



City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Meeting Minutes Committee of the Whole

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

Kimberly Banning, CMC, Clerk of Council

Monday, December 12, 2016

7:00 PM

Council Committee Rooms

CALL TO ORDER

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

ADDITIONAL ATTENDEES: Michael Blackford, Kim Banning, Shane Ewald, Dottie Franey, Rob Priestas, Jennifer Teal, Mayor Tom Kneeland, Abby Cochran, Joann Bury, Jeff Barr, Chief Dennis Murphy, Mark Thomas, Residents.

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

PENDING LEGISLATION -

DIRECTOR OF PLANNING & DEVELOPMENT:

[ORD-0113-2016](#) TO AUTHORIZE THE MAYOR TO ENTER INTO A PURCHASE AND DEVELOPMENT CONTRACT WITH RINGS BROTHERS, LLC FOR PROPERTY LOCATED AT 181 GRANVILLE STREET TO BE USED BY ROCKWOOD CLEANERS

Blackford said Bobby Rings is here tonight as well as CIC President, George Mrus; heard about the need for an appraisal and the economic impact; we have not done an appraisal for this request; Bobby approached the City last year with the intention of purchasing all of 181; was discussed that not all was for sale but a portion of the property; had an average price per acre; estimated a tenth of an acre to get to \$30,000; \$32,452 was the actual divided number; he was just under that; staff looked at other retail properties available in the City; all throughout the City; average value was established of \$30,500 per acre; is in line with undeveloped properties; offer was evaluated by staff and the CIC; the CIC determined it was a fair and reasonable offer; based on consistence with area plans; looking at economic impact with this sale; we have the Rockwood Cleaners site and 181 Granville; 4 tenants currently in the building; 3 will be vacated by end of year; property being considered is for parking; need for parking at

181 is disappearing already; plan for that site is to demolish the building and extend Shull Avenue; essentially we have a property in the future that has no use to the City; Rockwood Cleaners came to us looking for guidance; they are outgrowing their space at 171 Granville; they looked at other properties within the City; hopes this will make this facility his permanent home; if they are allowed to purchase this property, they anticipate their payroll will double; our 2015 Economic Development Strategy (EDS) looked at the Rockwood Cleaners site, 181 Granville, and the bank site; anticipated a 30,000 sq. ft. retail development; that impact is less than what the EDS proposed; Leeseberg said he originally inquired about environmental concerns; that concern was dissolved; part of the agreement is that all vehicles be parked in the back; looks like the eastern edge lines up with the right-of-way for Shull; is there a proposed right-of-way; Priestas said no right-of-way drops at this point; Leeseberg said sees parking would be consistent with the plan; Priestas confirmed; Larick said we talk about a small business being the driver of a community; also incentives; what they have done is the poster-child of this; he has translated that over the years into a growing business; wants to expand in our City; Angelou said \$30,000 seemed reasonable for this property; the purchase of this entire site was too much; this was a no-brainer; he also lives in Gahanna and works in Gahanna; something positive for this community; McGregor said it is a great business; concern is that we paid the price we did for it; seems like we are not charging enough for this; if we are not getting an appraisal; why do we ever get an appraisal; protects the tax-payers; they paid for this property; nothing against the use or the business; Larick said we put a great deal of effort into Heartland Bank retention effort; that property was estimated at a particular value and we were looking at selling it for half the value to keep Heartland Bank; across from the Golf Depot; as an example of the efforts we go through to get this type of business and retain this; Blackford said that is accurate; the efforts for small businesses; the retention and development efforts emphasize the benefits; the economic impact far exceeds the typical retail business; part of the economics they look at and why there was more discussion on aesthetic development; Mayor Kneeland said they place a high value on business retention and growth; through those efforts that they have worked with over time that they offer incentives; and the job growth is something we need to focus on; the 181 property, like it or not, we have it; was not originally in agreement with purchasing it in the first place; we artificially set the price higher; we should not penalize someone else for the mistakes made years ago; Larick said wants to make it clear that there has been effort to get to this price; this property is not needed for right-of-way or the park; will be unused property; Schnetzer asked the cost of an appraisal; can we identify anytime we have purchased property without an appraisal; and if it is being delivered as an incentive, should there not be some sort of

claw-back in the clause; just throwing those up for deliberation; Ewald said the second question; did a transfer with a recent Columbia Gas deal; was an economic development incentive; this was very similar to that; Mayor Kneeland said the CIC actually bought this property; believes the current property deals we have done, they were negotiated through the realtor; Mrus said you are correct; CIC has purchased properties and no appraisal has been used; Schnetzer said he is trying to establish that this is a normal course of business; Mayor Kneeland said does not know of a time the CIC has sold property; Metzbower said we are still basing these on county numbers, correct; in some way we then have done an appraisal; Blackford said we looked at real estate data and what properties were being listed at; does not believe it was the sale value; mix of data; did some degree of research for an appraisal on the property; reached out to the auditor last week and this week to get information on how they come up with the appraisal value on the website; property values in that area have been challenged in the last several years.

