



# City of Gahanna

## Meeting Minutes

### City Council

Office of the Clerk of Council  
200 South Hamilton Road  
Gahanna, Ohio 43230

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Monday, October 1, 2012

7:00 PM

City Hall

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#### **Council May Meet in Caucus Beginning at 6:45 p.m.**

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

Gahanna City Council met in Regular Meeting on Monday, October 1, 2012, at Gahanna City Hall, in Council Chambers, 200 South Hamilton Road. President of Council Brian D. Larick called the meeting to order at 7:00 p.m. Invocation was given by Vice President of Council Renner followed by the Pledge of Allegiance led by Council Member Angelou. Agenda for this meeting was published on September 28, 2012.

**Present** 6 - Stephen A. Renner, Karen J. Angelou, David L. Samuel, Beryl Anderson, Ryan P. Jolley, and Brandon Wright

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

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

Tom Gregory, 3547 Babbitt Road, teacher at Gahanna Lincoln High School, said I am here representing the school district on a project we are working on; I have taught at Gahanna for 28 years; teach public speaking and TV production; important when teaching students to connect with them beyond the classroom walls; done a number of projects over the years; community projects like the Veteran's Memorial, Honor Flight, Senior Prom for WWII veterans, and establishing archive pictures in hallway; the project I am speaking to now is to move and renovate a one room school house that is located on route 62 in front of the YMCA; three years ago I didn't realize that was a school house because it had been converted into a garage; I did some research but the owner at that time wanted an enormous amount of money for the property so I set it aside; then last year when I realized that the City now owned the property and it was slated to be demolished, I tried to make people aware that it had been a one room school house; the City and the YMCA were good enough to hold off on demolishing it and let us look into it a little further; (Gregory passed out information about the old school house and a restored school house in Johnstown, Ohio); said what I have given you is some background information on the old school house because I think it is important to establish some history to that; Jean Jarvis did an oral history; there is also a picture of the one room school house taken by Norma Gorsuch and her mom attended the one room school house in 1899; best guess when the building was built is the 1860's; back page is about a school in Johnstown, the Cornell School; our hope is to take this building apart, store the materials and rebuild this building on school property; looking at Middle School South; have it be a living museum where students can come, one class at a time, to experience what it was like to go to school in the 1800's; 3rd graders learn about local and state history; would be a great time to bring those students in because history really comes to life when you can live it, experience it, touch it and feel a part of it; I have a short video for you to see that my TV production class did when they went to the Johnstown school house; hope this will give you an idea of what we want to turn this school

house into; the whole goal is to have the kids experience history; some of you may ask what am I doing here and what can you do; first I would like your support, being behind it; two other things would be helpful to us; if it would be possible to waive some of the fees where the City doesn't incur any expense; that is a way the City could support the project but not necessarily cost the City anything; the other way is if some of the money that was allocated for the demolition of the building could be reallocated to help us defray cost of taking the building down; we want to take the building apart and store on pallets and then be able to build it back on school property; that would be the way you could help support the project.

Angelou said it looks like the building has been altered; has the roof been lowered? Gregory said yes. Angelou said because it is going to be moved will it still have the designation of historic landmark. Gregory said the Historical Society said that it is a historic landmark and that is how we are going to use it and as long as it is, it is designated that; we are going to keep it as is; has been significantly altered in the front because they cut a garage door in there; also they built ground up around it; they took floor out because they were putting a car in there.

Anderson said thank you for your work on this; can you speak to the storage aspect; what is involved in rebuilding and how did you decide on the location. Gregory said for the storage I spoke with Scott Schmidt, and he is trying to find a location to store the material; want to have the slate indoors and the brick as protected as we can; looking at the old bus garage, but it will be stored on school property; we want to bring it back to how it was; we do have the picture of how the building originally was and you have a copy of that; we will have the dimensions; will be a much safer building; use historic mortar; will put the tower back on; decided on MSS because when we put it back together we don't want to put plumbing in there because we don't want to take up any more space and how can we do that if we are going to have kids there; on MSS property there is a locker room that has restrooms separate from the actual school so we have access to that with key without having access to the whole middle school; if a class visits there would be access to restrooms during the day, but they would not have to go into the school building; it is also a cost savings if we don't have to put plumbing in; our goal is to make it all brick and restore it as closely as we can to what is in the picture.

