



# City of Gahanna

## Meeting Minutes

### City Council

200 South Hamilton Road  
Gahanna, Ohio 43230

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

*Kimberly Banning, Clerk of Council*  
*Council may caucus at 6:30 p.m.*

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Monday, October 3, 2016

7:00 PM

City Hall

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

Gahanna City Council met in Regular Session on Monday, October 3, 2016, in Council Chambers of City Hall, 200 South Hamilton Road, Gahanna, Ohio. President of Council, Stephen Renner, called the meeting to order at 7:00 p.m. Vice President of Council, Brian Larick, delivered an Invocation followed by the Pledge of Allegiance. Agenda for this meeting was published on September 30, 2016.

**Present** 6 - Karen J. Angelou, Jamie Leeseberg, Stephen A. Renner, Michael Schnetzer, Brian D. Larick, and Brian Metzbower

**Absent** 1 - Nancy R. McGregor

#### **B. ADDITIONS OR CORRECTIONS TO THE AGENDA**

None.

#### **C. HEARING OF VISITORS**

##### **1. Police Department Promotions: Sergeant & Lieutenant**

The Mayor presented Sgt. Ethan Moffitt, an officer since April, 1998 and promoted to sergeant in January, 2002; Mayor presented Officer Chad Cohagen, joined as an officer in March, 2005; Mayor congratulated both and invited Safety Director Mark Thomas to say a few words. Thomas said had the opportunity to sit in on the interviews and the individuals are all outstanding, looks forward to seeing Moffitt and Cohagen in new promotion roles. Moffitt and Cohagen were sworn in.

## 2. **The Mid-Ohio Regional Planning Commission (MORPC) - Central Ohio Greenways Presentation**

Kerstin Carr thanked Council and the Mayor for their time and involvement in MORPC; said another board member, Abby Rhodebeck with REI will be presenting together. Carr said the Central Ohio Greenways is a 22 member board, very diverse, and wants to get more people using the trails; Central Ohio is expected to grow by 500,000 people and people want more active lifestyle; a great demand for walking and biking trails; in 2015 finished a study of impact of trails; trails used heavily but need for more. Board hired Planning Next to help develop a plan; goal is to have easily accessible trails.

Rhodebeck thanked Council for hosting; said she has worked with Parks & Recreation; looked at parks and trail systems across the country to see what works; came up with a 5 year strategic plan; Troy Euton, talked about how Gahanna has been engaged with MORPC; started Big Walnut trails about 8 years ago; have completed sections 1,2,3 which will get you from Morse Rd. to Knob Hill Dr.; will be connected to Hamilton in 2017; continuing to study area near 270; had over 1 million dollars in grant money; important for the future that trails are built with proper standards so must keep in mind that traffic on trails will be greater 10 years from now as trails get connected to other cities. Renner asked the status of the interstate 670 trail; Carr said the red dotted lines are a concept, a vision.

[2016-0319](#)

Central Ohio Greenways Board Presentation- October 3, 2016

## 3. **School Board Update**

None.

## D. **INTRODUCTIONS AND ASSIGNMENT TO COMMITTEE:**

### **Ordinances - To Be Introduced and Assigned to Committee:**

Legislation was introduced by Vice President Larick.

[ORD-0090-2016](#)

TO REZONE 2.0+/- ACRES OF PROPERTY AS TWO FAMILY RESIDENTIAL (MR-1); SAID PROPERTY LOCATED AT 870 E. JOHNSTOWN ROAD; PARCEL ID NO: 025-001984, 025-001954, AND A PORTION OF 025-003185; CURRENT ZONING A COMBINATION OF ESTATE RESIDENTIAL (ER-2) AND LIMITED-OVERLAY SUBURBAN OFFICE (L-SO); BROOKWOOD

CONSTRUCTION/DAVID HODGE, APPLICANT.

[ORD-0091-2016](#) TO REZONE 2.55+/- ACRES OF PROPERTY AS LIMITED OVERLAY SUBURBAN OFFICE (L-SO); SAID PROPERTY LOCATED AT 5495, 5511, AND 5505 MORSE ROAD; PARCEL ID NO. 025-011235, 025-011236, 025-011239; CURRENT ZONING NEIGHBORHOOD COMMERCIAL (NC); SPECTRUM ACQUISITION GAHANNA; LLC, DAVID HODGE, APPLICANT.