RECOMMENDATION: Regular Agenda.

DIRECTOR OF HUMAN RESOURCES:

[ORD-0126-2016](#) TO ESTABLISH THE BENEFITS FOR PERSONNEL OF THE CITY OF GAHANNA, EFFECTIVE JANUARY 1, 2017; AND TO DECLARE AN EMERGENCY.

Cochran said her three items are related; has no additional from last time; happy to answer any questions; McGregor asked about the holidays; understands we are not recognizing President's Day but we are keeping Martin Luther King Day; maybe we can do one this year and another next year; do not like the idea of not honoring that President's Day; just an opinion; Cochran said we do not want to take away from the holiday; we can try to observe this day throughout the work day while we are here and open at City Hall.

RECOMMENDATION: Consent Agenda.

[ORD-0127-2016](#) TO ESTABLISH THE SALARIES FOR PERSONNEL OF THE CITY OF GAHANNA FOR THE PERIOD JANUARY 1, 2017 THROUGH DECEMBER 31, 2017; AND TO DECLARE AN EMERGENCY.

See additional discussion under ORD-0126-2016.

Schnetzer asked about the ruling from the labor board; asked if this related to that; Cochran said that was already taken care of in earlier legislation.

RECOMMENDATION: Consent Agenda.

[ORD-0128-2016](#) TO AUTHORIZE THE MAYOR TO SIGN AND ADOPT THE PAY

PLAN ADMINISTRATION POLICY, EFFECTIVE JANUARY 1, 2017;
AND TO DECLARE AN EMERGENCY.

See discussion under ORD-0128-2016.

RECOMMENDATION: Consent Agenda.

DEPUTY DIRECTOR OF PARKS & RECREATION:

[RES-0029-2016](#) USDA FOREST SERVICE'S COMMUNITY FOREST PROGRAM (CFP) GRANT - Parker property - purchase of land located just south of the Golf Course and east of the Mifflin Township Cemetery along the Big Walnut Creek - 155 Olde Ridenour.

Barr said this being brought back for further discussion with Council; for property located at 155 Olde Ridenour Road; wanted to clarify that one concern that staff had internally; grant limits us that we cannot develop this property or sell it in the future; may not be the right venue to purchase this property; Larick asked about a shelter building; Barr said these would be water, sewer, electric, facilities; would no exclude a comfort station; the boardwalk would be permissible; would be for an outdoor educational area; match on the grant is dollar for dollar; if this is Council's wish to move forward, would be obligated to pay for this; Leeseberg said he does not want to pursue this; Larick said has a similar thought; Angelou said the problem exists, if we apply and do not purchase the land, it will take points away for future grants; Barr said we would definitely have a black eye; Angelou said not being sure of pricing, would be difficult to move forward; McGregor asked if we do not intend to purchase that property; are they likely to sell to someone else; Barr said that is the family's wishes to sell the property; cannot speak to their sense of urgency; they will sell; or try to sell that property; knows there are flood plain issues there; do not know if they have a suitable buyer; McGregor questioned the impact of another buyer; we have a boardwalk and a trail in that area; there is a buildable portion; they can put parking on a flood plain; likely he bought with the intention of putting a building there; Mayor Kneeland said the issue today is the grant; to place a value on the purpose and to tie it up for conservation; we would have to match each dollar from them; believes it is a bad use of our money right now; Barr said got the grant on short notice; apologized for not fully vetting this through; Mayor Kneeland said will look for funds for purchasing this in the future; but this grant is not something they want to pursue at this time; Teal said this is on the schedule for the Finance Committee, in 2017, we did include a year one funding for this purchase; that is still on the table; we agree not to pursue this particular grant; a placeholder for this funding is on the table to be discussed; Schnetzer said there was a grant earlier this year for a costly section of trails; we had to step up and say we would do that; had to pull 5 years of capital and we would

accelerate that; Teal said that was unrelated; plans to bring forward an update to Council in January on the McCutcheon Road property; Angelou said that property was purchased because it was a once in a 100 year opportunity; was also brought forward that nothing would happen on that property for quite some time; we now have big plans; Teal said will pull all of that forward; there is grant money that was received and money on the table; will discuss the plans to move forward; Angelou said we bought the land as an opportunity for the community; we also said that nothing would happen for awhile; Barr said staff time to plant the trees will be matched; existing operating funds can be matched as well as staff time, benefits, and wages; if the purchase of the Parker property is off the table; would like permission for a grant for the McCutcheon Road property; Larick asked about the McCutcheon Road property and how much space would remain green and how much would be functional for sports; Barr said linear part from Hines east to west; the rear of the property would be lined with trees to give a visual impact; would hide the homes on the property line; Renner asked if we are talking about morphing of this resolution into that, definitely in favor; Barr said same deadline; can write this grant in-house; Metzbower asked if the types of trees have been discussed; Barr said not definite but would look at shade trees of different heights; not one particular species; Angelou asked about the dollar for dollar, what is the guesstimate; Barr said originally talked about \$20K; we have enough time to implement staff into this; we plan for tree planting each year; can tie into Arbor Day; and also take in volunteers; Larick agreed with this.

