



City of Gahanna

Meeting Minutes

City Council

200 South Hamilton Road
Gahanna, Ohio 43230

Brian Metzbower, President
Stephen A. Renner, Vice President
Karen J. Angelou
Brian D. Larick
Jamie Leeseberg
Nancy R. McGregor
Michael Schnetzer

April Beggerow, CMC, Clerk of Council
Council may caucus at 6:30 p.m.

Monday, August 5, 2019

7:00 PM

City Hall, Council Chambers

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

Gahanna City Council met in Regular Session on Monday, August 5, 2019, in Council Chambers of City Hall, 200 South Hamilton Road, Gahanna, Ohio. President of Council, Brian Metzbower, called the meeting to order at 7:00 p.m. Vice President of Council, Stephen Renner, delivered an Invocation followed by the Pledge of Allegiance. Agenda for this meeting was published on Tuesday, July 30, 2019.

Present 7 - Karen J. Angelou, Jamie Leeseberg, Stephen A. Renner, Michael Schnetzer, Brian D. Larick, Brian Metzbower, and Nancy R. McGregor

B. ADDITIONS OR CORRECTIONS TO THE AGENDA: None

C. HEARING OF VISITORS.

Terry Duris, 2350 Watkins Road, Pataskala: Recently, I was sent a notification of the new rental registration program and the fee schedule and I just want to know who did the math to come up with the fees? No one particular?

Mr. Metzbower asked if there was a particular point Mr. Duris was trying to land.

Mr. Duris replied, yes the justification of the fees. He owns some multi units and the first 4 units were \$300 and every unit thereafter \$50. One of his 39 unit buildings then is \$2050. He said you can walk around and inspect it in 15 minutes so he doesn't understand the justification.

Mr. Metzbower explained the process of how the legislation was enacted

and that it was created to help keep the city up to code. He said fees could be revisited from year to year and thoughts and feedback are appreciated and taken into consideration.

Mr. Duris replied that it looks to him as if the \$50 per unit is across the board regardless of what kind of unit and after reviewing the inspection guideline, a lot of these don't apply, there are no gates, swimming pools, basement hatches, sump pumps so it seems unfair to have the fees for someone with a modest set up vs. a more elaborate complex. He asked if he was correct in assuming that they're going to hire 3 new zoning enforcement officers at nearly \$90,000 per year.

Mr. Metzbower said that that was the purpose, yes.

Mr. Duris asked if it seemed a little excessive.

Mr. Schnetzer said that typically the public hearing section is not typically a back and forth dialog but he would be happy to supply additional data that supplies background information and data that supports the need for the rental registration code. He asked Mr. Duris and the Council members if there were any objection to supplying the information, there were no objections. The information supplied is as follows:

The data that I'm about to quote is from the Census Bureau, a pretty authoritative source of information I would argue. This city has approximately 13,500 occupied housing units of which 9,700 are owner occupied and about 3,800 are rentals per the Census Bureau as of 12/31/2017. Rentals roughly constitute about 28% share of housing units which is the 4th highest among the county's 14 suburbs. Since 2000, occupied housing units have increased about 1,580 units of which only 450 were owner occupied and about 1200 were rentals. That's a ratio of 2.5:1 rentals to owner occupied over that span. On a straight line basis, that is the equivalent to the addition of more than 70 rental units per year over that 17 year span. Prior to passing this legislation, the city was operating under a reactive code enforcement model that was established in the 1990s. That legislation required residents to notify the city of a violation upon which a code enforcement officer would be dispatched to the property in question, presumably, knock on the door, and often cases, the person answering the door was not the property owner which set off a series of steps to try and track down and notify the property owner which in some cases would be an out of state or in a different time zone. Stale contact data and delays inherent in sending letters by interstate mail all elongated the time until the code violation was resolved. After numerous instances, resident dissatisfaction with the old process, this Council responded to resident outcry by updating the code enforcement model

and adopted a proactive model borrowing heavily from codes enacted by dozens of other communities across the state of Ohio. Now instead of the reactive model, fraught with delays and unsatisfactory outcomes, the current code, as I mentioned before is proactive. Income property owners are required to register their properties with the city. It is worth noting that the state of Ohio law already requires registration with the county, although duplicate registration is needed because the City, not the County is tasked with enforcing the code. Instead of waiting for a resident to phone in a violation notice, code enforcement is undertaking annual visual exterior inspection of the property. Here are just a few of the items that are being considered. Properties must be maintained free from weeds, grass, vegetation overgrowth in excess of 8 inches, free from rodent harborage and infestation. Detached garages, fences, walls, should be maintained structurally sound and in good repair. No mutilation or defacing any exterior surface by marking or graffiti. Exterior property premises and interior of every structure shall be free from accumulation of rubbish or garbage and every owner or occupant of the structure shall dispose of all junk, trash or waste in a clean or sanitary manner by placing such rubbish in approved covered containers for regular pick up by the city operated or licensed trash garbage hauler. Few would argue that these are particularly onerous requirements. Based upon my discussions with residents, I think you'll find they're minimally acceptable standards. Regarding the registration fee, this is hardly a burdensome cost. Under the highest permitted fee structure which is that of a free standing single unit structure, the cost is \$100 per year or about \$8.00 a month. A single family home in Gahanna often commands a rent well north of \$1,000 per month, therefore this fee is equal to less than 1% of monthly revenue. It's a small price for compliance which alleviates a cost burden from tax payers and frees up code enforcement that is paid out of the general fund to focus on other issues. So my point here is that this legislation is not without merit. I think what you'll find is that it is a well thought out data supported approach that addresses resident concerns in a way that is fair and equitable to both residents and income property owners alike. Does that give you a little bit of background on how we got here?

