



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, September 25, 2017

7:00 PM

Council Committee Rooms

CALL TO ORDER

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

*Leeseberg arrived at 7:12 p.m.

FIRE DEPARTMENT UPDATE

- **Mifflin Township Fire Chief Kauser - Director of Public Safety Thomas will give report.**

Mark Thomas, Director of Public Safety gave update on behalf of Mifflin Fire Chief Kauser. Thomas said there were 903 EMS runs, 183 fire runs; 14 overdoses; responded to 14 natural gas emergencies; 96 vehicle accidents; moving forward on administrative operations; will relay information on the need for numbers on your houses; Mifflin Fire will help residents if they are unable to do so themselves.

(see attached report under Committee Reports)

UPDATE FROM THE DIRECTOR OF PUBLIC SAFETY

Thomas said continue to have a problem with theft from motor vehicles; had 3 responses to overdose; 519 citations issued in August; 65 total accidents; no fatalities; 132 cases worked by the detective bureau; had a training provided by Gordon Graham last month; morning class included personnel from the City and Mifflin Fire; Metzbower asked about the overdoses and medication administered; Larick asked how many mutual aid calls from Franklin County; Thomas said will get that information to Council.

(see attached report under Committee Reports)

PENDING LEGISLATION

Thomas gave report for Chief Kauser; 14 overdoses; moving forward on dispatching center; Trustees active role in fire prevention month; interactive with community; numbers on home for emergency response; see report.

PD report - Received 3,007 calls for August; theft with vehicles; responded to domestic related calls; 3 overdoses; 902 traffic stops; over 500 citations issued; 75 calls for property damage only; 32nd month of no fatalities; training opportunity; Gordan Grahm was speaker; very well attended; see report.

Larick gave update on power outage; Franey said generators are on; truck turned over east of Taylor Station; might be back on 8:30 or 9.

Larick asked about calls for Mutual Aid; wanted to know how many calls are made total; Larick would like to know what is the percentage that we are called; Thomas said he'd see if he could find it.

[RES-0010-2017](#)

TO ADOPT A STATEMENT INDICATING THE SERVICES THE CITY OF GAHANNA, OHIO, WILL PROVIDE AND ARE AVAILABLE 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.

Anthony Jones said Glen Dugger is here to answer questions; said parcel this size can be annexed into the City; default zoning is Estate Residential 2 (ER-2); will be re-zoned to a more applicable zoning; Ewald said under ORC have to file a response to services we will provide within 20 days; Schnetzer asked, fundamentally - what is the process for when an annexation occurs; Ewald said the applicant can answer some questions; Dugger said it is a statutorily regulated process; rules we are working with are about 17 years old; some members of City Council may remember that the annexation battle prior to 2000 was unsettled area with a lot of litigation; start the with filing a petition; petition county commissioners to approve annexation; defined things are in it; those services are asked to pass resolution within 20 days; hearing before Board of County Commissioners; they look at and are very objective of criteria; then it comes to City Clerk; after that 60 day period

expires then it comes back to City Council for acceptance; the process is much clearer today; comply with the rules and go with process; there is no provision in state law for pre-annexation agreements; to his knowledge he has never remembered an annexation being turned down; Dugger said he broke down steps for the Cliff's Note version; each process has a lengthy time-line; Schnetzer said instead of walkthrough of the timeline, if a member of City Council did not object to the annexation, but was not very fond of the proposed development, where in the process would that objection take place; Dugger said by law you need to pass this Resolution; he said if he wanted to raise an objection it can be later; Schnetzer asked if we have sole authority not to accept it; Dugger said in his opinion they could; commissioners are obligated to approve it if they meet all the criteria; Schnetzer said the only way to ensure a parcel is developed the way the City desires, is to have an agreement; Dugger said best practice is to work with developers prior to service resolution; Ewald asked what it will be zoned as; Dugger said it will be defined later; McGregor asked if we can require that it come in as estate residential; Dugger said developer can seek an agreement after the annexation; City Council can then request it be put in the zoning category; used to come in as a ER-2; supreme court rules you can't automatically have it come in; Angelou said regarding annexation at the county it is very objective and now very subjective; Angelou understands we have to say yes; but there is a period of time they can object to annexation not what is put on the property; Angelou said Jefferson Township can use it for what it is zoned for; but you'd have to bring in sewer and water from Jefferson which is a long way away; Johnstown Road had commercial transitional properties; Schnetzer asked Jones proposed MI-Homes annexation; when in the process does the agreement start; he responded it was the first thing; Schnetzer said this is a fundamental difference; petition filed and get a very short very period of time; he's not comfortable with this process; next step goes to commissioners and they can override the will of Council; Schnetzer said he'd feel considerably more comfortable if the City doesn't have to offer services; he doesn't want to give away those services; better and higher use; putting a daycare in the middle of a 20 acre piece of land; this isn't the best use; would like to have more conversations with the developer; Dugger said that the statute does say that Council shall offer the services; Jones said they can reject of the submission of the annexation at a later point; Ewald said in 709.03 - it doesn't say shall provide resolution; it says will not shall; not making a promise to give services; Dugger said 20 days to say what services are available, if any; Dugger said it could be that a property cannot be annexed if services can't be offered due to distance; Dugger said there are many City services that have very little to do with zoning; like police services for example; need to outline where a particular sewer is; he said that you can provide zoning but not utilities.