Heather Bishoff, School Board Representative, said Mr. Gregory failed to mention that he recently received an award. Gregory said I am actually one of five nominated for Ohio Teacher of the Year. Bishoff said Mr. Scruci has now been our superintendent for two months, and in that time we have seen some little changes and the energy and momentum just continues to build under him; we have moved Board of Education meetings to Clark Hall at 6:30 p.m.; he felt that the meetings should be held at a building that is part of the school system; we thank the City for allowing us to use the chambers for so many years; the board passed a resolution to accept a project under HB 264, which is the energy money that the State of Ohio provided to schools so that they can retrofit and update their school buildings to make them as efficient as possible; last year at this time we contracted with a company to go through our 11 buildings and see what we could update to help to save money; total cost of the project is \$6.6 million; zero cost to our community; as far as we can tell it will take a little over 14 years to pay it back; it will generate \$465,000 in savings each year and that amount will be how we pay back the \$6.6 million. Anderson asked about the demographics of the school district, concerning income, reduced lunches; across the gambit what is the state of Gahanna schools. Bishoff said I do not have those facts now but I will certainly follow up with you on that and bring you that information as soon as it is available. Samuel said that usually comes out after the October count later in October.

Doug Vance, 344 E. Sycamore St., said I am the owner of Gatsby's; here about the

noise ordinance; I have a couple of questions/statements; I thought we were looking at a compromise as far as the noise ordinance is concerned; I'm not seeing any type of compromise; I'm seeing everything going against what I look for as a compromise; went from a 3 minute interval to a 2 minute; you lowered the decibel level; lowered the time; feel like you are tying my hands a little bit; I'll work with you any way I can; I did sit down with John Thomas and feel I have things worked out with him as far as my neighbor; also I don't understand the penalty section; 500 community service hours, that is 12 1/2 weeks out of my year; I feel there should be a warning; turn it down or you are getting a citation; I can live with that; don't believe other bar/restaurant owners know what is going on; I come to the office and ask questions, and I think that is why you haven't seen any support from anyone in the area as far as my side of the noise ordinance.

Wright said to Vance, I appreciate you coming, and a lot of it is not to do with your property; a lot of it is other properties we are dealing with; I have witnessed you reaching out to make that compromise; I have tried to reach out to some of the additional owners and they haven't shown up; if you can reach out I think it would help; feel you have gone above and beyond to really try to bring some type of resolution.

Tom Lefchik, 187 Rugby Lane, said thanks for lowering the noise levels this year; even before the ordinance was passed the noise levels did go down; do appreciate it; the whole noise situation started out 5 years ago; it started out bad in some of the relationships with Council, the Administration and the police; it tended to get worse over time; I do want to apologize for some of the strong emails and wording that I used; I know that hasn't helped; I want things to get better, not just the noise situation, but the relationship situation; if we work together I think we can accomplish much here; 5 years ago when The Pub went in the noise problem started; my walls started to vibrate and people on Council and others could not believe that I could even hear it from 1,900 ft.; other businesses did not cause the same situation. The noise ordinance is a little different than what was discussed at the last committee meeting; it is 65 and 70 average; 65 after 9:00 p.m. and 70 before, any day of the week; I thought we were talking different limits; the other item is I still think that a single limit rather than a two tier limit will be less problem for everyone involved; understand the desire, but I think it will lead to more frustrations; I think you have heard it from other residents; I did discuss a lot of my thoughts with Wright the other evening; thank you.

Wright asked Lefchik to add clarity to what exactly is meant by the two tier level. Lefchik said it is two sound levels; a louder level up until 9:00 p.m., and then after 9:00 p.m. a lower level; if I were an owner I would not be standing there looking at my watch for the time to lower the noise level; feel it will lead to frustration for residents.

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

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

Ordinances introduced, by title, by Jolley.

[ORD-0185-2012](#) SUPPLEMENTAL APPROPRIATION - Municipal Complex Duct Cleaning

[ORD-0186-2012](#) SUPPLEMENTAL APPROPRIATION - TIF Related Auditor Deductions

- [ORD-0187-2012](#) SUPPLEMENTAL APPROPRIATION - TIZ Real Estate Escrow
- [ORD-0188-2012](#) SUPPLEMENTAL APPROPRIATION - Tax Incentive Payments
- [ORD-0189-2012](#) SUPPLEMENTAL APPROPRIATION - Equipment Replacement Program
- [ORD-0190-2012](#) SUPPLEMENTAL APPROPRIATION - Creekside Part-time
- [ORD-0191-2012](#) TO AMEND CHAPTER 559, NOISE CONTROL, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA; AND TO DECLARE AN EMERGENCY
- [ORD-0192-2012](#) TO AMEND SECTION 501.99, PENALTIES FOR MISDEMEANORS, OF CHAPTER 501, GENERAL PROVISIONS AND PENALTY, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA; AND TO DECLARE AN EMERGENCY

**E. CONSENT AGENDA:**

**Minutes - To Approve:**

[2012-0038](#)

This Matter was Approved and Filed on the Consent Agenda.

