the CRA.

Ms. Syx replied the caveat on the income tax sharing is that if the income tax is over a threshold, there is a share to the district at that point.

Mr. Underhill presented their proposal which is attached to the minutes.

Mr. Schnetzer asked about the first exhibit on page 1. The parcel is bounded in black, that is 41 acres and we rezoned 14.4 acres leaving 26 for commercial development. Can the applicant confirm the use for the remaining space.

Mr. Underhill replied the vision is 2 hotels 120 beds each, a banquet center and anticipated office and retail (50,000 sq ft) restaurants, a great location for fuel center use, but a mix of uses.

Mr. Schnetzer asked if what if the hotel uses don't come to fruition, what else could go in there.

Mr. Underhill replied that they will work on that, they understand that Council wants the highest and best use.

Mr. Schnetzer asked about the 4% interest. What is the anticipated pay back period.

Mr. Underhill said 10-11 years.

Mr. Schnetzer asked what was driving that number.

Mr. Underhill said they were trying to determine the cost of borrowing the money is and help with the cost to carry. Typically it's a 20 year term and it's probably on the low side.

Ms. Syx said that TIFs are in place so the developer can cover the cost upfront. Cities are not meant to take up a construction project like this. There is a cost of doing business. Can we do better than 4%? maybe? She is in talks with 2 national brokers that are interested in that property. Office, not residential. Now that it's on people's radar, we are definitely seeing some action.

Ms. Bowers said she wants to see this as a win-win. One of the things she is hearing from constituents is in regards to the new community authority. It seems like it's passing along a tax burden from one owner to another.

Ms. Syx said that without the NCA there is nothing. It's like an HOA. It's a mechanism to generate revenue.

Mr. Underhill said it is voluntary. There will be a declaration of covenants in the record so it will be disclosed in the purchase agreement. Someone should be making the choice from that point. It's just like paying a condo association.

Mrs. McGregor asked if this was what New Albany used in some of their new developed areas.

Mr. Underhill replied it was. The NCA helped build the new high school and Fodor Road. They didn't wait for the money to come in, they obtained a bond issued based upon the development.

6. OTHER DISCUSSIONS FOR CITY COUNCIL

- a. [2021-0048](#) Liquor Permit Request: #9322722; 395 Stoneridge Lane, Unit 2; VFS Inc & Patio

Mrs. Beggerow presented the Liquor Permit request and the objections that were requested by the Chief of Police.

The City Attorney stated that the dates of the prior offenses of the applicant were most likely not enough to warrant an objection and recommended that the permit be allowed to stand.

Mr. Schnetzer asked if the Liquor Commission has any enforcement powers to have already rescinded a problem business.

Chief Spence said possibly but it could be that this person hasn't had a permit before the Commission. But having been before the Commission, they do, do their due diligence and not having the complete facts, he's sure the Commission does.

Committee members did not object to the Permit request.

b. [RES-0007-2021](#) A RESOLUTION OF THE COUNCIL OF THE CITY OF GAHANNA PROMOTING EQUALITY AND CIVILITY IN OUR COMMUNITY.

Ms. Bowers thanked everyone for the feedback at the last committee meeting.

Mrs. Angelou said she went through it several times and sees so much that isn't necessary and things left in that she would have difficulty issuing a yes vote on. She likes some of the changes from the last time, but she has problems with some of it. The changes she requests are as follows:

WHEREAS, Members of the City Council of the City of Gahanna under oath, serve ~~on~~as the representative body for all residents of the City; and,

WHEREAS, we believe that important functions of society are to share and create knowledge, explore ideas, and welcome diverse opinions in an atmosphere that is civil and safe for all Members of our Community; and, -- delete this completely or restate it to: WHEREAS, we believe that important functions of society are to share and create knowledge, explore ideas, and welcome diverse opinions in an ~~atmosphere that is civil and safe for all Members of our Community~~ atmosphere of civility; and

