



# City of Gahanna

## Meeting Minutes

### Committee of the Whole

200 South Hamilton Road  
Gahanna, Ohio 43230

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

*Kimberly Banning, Clerk of Council*

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Monday, September 11, 2017

7:00 PM

Council Committee Room

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#### CALL TO ORDER

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

**Present** 4 - Brian Metzbower, Nancy R. McGregor, Brian D. Larick, and Michael Schnetzer

**Absent** 3 - Karen J. Angelou, Stephen A. Renner, and Jamie Leeseberg

#### PENDING LEGISLATION FROM THE DIRECTOR OF PARKS & RECREATION

[ORD-0060-2017](#) TO AUTHORIZE THE MAYOR TO ENTER INTO A REAL ESTATE PURCHASE AGREEMENT FOR THE VETERANS OF FOREIGN WARS OF THE UNITED STATES, TRI-COMMUNITY POST NO. 4719 FOR PROPERTY LOCATED AT 75 WEST JOHNSTOWN ROAD, GAHANNA OHIO 43230.

Barr provided an update on Creekside Island; removed honeysuckle and some dead trees and tree trunks; next steps are to hand remove; plan to over-seed with a grass blend; available for questions; Larick asked if it was labor intensive; Barr said it is but hand remove has better effects; is a balancing act; McGregor said went down and took pictures; is a devastation; nothing ground covered; in this day, information available on the internet, is inexcusable; had to go on for hours; Barr said Parks Foreman was down there; take full responsibility; will have a better plan of execution in the future; McGregor said hope grass will germinate before winter; suggested calling Franklin County Soil and Water for advice.

Pending Legislation:

Larick said only on here for questions; Mayor Tom Kneeland said there is a Friday night football game this Friday for first responders.

**RECOMMENDATION: Regular Agenda.**

## **ITEM FROM THE DIRECTOR OF PLANNING & DEVELOPMENT**

[ORD-0063-2017](#) Contract with OHM Advisors to create a comprehensive land use plan

Jones said Blackford is leading this effort; said in February, talked at length about our existing Land Use Plans; talked about the need to update; reviewed our existing plans; summarized and talked about the good; there were a lot of accomplishments; consensus was to move forward in consolidating our existing plans; issued an RFP; distributed nationally as well as locally; received 4 responses; ranged from \$90K-160K; interviewed 3 firms; had a committee of administration, CIC, Planning Commission, and City Council on the interview process; reviewed the presentations and pros and cons; talked with the lead for each project and their approach; chosen firm was OHM Advisors; have Aaron Domini and Justin Robbins here tonight to talk about the project cost and their approach; was previously budgeted for this effort.

Domini with OHM; talked about their team and their understanding of the project; has a relationship with the City; talked about how this plan can further define Gahanna; the architecture team will be working with this; will do market research locally; explained Regionomics and how they will be working as part of this project; will update the plan that is predictable; want to understand the economic impacts; other spillover effects that happen from the land use; need to take them into consideration; will provide a clear future focused mindset to achieve long-term sustainability; have a ten month process that is divided into five phases; first is getting organized and kicking off the project; second is to do an existing condition analysis; will do a housing analysis; need to gather data and gain perspective on demographic trends in the City and surrounding areas; will also evaluate growth; phase three will be for community engagement; will rely on the City's Area Commissions; plan to do a phone survey; want to make sure we reach the silent majority; will call cell phone numbers; phase four is developing the plan; five will be finalizing the plan and will have another public meeting; will focus on implementation; that is the process; very focused on Area Commissions; very focused on the phone survey piece and the housing piece; will deliver one plan; will take look at the Economic Development Plan; a plan will be comprehensive, simplified, streamlined, deliberate, defensible and intentional.