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

- [ORD-0193-2012](#) TO ADOPT THE RECOMMENDATION OF THE ADVISORY BOARD FOR THE OFFICE & INDUSTRIAL INCENTIVE PROGRAM GRANTING APPROVAL FOR NIAGARA BOTTLING, LLC FOR A PERIOD OF FIVE YEARS; TO REPEAL ORD-0180-2012; AND TO DECLARE AN EMERGENCY.

This Matter was Introduced, Second Reading Waived, and Adopted as an Emergency on the Consent Agenda.

**Ordinances on Second Reading:**

- [ORD-0183-2012](#) TO AUTHORIZE THE MAYOR TO ENTER INTO "FIRST AMENDMENT TO PCS SITE AGREEMENT" AND "MEMORANDUM OF AGREEMENT" WITH GLOBAL SIGNAL ACQUISITIONS II LLC, TO EXTEND LEASE ON THE CELL TOWER AT THE GAHANNA SERVICE COMPLEX, 156 OKLAHOMA AVENUE.

This Matter was Adopted on the Consent Agenda.

[ORD-0184-2012](#) TO AMEND CODE SECTION 1163.01, OFF STREET PARKING SPACE REQUIRED, OF CHAPTER 1163, PARKING REGULATIONS, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA.

This Matter was Adopted on the Consent Agenda.

**Statutory Resolution: Introduce, Waive Second Reading, Adopt as Emergency:**

[SR-0002-2012](#) RESOLUTION OF NECESSITY FOR THE CONSTRUCTION OF AN EXTENSION OF THE TRIANGLE EAST SANITARY SEWER, IMP. NO. SA-871 ALONG EAST JOHNSTOWN ROAD NORTH OF RIVA RIDGE BOULEVARD

This Matter was Introduced, Second Reading Waived, and Adopted as an Emergency on the Consent Agenda.

**Motion Resolution:**

[MR-0043-2012](#)

This Matter was Approved on the Consent Agenda.

[MR-0044-2012](#)

This Matter was Approved on the Consent Agenda.

[MR-0045-2012](#)

This Matter was Approved on the Consent Agenda.

**Passed The Consent Agenda**

**Yes:** 7 - Larick, Renner, Samuel, Angelou, Jolley, Anderson and Wright

**End of the Consent Agenda**

**F. PUBLIC HEARINGS: None.**

**G. STANDING COMMITTEES:**

**Committee of the Whole - Renner: No report.**

**Finance & Development - Samuel: No report.**

**Parks, Service & Safety - Anderson: No report.**

**H. CORRESPONDENCE AND ACTIONS:**

**Clerk: None.**

**Council: None.**

**I. SECOND READING OF ORDINANCES: None.**

**J. FIRST READING OF ORDINANCES: None.**

**K. MOTIONS/RESOLUTIONS: None.**

**L. REPRESENTATIVES:**

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

Renner said our next meeting is October 16th at 6:00 p.m.

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

Angelou said the next meeting is October 11th; the Eco Summit is October 3rd; will be a lot of people here from all over the world; should be a wonderful project that MORPC took the lead for. Anderson added that it has not been in the United States for a while. Angelou said it will be at several locations in the US.

**Bd. of Education, Gahanna-Jefferson Public Schools - Angelou:**

Angelou said the next meeting is October 11th at 6:30 p.m. at Clark Hall.

**Convention & Visitors Bureau (CVB) - Jolley:**

Jolley said our next meeting will be in November.

**Central Ohio Transit Authority - Samuel:**

Samuel said the McKinley Avenue renovation is now under way; key element is construction of the compressed natural gas fueling station, and beginning in 2013 all

new COTA buses will run on CNG and will be fueled at this new station; COTA is expecting 30 new coaches this Spring to coincide with the completion of the fueling station; also COTA was evaluated by the Federal Transit Administration as required every three years and was found to only have three minor deficiencies; the audit covers 24 areas so they did very well.

