



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

Monday, July 23, 2018

7:00 PM

Council Committee Room

CALL TO ORDER

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

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

UPDATES FROM THE FIRE DEPARTMENTS

Not present.

UPDATE FROM THE DIRECTOR OF PUBLIC SAFETY

Thomas said we're still having issues with theft from vehicles - cars left unlocked. Three overdose responses due to opioids, no deaths. There were 70 motor vehicle crashes, 1 fatality on 270. 40% on 270 - that's a hotspot for us. We had 9 OVI arrests including one at a 3.22 Blood Alcohol Content. Creekside Blues and Jazz Festival used 426 police hours, with only one minor episode. Thomas announced that on August 7 from 5-8 PM would be National Night Out. Leeseberg said National Night Out is a good event, please come out and support. Thomas discussed the Chief of Police process. He said Mayor Kneeland, Cochran, and Thomas spent a lot of time on process. Elected to take resumes in-house. Received 42 apps, 8 eliminated due to not meeting minimum requirements. Conducted 13 phone interviews and 7 in-person interviews to narrow to 3 final candidates. With input from citizens and staff, Jeff Spence was chosen as the new Chief of Police.

[2018-0152](#)

Safety Director Report

UPDATE FROM GAHANNA AREA ARTS COUNCIL AND ADAMH MURAL ON MILL STREET

Gahanna Area Arts Council president Kevin Dengel shared organization's vision statement "Every member of the community can be connected to the Arts (and to each other) in meaningful ways." Dengel 200 people attended event at Jefferson and 75 signed up to volunteer. He estimated that 3200 people came out to initial First Friday. Next project is the upcoming mural collaboration. David Royer, CEO of ADAMH, said ADAMH in existence for 50 years. County agency for all funding for mental health addiction treatment and education. A lot of our work lately has been around opioids. Mayor Ginther and Commissioners have asked ADAMH to come up with a county-wide strategy. Recently opened a 55-bed unit specifically for overdoses and had 22 admissions. Royer said we need to talk about health and wellness. Bringing the community together in positive activities. Started process a few years ago - this will be our 4th or 5th mural. Westerville, Dublin, Franklinton, east Main. Allow community to define itself and promote health and wellness, and allow kids and families to paint it. Every mural is unique to community. We fund it but don't articulate what it looks like. Liza, project coordinator, said Gahanna was first community to respond to request to do mural. Formed steering committee, have been working on location for past 6 months. Needs to be visible and accessible for all ages. Mural will go on Mill Street. Each mural over the past 5 years has had different style and vision - where do they come from? Our process allows community to tell us what they want to see in the mural in association with how they feel about the community. Variety of reasons you choose to live in Gahanna, to call it home - ask community what they are proud of, what makes them happy about Gahanna, what makes it feel like home? Plan a variety of events to go out in community. We try to achieve 3 goals: Through design process with community, we want to uncover and amplify desire to be together. Have people from all ages and backgrounds utilize paint by number system to paint mural - create lasting art that people can come back to. Appreciate the little things in (often hectic) life - fuels the idea of hope. Timeline: Mural design concepts in May, narrowed to 3 design concepts in July. August prepare the wall, September community painting, October mural completion celebration. Dengel said thanks to Dr. Tencza for donating his wall for the mural.

ITEMS FROM THE DIRECTOR OF PLANNING & DEVELOPMENT

[ORD-0055-2018](#) TO REZONE 0.49+/- ACRES OF PROPERTY TO LIMITED OVERLAY-NEIGHBORHOOD COMMERCIAL (L-NC); SAID PROPERTY LOCATED AT 870 E. JOHNSTOWN ROAD; (A PORTION OF) PID#

025-001877; CURRENT ZONING SF-3; PINNACLE POINTE; DOUG MADDY, APPLICANT.

(Advertised in the RFE on 7/12/2018)

Had public hearing on July 16, 2017. Jones said there was a public hearing last week. The ordinance would rezone a portion of the development to neighborhood commercial with overlay restrictions in order for the use to be more compliant with the area.

[ORD-0074-2018](#) TO GRANT A VARIANCE APPLICATION TO VARY SECTIONS 1109.02(A) STREETS, TO PERMIT PRIVATE STREETS WITHIN THE SITE, AND 1145.05(A) REQUIRED LOT AREA, TO ALLOW FOR FRONTAGE ON A PUBLIC STREET, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA; FOR PROPERTY LOCATED AT 870 EAST JOHNSTOWN ROAD; PID# 025-001984, 025-001954, AND 025-001877; PINNACLE POINTE; DOUG MADDY, APPLICANT.