Schnitzer said old plan has become stale and disregarded; see references to reaching out to stakeholders; will that include Council; Domini said can select appointed and elected officials; want Council involvement; Larick confirmed the steering committee has not been

formed; Domini said will have well rounded representation; Metzbower asked if we will see phone survey questions first; Domini said we can do that but usually is up to the steering committee; Jones said would hope that there will be representation on the steering committee from Council and that this will be communicated; Domini said will do a demographic profile; McGregor said on a past project like this, did not have a diverse group; Domini said want to lean on the phone survey to make sure they are hearing from those that are not the regular group of individuals that come to meetings; McGregor expressed concerns that the steering committee not make decisions without taking public comment into consideration; Larick asked for other community examples they have done this on; Domini said they have provided this to Blackford; explained a few examples; Mayor Kneeland said Jones is working with the school system; will this have any results that will indicate growth estimates beyond current City limits; has been discussion about land uses in the City that impact our school system; Domini said will make sure we have a good snapshot beyond City boundaries; will take a look at that; Mayor Kneeland said question always comes from people outside of the City wanting City services; people want to annex; want to make sure we have a clear picture of what those densities mean to a school district; Domini said the region is paying attention to the impacts; like Insight2050 but a much smaller scale.

Metzbower said schools have a lot to gain from this; asked about financing help with the schools; Mayor Kneeland said they have a consultant; this is more land use and functional use; theirs is more density focused; Larick said we have space and growth; at the end of the day, there is zero material growth; is coming from the Township; this is land use planning; we are communicating with the schools.

**RECOMMENDATION: Consent Agenda.**

[ORD-0064-2017](#) Amendment to VRG Development Agreement

Jones said David Poe is here tonight to answer any questions; we have a second amendment to a development Agreement; is a very large project going back to 2007; the City built Tech Center to Science; as part of that project, the City issued bonds; and received a grant from the state; they had five years to pay us back; two properties have been sold; a balance remains and the five years is up; would like to extend the years of payment and up the requirement of interest for monies that remain outstanding; Poe said Jones did a great job summarizing; Schnetzer said this sounds familiar; Poe said two years ago refinanced and needed subordination; Schnetzer asked why five years; Poe said cautious; Schnetzer said there were bonds issued; are those paid off; Jones said does not have that information; Bury said they were

refinanced; Schnetzer asked the outstanding interest rates; Bury said will look into it and get it out; McGregor said her question was also why five years.

**RECOMMENDATION: Introduce, back to Committee, Regular Agenda.**

### **ITEMS FROM THE CLERK OF COUNCIL**

[ORD-0051-2017](#) TO AMEND CITY CODE PART ELEVEN, PLANNING AND ZONING CODE, CHAPTERS 1181, PERSONAL WIRELESS SERVICE FACILITIES, 1149, MULTI-FAMILY RESIDENTIAL DISTRICT, 1153, GENERAL COMMERCIAL DISTRICTS, AND 1163, PARKING REGULATIONS, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA.

Banning said did not have any public comments at the public hearing; question is regular or consent agenda.

**RECOMMENDATION: Regular Agenda.**

[RES-0010-2017](#) TO ADOPT A STATEMENT INDICATING THE SERVICES THE CITY OF GAHANNA, OHIO, WILL PROVIDE TO THE 1.858+/- ACRE PROPERTY IN JEFFERSON TOWNSHIP, LOCATED AT 4200 EAST JOHNSTOWN ROAD IN FRANKLIN COUNTY, PROPOSED TO BE ANNEXED TO THE CITY OF GAHANNA UPON ANNEXATION; REQUESTED BY JACK REYNOLDS, SMITH & HALE, AGENT FOR THE PETITIONER; DIRKEN T. VOELKER, PROPERTY OWNER.

Banning said Jack Reynolds is here to talk about the annexation to the City; Reynolds said this is across from the OSU multi-plex facilities; looking to do a child daycare facility; currently is a run-down house; would like the City services; is one of those enclaves that Gahanna cannot provide services; seeking annexation; Glen Dugger has already been to Area Commission to look at future rezoning of property.