RECESSED INTO SPECIAL MEETING AT 7:34 p.m.

RETURNED TO COMMITTEE OF THE WHOLE MEETING AT 7:53 p.m.

ACTION TAKEN AT SPECIAL MEETING ON 9-25-2017.

[ORD-0064-2017](#) TO AUTHORIZE THE MAYOR TO EXECUTE AN AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF GAHANNA AND VALUE RECOVERY GROUP (VRG) II IN ORDER TO EXTEND THE REPAYMENT TERM FOR ANOTHER FIVE YEARS.

Schnetzer said he wanted to know why there is a 5 year payback period; has concerns over blanket extension; would like to shorten the term; have it come back; as a way of accelerating the efforts; VRG believes the property could be taken away; could help them find a user and be more incentive; McGregor has concerns with length of time; Renner agrees with Schnetzer and McGregor agrees that 5 years is too long; David Poe said private entity paid 25% of a public road; school and City were improved by this too; paid down 60% of the balance; working on getting things in place; extension of time is for precaution; like that time to take care of the debit; Schnetzer said its human nature that if something needs to be done you have deadline you get working on it; Schnetzer sees this as council won't see this for another 5 years; shorten the term and get updates; it may not get pulled, but at least they have better control of the progress; McGregor asked if 3 years impacts things financially; Poe said in order to yank, Council would need to pay off first mortgage; he said they meet with administration regularly; Jones said they are working on projects and this could go away; focusing on this land being sold; Poe said they'd agree to a 3 year term.

RECOMMENDATION: Amend by Substitution to 3 years; Consent Agenda.

GAS AGGREGATION PRESENTATION BY VOLUNTEER ENERGY

[2017-0204](#) Larry Taylor presentation for gas aggregation

Larry presented information to Council - see presentation.

Leeseberg asked what grant money could be used for; Teal doesn't think it comes with strings; Larick apologized for stepping out of the room; said speaker came to coffee with council; he just wanted him to get in front of council to see what services are offered and whether anyone is interested in pursuing; Franey said they have been through different

programs not guaranteed return programs; would be involved in aggregation; 2004 is when this service came into; only option that is a guaranteed 5% savings; this company is 8% so it's better return; second year the amount changes; Franey said people didn't like that and this is a different story; she said as a director; should our resources be spent on this program; this change would take time on how they would see the savings; second year there is a calculation; another thing in another program, but it was that idea with aggregation you join accounts together you get a better rate; people were not happy and felt they could get a better deal; perhaps could happen in the second year; customer will call and say they are paying twice as much now as I was before; she tends to be leery of this program; there is so much competition out there; Larry said influx of phone calls can be handled through them; one of the things huge influx of calls typically happens within the first 45 days; he'd be willing to come to the City and take calls for the first week or so; he would be happy to sit with somebody and come up with answers; if someone calls can direct them to Volunteer Energy; other speaker said you could schedule town meetings outside of council meetings; they don't want anyone going in that this is a good deal; they want to educate everyone; have all been very successful; Franey said opt in program seems to be a better idea; Angelou said but this an opt out; for \$43K grant she'd be leery of fielding those calls; everyone knows they aren't printing the money; it's coming from customers; one of the ways to combat that is their staff; they would help market and educate the community; Schnetzer said this is to make Volunteer the main provider for gas; information would be transferred to Volunteer need social security numbers; they don't ask for social security numbers; they only ask for meter numbers; only asking for what is legally regulated; not personally identifiable information; Renner thanked Dottie for her info; he doesn't like the opt out and would like opt in instead; you can go to the PUCO and find rates; McGregor said she doesn't have gas; Metzbower said this program is a lot like hedging; asked if \$43K grant money is every year; guarantee 8% for year; will do 3 cents depending on what the market does; February is when they do the reverse auction; he said every year they've been able to honor the discount; there needs to be at least 2 months' notice; \$43K each city would receive 5 cents per MCF; how do they get around the implication of kick back; he wanted to know how to handle any backlash; Angelou said history of aggregation with electric and gas; had to do with fixed price and created some serious issues; can send out sample letters to address anything.