Whereas, the Preamble to the Constitution of the United States sets out the founders desire to form a more perfect Union, establish Justice, insure domestic Tranquility, provide for the common defense, promote the general Welfare, and secure the Blessings of Liberty to ourselves and our Posterity; and,

Whereas, the Declaration of Independence, states that all [people] are created equal, that they are endowed by their Creator with certain unalienable Rights, that among these are Life, Liberty, and the pursuit of Happiness; and,

Whereas, Gahanna Vision Statement states, Gahanna's Vision is to be

an innovative model community that values its rich heritage, pursues high standards, and promotes respect among its citizens; and,

Whereas, Gahanna's Mission Statement states, Gahanna's Mission is to ensure an exceptional quality of life by providing comprehensive services, financial stability, and well-planned development which preserves the natural environment, in order that city government will continue to be responsive, accessible, and accountable to our diverse and growing community of citizens; and,

WHEREAS, we reiterate that our community is strong because of our steadfast commitment to strive to be inclusive and affirming for people and ideas from all corners of our society; and, Mrs. Angelou feels this isn't needed. If it is left in, it be changed to: WHEREAS, our community is strong because of our commitment to inclusive and affirming for people and ideas from all corners of the society; and

WHEREAS, we believe that the promises set forth in the founding documents of the United States of America and the foundation documents of the City of Gahanna are realized through civil discourse; and,- Mrs. Angelou feels this should also be left out.

WHEREAS, Revive Civility Ohio, a nonpartisan initiative spurred by The National Institute for Civil Discourse was launched in 2017 as part of a national effort to decrease polarization and strengthen communities through civil discourse; and,

WHEREAS, Revive Civility Ohio, chaired by Former Ohio Supreme Court Justice Yvette McGee Brown and Current Speaker of the Ohio House Bob Cupp, seeks to engage elected representatives to foster respectful and truthful dialogues, model civility and kindness, and encourage community conversations that bring together people of diverse viewpoints on social and political issues. - Mrs. Angelou feels the last 2 whereas items should be removed as well. She has great respect for both Ms. Brown and Mr. Cupp but doesn't feel this needs to be in the Resolution.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO:

Section 1. That we stand united, recognizing the differences among us, in our call to promote civility in discourse, to listen with the compassion and kindness we regularly see displayed among diverse people and neighborhoods, to welcome a range of perspectives and ideas, and to champion the rights of all people to equality under the law. - Mrs.

Angelou feels that this should read:

Section 1. That we stand united to encourage civility in discourse.

Section 2. That the members of the Council of the City of Gahanna do hereby ask our community to:

- Pledge to take personal actions that model and promote civility and respect.
- Engage elected officials to lead with civility and to issue proclamations and foster respectful and truthful dialogues.
- Organize community conversations that bring together people of diverse viewpoints on social and political issues.

Mrs. Angelou believes that section 2 should read:

That the members of the Council of the City of Gahanna do hereby encourage the community to promote civility and respect.

Mrs. McGregor said that some of these changes were some recommendations that she had. It was just too wordy.

Mrs. Angelou said that those were really just her feelings. She said if people don't agree with that, she feels very strongly because it says everything we need to say. We have freedom of speech and we embrace freedom and resist control and some of this is controllable and it's not our job to judge, and in her faith it goes to a higher power. We elect our judges we don't appoint them and she feels freedom of speech is what we believe in. She doesn't feel there is any reason to do much more than that.

RECOMMENDATION: Regular Agenda.

c. Return to Council Chambers Update

Mr. Schnetzer said a logical approach would be to allow the construction be completed and the AV system be there. He said not to rush it and allow the AV system to be in place.

Mr. Schultz said that the vendor indicated that it was a 90-120 process once a PO is issued. He didn't think it would be that long but he thinks we have to have a good testing session and get the ducks in a row. A 75 day schedule is about the end of May, early June which he feels is reasonable. A 90 day schedule is middle of June. The time consuming part is the procurement of the equipment itself.

Council will discuss again at the end of April.

Meeting adjourned at 9:03 p.m.