**RECOMMENDATION: Consent Agenda.**

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

[ORD-0066-2017](#) Primary Care Service Employer Agreement with ExpressMed in conjunction with Mount Carmel Health System

Cochran said this is for an Agreement with ExpressMed; have Brian Gatch; looking at the center across from the Police Department; have been working on coming up with an on-site or near-site facility for about a year now; we are very excited that they came to us to partner on these services; have been working on the agreement with them since early this year; listed out services that will be provided to City employees at no

cost; will be accessible 24/7; there is also a location in New Albany; there are also wellness tools that will be available through Mount Carmel; would be at no or low cost to employees; will have reduced claims going through our insurance plans; reviewed full cost of an employee with poor health to employer; showed how it will be paid; estimated cost for the first year is \$106,000; is a one year agreement with option to renew for years two and three; looking at a \$70K reduction in ER and urgent care; looked at claims from 2016 and their experience for ER visits; plan to roll out in 2018; Gatch said the idea of a near-site center was popular 40 years ago; faded away but has come back; need a critical size to be able to maintain a center; with the City size, it does not have the critical mass; one idea that we are looking at is how we can promote this to other government entities; looking at governments around Gahanna to participate; trying to also get personalization back into healthcare; Cochran said he mentioned growing this as time goes on; Whitehall was able to grow it and have their schools; they are currently maxed out at their location; could look at that as well as our township neighbors; McGregor asked how it works with a current primary care doctor; Cochran said would not take away that; many people do not have a current doctor; will be able to transfer or share records; Schnetzer applauded administration on looking at something so unique; can see how this will increase productivity; starting to see more and more of this; Metzbower said this is a great idea and a great plan; how did we end up with this particular system, and this building; there are other facilities; Cochran said convenience with the location was a strong option for us; proximity; Metzbower asked if that facility will be able to facilitate; Cochran said they are working on that and their staffing levels; Metzbower asked if this will bring in jobs; Cochran said not necessarily; Gatch said may attract businesses in a business park that would invest in this concept; Larick asked about the rate; going up 15%; Gatch said studies the claim rate; will be able to track utilization once this is in place; intent is to increase costs short term; then stabilize health; Teal talked about urgent care and ER savings; also there is the availability of primary care; many of us have primary care doctors; many of us are looking to switch primary care doctors; if 10% of us swap out, that is part of the fixed cost; Larick asked the number of individuals to fall under this; Cochran said 295 with family all included; Larick asked for further on family; Cochran said additional charges are related to wellness tools; will cancel some of our UMR wellness services with this in place; Larick asked standard hours or expectations; Cochran said will be some fluctuation and will have a service agreement for their hours; will do late shifts; typically 8-8 right now; Gatch said looking at virtual clinic environments; a person that does not have a Mount Carmel relationship can continue their relationship with their primary doctor with a nurse in the room; that is version two sometime next year; Cochran said joint

agreement expires next year; will be looking to make adjustment to that agreement; will get some savings; New Albany is looking at doing it and hoping others will too; will see savings from that; Teal said they are very excited about this change; Gatch said your premium rates or costs charged to the City is a function of the City's utilization; the expense is a first year expense; the current agreement will be looked at January 2019; Larick asked about the wellness concept going through the consortium; the entire organization benefits; Mayor Kneeland said they have been talking about it; we are going to become an early adopter; Teal said we were uniquely able to join with an existing facility; many other members are not in that situation; Mayor Kneeland said we are rewriting the way the consortium is; Teal said there are additional plan options that have not been discussed in detail; no specifics today.

**RECOMMENDATION: Consent Agenda.**

## **ITEMS FROM THE DIRECTOR OF FINANCE**

[ORD-0065-2017](#) Supplemental Appropriation - Eastgate Triangle TIF District

Bury said ORD-65 and MR-27 are related to incoming TIF dollars; higher than expected; Larick confirmed no request to any expenditures; Bury confirmed.

**RECOMMENDATION: Consent Agenda.**

[MR-0027-2017](#) Transfer Appropriations - Eastgate TIF Accounts

See discussion under ORD-0065-2017.

**RECOMMENDATION: Consent Agenda on 10/02/2017.**

[RES-0009-2017](#) Amounts and Rates for Real Estate Taxes

Bury said this is for the annual Amounts and Rates for Real Estate Taxes legislation.

**RECOMMENDATION: Consent Agenda.**

## **REPORTS - no action required.**

[2017-0192](#) Committee Reports - 9.11.2017

## **ADJOURNMENT**

8:27 p.m.