Mr. Duris replied yeah, I notice you're comparing to what rental income is and it's a small price to pay. On the other hand, I have 3 39 unit buildings all on one parcel that you're going to charge me \$6,150 a year to come by and take a look. You think that's fair?

Mr. Schnetzer said relative to what you're collecting...

Mr. Duris cut in, no relative to the time that would be invested to inspect the property.

Mr. Schnetzer said they've got to check every single unit.

Mr. Duris said everything is outside, the inspection

Mr. Schnetzer said they're looking at a large property, it could be a multi-story building and again it's a check list that is 5 pages long.

Mr. Duris said but you're ok charging me \$6,000 for every year to come out and walk around and look at it.

Mr. Schnetzer replied I would contend that they're doing more than just walking around. They're not just doing a quick lap around the property, there is a formal checklist.

Mr. Duris said he has it and that a lot of it wouldn't apply.

Mr. Metzbower said there were hearings and discussions back on this and this was not the time and place and that Mr. Duris was welcome to correspond further with council or follow up in person for further discussion.

Mrs. Angelou said she appreciated his attendance and that she wishes he would have come when the legislation was being discussed.

D. INTRODUCTIONS AND ASSIGNMENT TO COMMITTEE:

Vice President Renner introduced the items in Section D.

Ordinances - To Be Introduced and Assigned to Committee:

[ORD-0072-2019](#) SUPPLEMENTAL APPROPRIATION - Damage to City Property

This item was introduced.

[ORD-0073-2019](#) SUPPLEMENTAL APPROPRIATIONS - Water Meter Proceeds

This item was introduced.

[ORD-0074-2019](#) TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH CARGILL FOR ROAD SALT FOR THE 2019-2020 WINTER SEASON.

This item was introduced.

[ORD-0075-2019](#) ORDINANCE TO AMEND THE CODE OF ORDINANCES OF GAHANNA OHIO: Amending Chapter 1303.02 Amendments to Code of Part Thirteen Building Code

This item was introduced.

[ORD-0076-2019](#) TO AMEND THE BUILDING AND ZONING FEE SCHEDULE.

This item was introduced.

[ORD-0077-2019](#) SUPPLEMENTAL APPROPRIATION - Heil Drive Bridge Grant

This item was introduced.

[ORD-0078-2019](#) SUPPLEMENTAL APPROPRIATION - Severance Payments

This item was introduced.

[ORD-0079-2019](#) SUPPLEMENTAL APPROPRIATION - Severance Payments

This item was introduced.

E. CONSENT AGENDA:

Minutes - To Approve:

[2019-0105](#) Council Meeting Minutes for Approval.

Ordinance: Introduce, Waive Second Reading, Adopt as Emergency:

[ORD-0080-2019](#) TO AUTHORIZE THE MAYOR TO EXECUTE ALL DOCUMENTS AND AGREEMENTS WITH VENDORS FOR ADMINISTRATION OF THE CITY'S SUBSTANCE ABUSE AND DRUG TESTING POLICIES THAT IS PROPERLY APPROPRIATED ON AN ANNUAL BASIS; AND DECLARING AN EMERGENCY.

This Ordinance was Adopted on the Consent Agenda.

Ordinances on Second Reading:

[ORD-0069-2019](#) ORDINANCE TO ACCEPT AN APPLICATION FOR ANNEXATION OF 2.889 +/- ACRES FROM JEFFERSON TOWNSHIP, COUNTY OF FRANKLIN, STATE OF OHIO, TO THE CITY OF GAHANNA, OHIO (AKA Group, LLC).

This Ordinance was Adopted on the Consent Agenda.

Motion Resolutions:

[MR-0030-2019](#) MOTION RESOLUTION TO TRANSFER APPROPRIATIONS BETWEEN ACCOUNTS.

This Motion Resolution was Approved on the Consent Agenda.

[MR-0031-2019](#) MOTION RESOLUTION TO TRANSFER APPROPRIATIONS FROM PLANNING AND DEVELOPMENT DEPARTMENTS TO THE MARKETING AND COMMUNICATIONS DEPARTMENT

This Motion Resolution was Approved on the Consent Agenda.

[MR-0032-2019](#) MOTION RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO BID THE JANITORIAL SERVICES CONTRACT.