RECOMMENDATION: Lost in Committee of the Whole. New request filed under RES-0031-2016

[RES-0031-2016](#) TO AUTHORIZE THE MAYOR TO MAKE APPLICATION FOR GRANT FUNDS FOR THE USDA FOREST SERVICE'S COMMUNITY FOREST PROGRAM (CFP) GRANT; AND IF AWARDED, TO AUTHORIZE THE DIRECTOR OF FINANCE TO ESTABLISH A SPECIAL FUND FOR THE GRANT.

See discussion under RES-0029-2016.

RECOMMENDATION: Consent Agenda for the grant request for the purchase of trees for the McCutcheon Road park property.

ITEM FROM THE CITY ENGINEER

[RES-0027-2016](#) Big Walnut Trail 4 Clean Ohio Conservation Fund Grant - Resolution of Support

Priestas said this is for support for the grant for Big Walnut Trail Section 4; Angelou asked if there will be any issues getting in to do this work; Priestas said the owners are in support; McGregor asked about the section of McKenna Creek; Priestas explained the section.

RECOMMENDATION: Consent Agenda.

ITEM FROM THE CITY ATTORNEY

[ORD-0062-2016](#) TO AUTHORIZE THE MAYOR TO ENTER INTO A MUTUAL RELEASE OF ALL CLAIMS; TO APPROPRIATE FUNDS THEREFOR.

Ewald said we have been discussing this for 6-7 months; the agreement will be presented next week; is still offsite with outside counsel; no emergency or waiver; will be introduced and come back to Committee; can introduce this January 2 to avoid postponing this.

RECOMMENDATION: To be introduced 1/2/2016; back to Committee.

ITEM FROM THE CLERK OF COUNCIL

[MR-0058-2016](#) TO APPOINT BOARD, COMMISSION AND COMMITTEE MEMBERS FILLING TERMS THAT EXPIRE DECEMBER 31, 2016.

Banning said this is a Motion Resolution; will track all appointments in one place.

RECOMMENDATION: Consent Agenda.

- 2017 City Observed Holidays

Banning said contingent upon passage of the Benefits Ordinance; Council has the desire to meet on Tuesday following a City observed holiday or to still observe federal holidays; Larick asked if that will fall under Council Rules of Procedure; Banning said no, it is what is set at the Organizational Meeting on January 2; Larick said his preference is to meet on that Monday if the City is operating; Banning said will place on the January Organizational Meeting agenda.

DISCUSSED.

- Waive Second Committee Meeting in December

Banning said this is to waive the next meeting on December 27; wanted to confirm with Council; Larick confirmed that they will not meet at the Committee meeting on December 27.

Second Committee Meeting in December is waived.

- Council Rules of Procedure

Banning said these Rules of Procedure are usually adopted in January at the Organizational Meeting; will meet with leadership after January

2 and bring the Rules for adoption at the second meeting with any changes; Larick asked if there is an issue with carrying over existing rules; Banning said there is no issue with carrying over of existing rules; Council agreed.

Rules of Procedure adoption date discussed.

ITEM FROM THE DIRECTOR OF HUMAN RESOURCES

[ORD-0133-2016](#) TO AUTHORIZE THE MAYOR TO SIGN AN EXTENSION AGREEMENT WITH THE UNITED STEEL, PAPER & FORESTRY, RUBBER, MANUFACTURING, ENERGY, ALLIED INDUSTRIAL, AND SERVICE WORKERS INTERNATIONAL, LOCAL 9110; AND TO DECLARE AN EMERGENCY.

Cochran said this agreement will expire January 1; asking for emergency and waiver; their union representative passed away unexpectedly; they did not have a backup; scheduled for our first meeting January 21; would like to sign the extension at that time; have not started negotiations with them; duration of extension is for 3 months.

RECOMMENDATION: Consent Agenda with waiver and emergency.

ITEM FROM CITY COUNCIL

[RES-0030-2016](#) A RESOLUTION TO EXPRESS SUPPORT FOR ENERGY EFFICIENCY.

Angelou said she gave a copy of the Resolution from MORPC to the Clerk; thought this would be good to put through; by passing this it will make known what services are available and how to be a part of that; hopefully we can have information available in City Hall; gave information to Mayor Kneeland.

RECOMMENDATION: Consent Agenda.

DEPARTMENT REPORTS - no action required

[2016-0368](#) Department Reports - 12.12.2016 Committee

ADJOURNMENT

7:56 p.m.

Kayla Holbrook, reporting.