### **Community Urban Redevelopment Corp. - Anderson:**

Anderson said first I would like to define what the CURC is: A Community Urban Redevelopment Corporation is a non profit organization and is authorized under ORC Chapter 1728 to acquire, construct, operate and maintain development projects within the community they serve. The Gahanna CURC was created to facilitate the development of the Industrial Zone on the southeast portion of Gahanna, bordered by Morrison Road on the west, Taylor Station on the east, Claycraft Road on the north, and the Gahanna City limits on the south. Through the CURC 103 acres of land was leased through 30 land leases to individual owners to develop buildings and create jobs in the City of Gahanna; over the past 30 years the CURC has served to monitor the progress of the properties and take action related to the expiration and modification of these 30 leases. We met on Thursday, September 27th to acknowledge the expiration of the land lease for Lot 27 which is at 885 Claycraft Road and facilitating the transfer of property to the business, Palinco, Inc.; at the meeting the CURC approved three motions: one to execute a partial release for the master lease for Lot 27; one to execute a partial lease for Lot 27; and the final one to make recommendations to Council to authorize the Mayor to execute the General Warranty Deed to transfer the property to Palinco, Inc., in exchange for \$100 which was designated in the lease between the CURC and the company; this will come to committee next week.

### **Parks & Rec. Foundation - Wright:**

Wright said the Friday After Five event hosted by the Parks & Recreation Foundation was a wonderful event; thank Mayor and several Council members for being there; 240 tickets were sold; \$21,000 was raised; had live auction and silent auction; this is innovative and gaining momentum; appreciate their work; good to be taking part in appreciating art.

## **M. OFFICIAL REPORTS:**

### **Mayor:**

Mayor said I have a couple of updates; September was National Preparedness month; remind everyone that the City of Gahanna uses our Code Red system to notify residents of emergencies, such as boil alerts, Amber alerts, and other critical information; all residents land lines are automatically in the dialing system for emergencies; you can also update and get a cell phone in the system; need to enroll that number; can go to our website or call our office to enroll; in addition to the emergency notifications you can opt in for weather alerts; there was an Emergency Preparedness Fair on Saturday sponsored by the Church of the Latter Day Saints at Friendship Park; they leased our park facility; it was a well organized family event; very well attended; General Williams represented the City and spoke; Herb Harvest Day is coming up on Saturday October 13th; and the Rachel's Challenge community event will be held at MSW tomorrow night; Rachel Scott was the first student killed in the Columbine High School shootings; her organization was created to promote her powerful message of spreading a chain reaction of kindness across the country; have

worked with the Gahanna Ministerial Association to bring this to Gahanna.

**City Attorney - No report.**

**N. COUNCIL COMMENT:**

Jolley said in person early voting begins tomorrow for Franklin County at the former Kohl's store on Morse Road; go out and cast your vote either that way or by absentee or on election day.

Samuel said I would like to thank Jennifer Teal and Joann Bury for their work on the City financial audit for 2011.

Wright said I would like to welcome Julie Hubler, candidate for Franklin County Treasurer; an issue we thought was dead is back and that is Ridenour Road speeding; need to reexamine and go forward; City Attorney is working on this to see what we need to do to make change; we also need to stop speeding on side streets that have become a big thoroughfare for a lot of people; like to thank Tom Lefchik; have had many conversations; has been insightful to see where he is coming from in view of the noise; like to see additional people taking part in the conversation.

Renner said thank you to the Parks & Recreation Foundation for the Friday After Five event; was very nice; anyone who has children, you know that next Wednesday is Creepside; also supposed to be a maze this year; kids are looking forward to it.

Anderson said Creepside is from 5:30 to 8:30 p.m.; there is a pumpkin hunt Saturday at Hannah Park; I visit business owners from time to time and with many there is an interest by the owners to link more with the Development office; have touched base with Jones and know that your office has gone out and talked to many of the businesses; asking for more connectivity; working together for the greater good.

Larick said I would like to mention the Parks Foundation and the great work they are doing by providing the means of gaining support for the different projects throughout the City and the variety of park resources; whether it be enhancements to our parks or support for families in need to participate in our different camps and other activities; the Friday After Five event was fun, but underlying that is the value and benefit that it ends up supporting; remind everyone that the capital projects list is on the Gahanna website; any questions can contact any member of Council or the Administration.

**O. ADJOURNMENT: 7:52 p.m.; Motion by Anderson.**