Jones said this is a variance request for Pinnacle Pointe. Council previously rezoned this. The developer is changing housing type from 2-unit attached condos to detached condos to better reflect the market. This requires zoning change and conditional use for private streets, similar to neighborhood nearby. McGregor asked what it was rezoned to. Jones replied MR1 to SF3. McGregor asked how many units on the front parcel. Leeseberg replied it is the same number of units. Jones said it is still considered one project with dual access, which we feel is better, more unified. McGregor said because there are now more than 30 units they have to have separate entrances. Jones replied that a stub street entrance has been added. McGregor said that doesn't go anywhere, it goes to a private residence. Where will second entrance go? Jones said I don't believe the stub is the second entrance. My understanding is that the 2nd entrance is a Fire Department recommendation, not a requirement. Planning Commission approved it as is, so that is the ultimate approval. Ewald said that is correct. Larick said, to clarify, the original quantity is unchanged. The 2-unit buildings are separated by 10 feet. Roadway has or has not changed? Jones replied initial access has been moved east - where water retention is. Leeseberg said I'm looking at comment from fire district: "where there are more than 30 units and all the dwelling units are equipped with an auto sprinkler system, access from two directions will not be required." Jones said he would defer to the developer. Doug Maddy, the developer said, I think there was a second comment from the chief that the 2nd access could come in the future from the stub street. Leeseberg read "access could come from another access in the future." Maddy said, he was happy with our roundabout that the stub could be extended in the future. McGregor said I believe there

are multiple stub streets in Gahanna that have never been connected. I kind of have a problem with that. Maddy said there's an adequate turnaround there in the back for them to keep a truck moving forward and toward the entrance. I would add there has not been any increase in density since the previous plans that you've seen. Leeseberg asked what the request is. Jones replied to approve the request to allow private streets. No special request.

ITEMS FROM THE CITY ADMINISTRATOR

[MR-0031-2018](#)

MOTION RESOLUTION TO AUTHORIZE THE TRANSFER OF FUNDS IN THE AMOUNT OF \$32,700 TO CONTRACT SERVICES ACCOUNT TO COVER THE COSTS OF STRATEGIC PLANNING SESSIONS BY MANAGING RESULTS FOR THE DEPARTMENT OF PUBLIC SERVICE & ENGINEERING. TRANSFER DETAIL ATTACHED.

Franey said I'm sure you all remember that departments are going through strategic business plans, coming up with key performance measures, etc. All departments have gone through process except Service and Police. We determined Service will complete in 2018 and Police in 2019. During period when City Administrator position was vacant, the financial piece of the Service Department process fell through the cracks. The Service Department is in the middle of their process right now. The request is to transfer funds, coming from unpaid salary when administrator position was vacant. The next piece will ask for then-and-now transaction for spending money that was not encumbered. Larick asked if we have been billed and what's our structure for payment. Franey replied we are halfway through Service Department, and when we completed first half we were billed for half. Larick asked if this is for the full amount or half. Franey replied it's the full amount. Larick asked what's the work product? Franey replied document with department's mission statement, lines of business, goals related to specific areas, and key performance measures that are similar to GoForward Gahanna, which are placed into software and tracked. Angelou asked are those changing goals? Franey replied yes they would refresh the goals over time. Mayor Kneeland said this is similar to business units that have already completed strategic business plans. We just got about halfway through and realized the financial piece wasn't complete. Larick asked what departments are complete? Franey replied everyone except service and police. Angelou asked have they been successful? Mayor Kneeland replied it's an ongoing process, and we're going to reevaluate goals now that we have a new City Administrator. Larick asked that the completed plans be sent out. Mayor Kneeland said we'll package them together and send out. Metzbower asked is this part of GoForward Gahanna? Mayor Kneeland replied it is a combination of Lean and GoForward Gahanna.

Metzbower said so they complement each other.

[MR-0030-2018](#) TO AUTHORIZE A THEN AND NOW PURCHASE IN THE AMOUNT OF THIRTY TWO THOUSAND AND SEVEN HUNDRED DOLLARS (\$32,700) TO COVER THE COST OF THE STRATEGIC BUSINESS PLAN SESSIONS BY MANAGING RESULTS FOR THE DEPARTMENT OF PUBLIC SERVICE & ENGINEERING. THE DIRECTOR OF FINANCE HAS CERTIFIED THAT FUNDS WERE AVAILABLE THEN AT THE TIME INVOICED AND NOW AT THE TIME OF PAYMENT, APPROPRIATED, COLLECTED OR IN THE PROCESS OF COLLECTION AND FREE FROM ANY PREVIOUS ENCUMBRANCE. IT IS HEREBY CONFIRMED THAT COUNCIL APPROVE THE PAYMENT OF THE ABOVE THEN AND NOW PURCHASE UNDER ORD 5705.41(D)(1).

