



# City of Gahanna

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

## Meeting Minutes Committee of the Whole

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

*Kimberly Banning, CMC, Clerk of Council*

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Monday, November 9, 2015

7:00 PM

Council Committee Rooms

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### CALL TO ORDER

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

Additional Attendees: Dottie Franey, Rory Gaydos, Sue Wadley, Matt Holdren, Shane Ewald, Mayor Stinchcomb, Jennifer Teal, Joann Bury, Troy Euton, Michael Blackford, General Williams, Chief Dennis Murphy, Jeannie Hoffman, Nancy McGregor, Brian Metzbower, Press.

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

### PENDING LEGISLATION:

#### **Second Reading; needs to be amended by substitution:**

[ORD-0102-2015](#) AN ORDINANCE DECLARING THE IMPROVEMENT TO CERTAIN PARCELS OF REAL PROPERTY IN THE CITY'S JOHNSTOWN ROAD DISTRICT TO BE A PUBLIC PURPOSE AND EXEMPT FROM TAXATION; ESTABLISHING A TAX INCREMENT EQUIVALENT FUND AND PROVIDING FOR THE COLLECTION AND DEPOSIT OF SERVICE PAYMENTS INTO THAT FUND; SPECIFYING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS DIRECTLY BENEFITING THE PARCELS; AUTHORIZING MAKE-WHOLE COMPENSATION PAYMENTS TO THE GAHANNA-JEFFERSON CITY SCHOOL DISTRICT AND THE EASTLAND FAIRFIELD CAREER & TECHNICAL SCHOOLS; AND AUTHORIZING THE NEGOTIATION OF AN INFRASTRUCTURE FUNDING AGREEMENT WITH MIFFLIN TOWNSHIP.

Blackford said they expect to have everything in order for next week; will be ready for passage; got updated language; Larick asked when they will see the document; Blackford said cannot say for certain, they will have it before the township tomorrow; Larick asked where they are now with it; Blackford said they have it before the township and reviewed by the City Attorney but the revised agreement was just received today; do not anticipate it being argumentative; Larick said he

was concerned with passage of legislation for language that was not complete; Kneeland said the title talks about a section specifying the public infrastructure improvements; foggy on how that is what we asked for in comparison in what the schools are getting; Ewald said the way it was set up is similar to the way Creekside was set up; it covers infrastructure; Kneeland asked if it covered improvements, asked what infrastructure meant; Ewald said it is a 100% replacement for the township; Mayor Stinchcomb said with new language, the title may need to be renamed; Kneeland said the make-hold agreement with the school is blank; want to understand the negotiation for the township; Teal said the Olde and West Gahanna TIF is constructed to say that funds will be directly allocated to the schools; the county will make-hold with the schools and we will never see those funds; in order for us to send money to the county, we need some type of funding agreement; currently with the Olde and West, the schools get their money from the county; said this is part of our annual process; Renner asked what the time frame is; Teal said they cut the check annually at the end of the year; once all funds are received; Renner asked the timeline and the sensitivity of this; Teal said by the end of the year; Blackford said everything would be prepared by this Thursday; Kneeland confirmed it would need to be passed by the end of the year, the wait period can go into the next year.

**RECOMMENDATION: Regular Agenda.**

### **Second Reading; Public Hearing was 11-2-2015:**

[ORD-0107-2015](#) TO REZONE 3.57+/- ACRES OF PROPERTY AS L-OCT, LIMITED OVERLAY-OFFICE, COMMERCE, AND TECHNOLOGY; SAID PROPERTY LOCATED AT 785 SCIENCE BOULEVARD; PARCEL ID NO. 025-006469; CURRENT ZONING OCT, OFFICE, COMMERCE, AND TECHNOLOGY; CITY OF GAHANNA, APPLICANT.

Blackford said this is a city initiated request; Kneeland confirmed there were no opponents at the public hearing; Schnetzer said the motivation is so the adjoining parcel is to restrict the parcel from erecting some sort of establishment; Blackford said the zoning is similar; is a unique situation where the City owns three contiguous properties; for the development of the properties, this is easier; Schnetzer confirmed the goal is to make the area more marketable.

**RECOMMENDATION: Consent Agenda.**

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

#### **1. GeoSearch Agreement**

Wadley said the first request is to authorize the Mayor to enter into

agreement with GeoSearch; the GIS position has been open since January of this year; have had individuals in the City performing some of the mandatory duties during this time; a monthly cost at a cap of \$13,000 is set; Angelou asked if we were still getting an intern from MORPC; Mayor Stinchcomb said it is a conversation they will have in the morning for staff meeting; Angelou said a number of the communities that hired these interns in the past were hired on as full-time after school; Wadley said it is the intent to bring on interns in the near future; also asking for an emergency so it can go into effect.

**RECOMMENDATION: Consent Agenda.**

## **2. Steelworkers Health and Welfare Agreement**

Wadley said we have entered into this agreement for a number of years; each year we do a cost analysis; if the plan equals to or more, they have to pay the cost difference; they have agreed to pay that difference; asking to enter into this agreement.

**RECOMMENDATION: Consent Agenda.**

[2015-0289](#)

Human Resources Supporting Documents

### **ITEM FROM THE DIRECTOR OF INFORMATION TECHNOLOGY**

#### **1. Transfer funds from GIS FT Admin Hourly to GIS Contract Services**

Gaydos said this is a request to transfer funds that are already encumbered to pay for the GIS contract.

**RECOMMENDATION: Consent Agenda.**

[2015-0293](#)

Information Technology Supporting Documents

### **ITEM FROM THE CITY ATTORNEY**

#### **1. New Tax Code as required by Ohio State Law (effective Jan 1, 2016)**

Ewald said have received a replacement for the existing tax code; comes down to a compliancy issue with the state of Ohio; need a compliance tax code; need to have this in place by the end of the year; is supposed to foster tax uniformity throughout the state; does not change, for the most part, what we collect; rates will remain the same; Renner asked if we are talking about standard definitions in terms of the code; Ewald said yes, and other issues involving taxes; they are looking for standardization; Angelou asked if RITA signed off on all of this; Ewald said yes, as of last week; all municipalities have

done this exact same thing; this has been going on for the last 2-3 months; Angelou confirmed this had nothing to do with an item the City is already in; Ewald said will need emergency to get it through by the end of the year; Banning confirmed we will not have to have any public hearings on this; Ewald said no, there is no change in rate or increase or reduction.

**RECOMMENDATION: Adopt as Emergency, Consent Agenda.**

[2015-0299](#)

Draft of Tax Ordinance

**ADJOURNMENT 7:21 p.m.**

**Kayla Holbrook, Reporting**