This Motion Resolution was Approved on the Consent Agenda.

[MR-0033-2019](#) MOTION RESOLUTION TO AUTHORIZE THE DIRECTOR OF PUBLIC SERVICE & ENGINEERING TO BID THE MUNICIPAL LANDSCAPE MAINTENANCE CONTRACT.

This Motion Resolution was Approved on the Consent Agenda.

End of the Consent Agenda**Pass Consent Agenda**

A motion was made by Leeseberg, seconded by Schnetzer, that the City Council Pass the Consent Agenda.. The motion carried by the following vote:

Yes: 7 - Angelou, Leeseberg, Renner, Schnetzer, Larick, Metzbower and McGregor

F. PUBLIC HEARINGS:

[ORD-0081-2019](#) AN ORDINANCE ADOPTING THE CITY OF GAHANNA COMPREHENSIVE LAND USE PLAN.

Kevin Dengel, 956 Cordero Ln: Tonight, I am here on behalf of your Gahanna Area Arts Council, located at 116 Mill Street. I'm here to thank and congratulate City Council, the Administration, Mr. Jones, Mr. Blackford, and OHM for developing this updated and comprehensive Land Use Plan. I'm also here to remind you of the ask we made during our April 22nd presentation to Council: for the formal establishment of a Gahanna Cultural Arts District. After reviewing the Land Use Plan, we are excited to see that opportunities for the Arts are included as part of the plan. I'd like to

highlight a couple:

Throughout the Plan, the words “vibrancy,” “culture,” and “entertainment” help to define the desired feel and attractiveness of the area. But how do we achieve this vibrancy in our community? On page 38 you will find an opportunity identified by stakeholders: the creation of a Cultural Arts Center / District, and on page 115 an expanded section on the possibilities for Public Art.

We are currently working with several of your Council colleagues to develop a proposal for sustaining revenue for the Arts in Gahanna. In the meantime, we’d like to emphasize that the establishment of a Cultural Arts District is central to the future plans of the Arts Council, to quality of life in Gahanna, and to the economic prosperity of businesses in Focus Area #1.

We have an abundance of research on the impact of the Arts in our community and a wealth of knowledge of what’s to come - if we continue to make smart investments in the Arts.

I look forward to presenting our full plan to Council in the near future, but for today I’d like to yield the rest of my time for questions. Thank you.

G. COMMITTEE UPDATES

H. CORRESPONDENCE AND ACTIONS:

Clerk: None

Council

I. REPRESENTATIVES:

Community Improvement Corporation (CIC) - Larick

None

Mid-Ohio Regional Planning Commission (MORPC) - Angelou

Mrs. Angelou stated that the regular meeting of MORPC is Thursday. She shared details about the hyperloop kickoff which brought the hyperloop pod to Columbus. Wednesday, The MORPC 50th Anniversary will be at Huntington Park. Eric Janus will be throwing out the first pitch.

Government Liaison - Metzbower

None

Convention & Visitors Bureau (CVB) - Schnetzer

Mr. Schnetzer stated that the Creekside Blues & Jazz Festival was named the "Best Suburban Festival" in the "Best of the 'Bus" contest recently conducted by *CityScene* magazine. The Visit Gahanna staff accepted the award at a special event to be held at The Estate at New Albany on Thursday, July 18. The CVB has also began planning for the 2nd Annual Pies in the Park event, to be held at Friendship Park on Sunday, October 6, which is essentially a pizza taste test. Set date for first Volunteer Fair in Gahanna, to create a mechanism for Gahanna residents to learn more about ways they can get involved within the community. Any organization that needs volunteers (whether for a single event, multiple events, or on an ongoing basis) or is open to new members is welcome to participate. Formal announcement will be issued later this week. For information on how your group can participate, send an email to: info@visitgahanna.com.

J. OFFICIAL REPORTS:**Mayor**

None

City Attorney

None

K. COUNCIL COMMENT

Mrs. Angelou said she was happy that we did a moment of silence for the despicable acts that occurred here in Ohio and in El Paso and to pray for kindness.

Mr. Larick said he apologized for not making the car show but his son reported that it was awesome.

Mrs. McGregor shared that the kids from Camp Friendship week had History week and the Historical Society hosted them and toured historical homes and did some crafts in the basement. It was a lot of fun and they hope to do it again next year.

Mr. Renner thanked Mrs. Angelou for her comments and added to be

super critical of ourselves when we speak publically, tone down the rhetoric, please watch how you say things, please be constructive and please do research.

Mr. Metzbower congratulated the CVB for their hard work and that to see what goes into a program, they do an amazing job. He said Karen's comments were spot on and that we tend to take these events into debate, but at the core is a lack of connection in society.

L. EXECUTIVE SESSION

M. ADJOURNMENT

Mr. Renner moved adjournment at 7:31 p.m.

*APPROVED by the City Council, this
day of 2019.*

**April Beggerow
Clerk of Council**

Brian Metzbower