See discussion under MR-0031-2018, above.

ITEMS FROM THE DIRECTOR OF PUBLIC SERVICE & ENGINEERING

[ORD-0069-2018](#) SUPPLEMENTAL APPROPRIATION - Fleet Program Auction Proceeds.

Priestas said this is a supplemental for fleet. In order for departments to utilize funds, we need to appropriate funds into specific line items.

[ORD-0070-2018](#) SUPPLEMENTAL APPROPRIATION- Insurance Claim Proceeds.

Priestas said this is a similar request for insurance claim proceeds.

[ORD-0071-2018](#) SUPPLEMENTAL APPROPRIATION - Water Meter Proceeds.

Priestas said this is a similar request for the 2nd quarter for water meter proceeds. McGregor asked whether we sell water meters. Priestas replied that we charge when water meters are purchased or paid for, and the money goes into the water meter account to pay for future replacements.

[ORD-0072-2018](#) SUPPLEMENTAL APPROPRIATION- Central Park TIF Streetlights.

Priestas said this is a similar request for the Central Park TIF. At the Tech Center and Science intersection, light bases were installed but no poles or electrical wiring. The supplemental is for street light installs.

[MR-0035-2018](#) PERMISSION TO BID STREETLIGHT MAINTENANCE.

Priestas said this is for permission to bid for the street light maintenance program. Current contract expires 12/31/18. Schnetzer asked what is the streetlight maintenance? Priestas replied we don't have an electrician on staff, so we contract out the work. Schnetzer asked it's as-needed? Priestas replied correct, through Jess Howard. Larick said and it's all break-fix, we don't have a program in place for proactive? Priestas said it's more reactive, yes.

ITEMS FROM THE DIRECTOR OF FINANCE

[ORD-0067-2018](#) SUPPLEMENTAL APPROPRIATION- Reserve for Sick and Vacation Fund.

Bury said we're requesting a supplemental appropriation for the reserve for sick and vacation. We had a number of severance payouts early in 2018 that exceeded the original budget amount of \$150,000. We're requesting a supplemental appropriate in the amount of \$102,950 to the sick and vacation pay account and \$100,000 for the Workers Comp account and Medicare for \$1,450. Leeseberg said this will get us through the year? Bury replied yes.

[MR-0032-2018](#) MOTION RESOLUTION TO AUTHORIZE THE DIRECTOR OF FINANCE TO ESTABLISH A SPECIAL FUND FOR GRANT MONEY AWARDED TO THE POLICE DEPARTMENT BY THE OHIO OFFICE OF CRIMINAL JUSTICE SERVICES.

Bury said items 2,3, and 4 are related. We received a grant from criminal justice services. The funds were originally going to go to the vendor, but the funds were cut to Gahanna and we received the invoice from the vendor. So we need to receive the funds and pay the vendor. And since we already received funds we need a then-and-now. Metzbower asked do we have separate fund for all federal dollars? Bury replied yes. Angelou asked what was funded. Bury replied use of force software. Larick asked what does that mean? Chief Spence said we were one of two agencies in Ohio selected to work with OCJS. Whenever an agency has a use-of-force arrest we have to fill out a report. Ohio is creating a requirement that all agencies will have to submit through a portal. Selected agencies to pilot a program to submit these reports, similar to our crash reporting. We tested in May, rolled out in June, and have been reporting since with no issues. Schnetzer asked is this a pilot program? Chief Spence replied yes, we did all the beta testing with the state, and it serves for our internal reporting on our end. Other consortium agencies, Bexley Whitehall, and Reynoldsburg will get that software at no cost, so all agencies benefited, not just us.

[ORD-0068-2018](#) SUPPLEMENTAL APPROPRIATION- OCJS Grant.