[ORD-0101-2016](#) TO AMEND ORD-0140-2015, ORDINANCE FOR THE UNCLASSIFIED PERSONNEL OF THE CITY OF GAHANNA JANUARY 1, 2016 THROUGH DECEMBER 31, 2016.

[ORD-0102-2016](#) TO AMEND ORD-0143-2015, ORDINANCE FOR THE SUPERVISORY PERSONNEL OF THE CITY OF GAHANNA JANUARY 1, 2016 THROUGH DECEMBER 31, 2016.

[ORD-0103-2016](#) TO ADOPT THE COMPREHENSIVE LANDSCAPE PLAN, DATED AUGUST 3, 2016, FOR THE CITY OF GAHANNA, OHIO.

[ORD-0104-2016](#) TO AUTHORIZE THE MAYOR TO ENTER INTO CONSENT LEGISLATION WITH THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) FOR BRIDGE INSPECTION PROGRAM SERVICES FUNDED BY THE STATE OF OHIO.

[ORD-0106-2016](#) TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH THE CITY OF COLUMBUS FOR SNOW AND ICE REMOVAL FOR THE 2016-2017 WINTER SEASON; AND TO DECLARE AN EMERGENCY.

**E. CONSENT AGENDA:**

**Minutes - To Approve:**

[2016-0311](#) September 19, 2016 Council Minutes

These Minutes were Approved and Filed on the Consent Agenda.

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

[ORD-0105-2016](#) TO AUTHORIZE THE MAYOR TO ENTER INTO CONSENT LEGISLATION WITH THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) FOR BRIDGE INSPECTION PROGRAM SERVICES FUNDED BY THE STATE OF OHIO; AND TO DECLARE AN EMERGENCY.

This Ordinance was Adopted on the Consent Agenda.

**Ordinances on Second Reading:**

[ORD-0092-2016](#) SUPPLEMENTAL APPROPRIATION - 2015 Election Expenses

This Ordinance was Adopted on the Consent Agenda.

[ORD-0094-2016](#) TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH EVANS, MECHWART, HAMBLETON & TILTON, INC. (EMH&T) TO PERFORM THE BIG WALNUT TRAIL SECTION 4 DESIGN AND SECTION 8 ALTERNATIVE ANALYSIS.

This Ordinance was Adopted on the Consent Agenda.

[ORD-0095-2016](#) TO AUTHORIZE THE MAYOR TO SIGN A RIGHT-OF-WAY ACQUISITION AGREEMENT WITH THE CITY OF COLUMBUS TO NEGOTIATE RIGHT-OF-WAY NEEDED FOR THE HAMILTON ROAD PHASE A WIDENING PROJECT.

This Ordinance was Adopted on the Consent Agenda.

[ORD-0096-2016](#) TO AUTHORIZE THE PURCHASE OF A 1-TON TRUCK FOR THE STREETS DIVISION; FROM THE CITY OF COLUMBUS UTC CONTRACT, #SA005794.

This Ordinance was Adopted on the Consent Agenda.

[ORD-0097-2016](#) TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH FRANKLIN COUNTY PUBLIC HEALTH FOR 2017 CITY OF GAHANNA HEALTH SERVICES.

This Ordinance was Adopted on the Consent Agenda.

[ORD-0098-2016](#) TO AUTHORIZE AN AGREEMENT WITH 670 GAHANNA INVESTMENTS, LLC, FOR TAX ABATEMENT FOR PROPERTY LOCATED AT 670 CROSS POINTE ROAD; PARCEL ID NO. 025-012942; PART OF A COMMUNITY REINVESTMENT AREA.

This Ordinance was Adopted on the Consent Agenda.

**Motion Resolutions:**

[MR-0041-2016](#) MOTION RESOLUTION TO AUTHORIZE THE DIRECTOR OF PUBLIC SERVICE PERMISSION TO BID THE LANDSCAPE OF MUNICIPAL GATEWAYS CONTRACT.

This Motion Resolution was Approved on the Consent Agenda.