RECESSED COMMITTEE OF THE WHOLE AT 8:41 p.m. TO SPECIAL MEETING.

RETURNED TO COMMITTEE OF THE WHOLE MEETING AT 8:45 p.m.

ITEMS FROM THE DIRECTOR OF SERVICE

[ORD-0067-2017](#) TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH FRANKLIN COUNTY PUBLIC HEALTH FOR 2018 CITY OF GAHANNA PUBLIC HEALTH SERVICES.

Franey asked for contract approval; Schnetzer asked if this was not owner occupied; how would that be addressed; Franey said maybe a hoarder situation; recognizes what is going on; they will address anything within City code; if it gets into safety will contact the health department; they have services where they get involved; if you need hazmat suit that's not us; Metzbower asked if this agreement would change with internal care facility; Franey said no it's not for individuals.

RECOMMENDATION: Consent Agenda.

[RES-0011-2017](#) A RESOLUTION STATING GAHANNA'S COMMITMENT TO MORPC'S SUSTAINABLE2050 PROGRAM AND THAT GAHANNA WILL PURSUE THE OBJECTIVES AND INITIATIVES OUTLINED IN THE PROGRAM.

Franey said this outlined to gear toward sustainable program; MORPC is proposing to reorganize the green pact; rename is sustainable 2050; have original green pact members focus on their sustainable agenda; Angelou feels very strongly this is a good idea; in order to have membership first show commitment as a community will need to designate a local champion; Deputy Service Director will attend meetings and share info. with MORPC work toward achieving their goals and objectives; bronze silver gold and platinum; believes can safely achieve gold level; MORPC is gathering resolution; October 5 will attend meeting; October 14 is the conference and will unveil at that luncheon; after that we look at what we can do; tonight is the first step on the resolution; Schnetzer asked does our commitment to this program obligate the City; worst case we would be embarrassed; before put together council report; came up with no brainer list; comfortable in the gold section; alt fuel, increased trail; LED lighting, reduce crashes; Westside intersection will reduce crashes; a lot of things working on anyway; Metzbower asked how crashes help; is under sustainable neighborhoods; McGregor wondered if this is something that is valuable; Franey said this is same meeting; we looked at what are we already doing; Metzbower sounds like rebranding this pact; one of things will be doing is energy bench marking tool; Leeseberg asked how we sustain each year if we meet goals; Franey said they have been reducing electric

over the years because they already started; Leeseberg said peer groups together; he just didn't want to back us in a corner to meet our numbers; thinks it's a good idea.

RECOMMENDATION: Consent Agenda.

ITEMS FROM THE DIRECTOR OF PLANNING & DEVELOPMENT

[ORD-0068-2017](#) TO AUTHORIZE THE MAYOR TO EXECUTE A PROPERTY SALE AGREEMENT AND AN INDEFEASIBLE RIGHT TO USE AGREEMENT WITH FRANKLIN PEAK LLC FOR DEVELOPMENT OF 4.4 ACRES OF VACANT LAND LOCATED AT 785 SCIENCE BOULEVARD; PARCEL ID 025-013668, 027-000114, AND 025-006469.

Jones said is asking Council to approve set of incentives; investment over \$6 million; payroll over \$10 million in the City; multiple part incentive; transfer to the CIC: sell to developer for \$300K; similar to Columbia Gas; money does have restrictions; 100% tax abatement for 12 years; raised performance incentives built in; eligible for additional tax abatement; see attached report; there are some environmental impacts that we would provide assistance for; project is aligned with City's goals; within targeted industry range; estimated return to the City is just under 1.5 million; there is a consultant here that is working on the project; Metzbower asked about internet security; Jones said user has complete control; Tom Warner with Advanced Civil Design; there will be a spectacular view; nothing like it; excited to be on the team.

RECOMMENDATION: Regular Agenda.

[ORD-0069-2017](#) TO AUTHORIZE THE HOUSING OFFICER TO EXECUTE A COMMUNITY REINVESTMENT AREA (CRA) NUMBER THREE TAX ABATEMENT AGREEMENT WITH FRANKLIN PEAK LLC FOR A 100% REAL ESTATE PROPERTY TAX ABATEMENT FOR A PERIOD OF UP TO 15 YEARS ON 4.4 ACRES OF VACANT LAND LOCATED AT 785 SCIENCE BOULEVARD; PARCEL ID 025-013668, 027-000114, 025-006469.

See discussion under ORD-0069-2017.

RECOMMENDATION: Regular Agenda.

REPORTS- no action required

[2017-0201](#) Committee Reports 9/25/2017

ADJOURNMENT

9:09 p.m.