[MR-0033-2018](#) TO AUTHORIZE A THEN AND NOW PURCHASE IN THE AMOUNT OF FIFTY ONE THOUSAND AND FIVE HUNDRED DOLLARS (\$51,500) TO COVER THE COST OF THE USE OF FORCE ELECTRONIC SUBMISSION SOFTWARE. THE DIRECTOR OF FINANCE HAS CERTIFIED THAT FUNDS WERE AVAILABLE THEN AT THE TIME INVOICED AND NOW AT THE TIME OF PAYMENT, APPROPRIATED, COLLECTED OR IN THE PROCESS OF COLLECTIONS AND FREE FROM ANY PREVIOUS ENCUMBRANCE. IT IS HEREBY CONFIRMED THAT COUNCIL APPROVE THE PAYMENT OF THE ABOVE THEN AND NOW PURCHASE UNDER ORD 5705.41(D)(1).

[MR-0034-2018](#) MOTION RESOLUTION TO AUTHORIZE THE TRANSFER OF FUNDS IN THE AMOUNT OF \$14,000 FROM POLICE OFFICERS FUND TO POLICE HOLIDAY OVERTIME FUND.

Bury said this is for pay for holidays for FOP. They have choice of pay or compensatory time for holidays. In July they get paid for holidays from July 1 to December 31. We base budget off of trend. In 2018 there were more requests for pay vs compensatory time so requesting transfer to cover that difference. No further action on this this year.

DISCUSSION ITEM FROM CITY COUNCIL

[MR-0027-2018](#) TO PROVIDE PUBLIC NOTICE AND ESTABLISH THE SCHEDULE FOR LEGISLATIVE STEPS REQUIRED FOR THE AMENDMENT OF SECTION 161.081, CREDIT FOR TAX PAID TO ANOTHER MUNICIPALITY, OF CHAPTER 161, as follows:

JULY 23, 2018 (7 pm) - COMMITTEE OF THE WHOLE DISCUSSION OF CREDIT ORDINANCE
AUGUST 6, 2018 (7 pm) - INTRODUCE DRAFT; FIRST PUBLIC HEARING
AUGUST 13, 2018 (6 pm) - SPECIAL MEETING; SECOND PUBLIC HEARING
AUGUST 13, 2018 (7 pm) - COMMITTEE OF THE WHOLE; DISCUSSION OF ORDINANCE
AUGUST 20, 2018 (7 pm) - REGULAR MEETING; THIRD PUBLIC HEARING

AUGUST 27, 2018 (7 pm) - COMMITTEE OF THE WHOLE;
DISCUSSION OF ORDINANCE
SEPTEMBER/OCTOBER COMMITTEES OF THE WHOLE -
DISCUSSION OF ORDINANCE AS NEEDED
OCTOBER 22, 2018 (6 pm) - SPECIAL MEETING; SECOND READING
TO CONSIDER ADOPTION OF ORDINANCE

Larick said this is a draft of credit ordinance. Draft of language to be introduced in two Mondays with regard to establishing credit at 100% pending passage of ballot issue. Schnetzer said question re mechanics. If we work through what has been stated publicly, what happens if ballot issue fails? Do we take further action, or does this stand alone? Ewald said it negates further action, but I would suggest coming back for a cleanup measure to repeal this. Clerks have always requested to repeal legislation that is lingering. Angelou said if tax passes and this is repealed, how much is typically in that piggyback? Bury replied 2.5 million. Angelou said so we would have 2.5 million that people are no longer paying in that piggyback. So what is the amount that will be added from the additional 1% tax increase? Bury replied it's kind of a ladder up to the 100%. In year 3 we can recognize 100%, we're estimating an additional 9 million will be brought in. Angelou said I think it's important for that information to be out there and to note that that will go to the specific targeted areas we want it to go. Larick said unless there are changes this is the ordinance to be introduced in two Mondays from today that the schedule for hearings has been published for public input and the schedule for if when it would be voted when that would take place has been published. Leeseberg asked Mr. Ewald, everyone has taken a look at this aside from Council? Ewald replied yes.

ITEM FROM THE CLERK OF COUNCIL

[ORD-0066-2018](#) TO ACCEPT THE ANNEXATION OF 2.138+/- ACRES FROM JEFFERSON TOWNSHIP TO THE CITY OF GAHANNA, OHIO, LOCATED AT 6595 CLARK STATE ROAD; PARCEL ID NO. 170-001500; FILED BY BRANDON AND TONYA WOGAN, PROPERTY OWNERS.

Banning said 6595 Clark State Rd wants to annex into City. Annexation was passed by approved from county. The address would receive water, sanitary, and road maintenance. Vetted through Rob and everyone who needs to approve and they are okay with it. Leeseberg said they'll receive Gahanna Police but Jefferson Fire. Banning said yes, and I believe their neighbor annexed in 2016 so it made sense.

ADJOURNMENT

7:55 p.m.