[MR-0042-2016](#) MOTION RESOLUTION TO AUTHORIZE THE DIRECTOR OF PUBLIC SERVICE PERMISSION TO BID THE STREET SWEEPING CONTRACT.

This Motion Resolution was Approved on the Consent Agenda.

**Approval of the Consent Agenda**

A motion was made by Schnetzer, seconded by Leeseberg, to approve the Consent Agenda. The motion carried by the following vote:

**Yes:** 6 - Angelou, Leeseberg, Renner, Schnetzer, Larick and Metzbower

**Absent:** 1 - McGregor

**End of the Consent Agenda**

**F. PUBLIC HEARINGS:**

[ORD-0090-2016](#) TO REZONE 2.0+/- ACRES OF PROPERTY AS TWO FAMILY RESIDENTIAL (MR-1); SAID PROPERTY LOCATED AT 870 E. JOHNSTOWN ROAD; PARCEL ID NO: 025-001984, 025-001954, AND A PORTION OF 025-003185; CURRENT ZONING A COMBINATION OF ESTATE RESIDENTIAL (ER-2) AND LIMITED-OVERLAY SUBURBAN OFFICE (L-SO); BROOKWOOD CONSTRUCTION/DAVID HODGE, APPLICANT.

Anthony Jones said this is rezoning of two parcels; said proposal is for condos on the site; said this is a transitional area for usage; based on estimate from applicant the cost would be \$400,000 per unit; would generate \$66,000 in TIF revenue to City; feels appropriate land use and meets code criteria; changing in housing preferences and seen shift in single family homes to smaller homes with less property to maintain; Planning Commission recommended passage.

Renner opened the public hearing at 7:24 p.m. David Hodge, attorney for applicant, 8000 Walton Parkway, New Albany, Ohio, explained this was an appropriate use and will fulfill the need in Gahanna for this

product type; thanked Planning Commission for approval of project and City Hall staff for working with him; said he's happy to answer any questions. Renner asked for opponents, Sheryl Williams, resident at 203 Lintner Street, Gahanna, Ohio; said she used to live over there and the trees were beautiful and would hate to lose that wonderful area; Said Councilwoman McGregor is not present, and she is the tree woman, would like to voice her concerns.

Hodges said the access is not going to be from Johnstown Rd., it would be from Clotts Rd.; there will be a setback and will try to preserve as much of the tree line as possible because it provides a noise buffer and aesthetics. Renner closed public hearing at 7:27 p.m.

[ORD-0091-2016](#) TO REZONE 2.55+/- ACRES OF PROPERTY AS LIMITED OVERLAY SUBURBAN OFFICE (L-SO); SAID PROPERTY LOCATED AT 5495, 5511, AND 5505 MORSE ROAD; PARCEL ID NO. 025-011235, 025-011236, 025-011239; CURRENT ZONING NEIGHBORHOOD COMMERCIAL (NC); SPECTRUM ACQUISITION GAHANNA; LLC, DAVID HODGE, APPLICANT.

Anthony Jones presented location of property; would limit to 4 cottage buildings with each having 2 independent units for a total of 8 units on the property; requires cooperation with adjacent Three Creeks Senior Living Facility project; cost of construction is not yet known but TIF estimates are at \$13,000 on an annual basis for every \$1 million property value; schools remain whole; consistent with land use plan; mixed use property targeted for commercial; Planning Commission recommended approval by Council; good financial impact for City. Renner opened public hearing at 7:32 p.m.

Proponent David Hodge, attorney for applicant, 8000 Walton Parkway, New Albany, Ohio, thanked Jones for presentation; project consistent with goals of City. Renner closed public hearing at 7:34 p.m.

## **G. STANDING COMMITTEES:**

[2016-0306](#) Committee of the Whole Minutes - September 26, 2016

### **Committee of the Whole - Larick**

No report.

### **Finance - Schnetzer**

No report.

**Service & Safety - Leeseberg**

No report.

**Development & Parks - McGregor**

Not present.

**H. CORRESPONDENCE AND ACTIONS:**

**Clerk**

No report.

**Council**

No report.

**I. SECOND READING OF ORDINANCES:**

[ORD-0099-2016](#) TO AUTHORIZE THE MAYOR TO ENTER INTO AN OFFICE AND INDUSTRIAL INCENTIVE AGREEMENT WITH RELIANT CAPITAL SOLUTIONS FOR A PERIOD OF FIVE YEARS.

Larick said wants to point out a couple of things; said wonderful work in Development Department; this maintains roughly 100 jobs which is about 1 percent of population; challenging and staff is working hard to be successful at getting largest return as possible.

**A motion was made by Larick, seconded by Angelou to adopt. The motion carried by the following vote:**

**Yes:** 6 - Angelou, Leeseberg, Renner, Schnetzer, Larick and Metzbower

**Absent:** 1 - McGregor

[ORD-0100-2016](#) TO AUTHORIZE THE MAYOR TO ENTER INTO AN OFFICE AND INDUSTRIAL INCENTIVE AGREEMENT WITH INTERMEDIX CORPORATION FOR A PERIOD OF FIVE YEARS.

Larick said this is holding onto 161 jobs that could potentially go elsewhere; appreciates effort to maintain these jobs here in the City.

**A motion was made by Larick, seconded by Leeseberg to adopt. The motion carried by the following vote:**

**Yes:** 6 - Angelou, Leeseberg, Renner, Schnetzer, Larick and Metzbower

Absent: 1 - McGregor

**J. FIRST READING OF ORDINANCES:**

None.

**K. MOTIONS/RESOLUTIONS:**

None.

**L. REPRESENTATIVES:**

**Community Improvement Corporation (CIC) - Renner/Larick**

No report.

**Mid-Ohio Regional Planning Commission (MORPC) - Angelou**

Angelou said the next meeting is on October 13, at 1:30 p.m.

**Bd. of Education, Gahanna-Jefferson Public Schools - Larick/Renner**

No report.

**Convention & Visitors Bureau (CVB) - Leeseberg**

Leeseberg reported there is a CTA class scheduled for 10/15 at the Griffin Gallery at Creekside. This is the first Saturday class. Call 614-418-9114 to register; working with a state professional association after helping to secure their 3 day annual conference; the event is expected to draw 250-400 attendees to Gahanna in November; expected to fill 150 hotel rooms per night and will provide revenue to local businesses over the course of the three day event; Gahanna's CVB won 6 midday awards at the OACVB annual Educational Conference; the Holiday Lights kick-off event is 11/20 from 2-7; Santa run on 12/3; Holiday Character breakfast is 12/10 and there will be a gingerbread house contest running from 11/14-12/14; still need volunteers and still time to be an activity vendor; all food vendor spaces are taken; CVB is partnering with Make Gahanna Yours in coordinating the lighting up of Gahanna that evening.



**M. OFFICIAL REPORTS:****Mayor**

Mayor said wanted to point out relationship that is getting stronger with schools. Working with superintendent on a regular basis; he is very committed. Working with schools on First Responder's Week, Cultural Arts Foundation, and Community Engagement initiative. For development there are about 20 active projects in pipe which would retain 210 jobs and raise \$50 million in capital investment; has 19 completed projects which will create or retain 1,500 jobs; congratulated Director Anthony Jones on his diligence; have met with almost 100 businesses so far. CEO roundtable is coming up October 19; Benchmark Bank will host; Joe DeLoss, CEO of Hot Chicken Takeover will be presenting.

**City Attorney**

Ewald congratulated Police Officers this evening, said they have done an excellent job.

**N. COUNCIL COMMENT**

Metzbower said he wanted to reiterate comments and congratulate officers on their promotions. Angelou said there are 2 grad students from OSU in the audience, told them they are welcome to come anytime. Renner welcomed the students. Schnetzer said congrats to Lt. Moffitt and Sgt. Cohagen; said it is good to see the relationship between superintendent and businesses, hopes for continued collaboration. Leeseberg congratulated the officers; said congratulations to CVB for awards; congratulated Anthony and Mayor; said keep up the good work. Larick said congratulations as well to officers. Renner said congratulations on promotions to the officers, said this shows the great skills of the Gahanna Police Department and looks forward to more promotions from within; said he is amazed with CVB and what is happening with that group; putting Gahanna on the map.

**O. ADJOURNMENT**

7:50 p.m.

