



City of Gahanna

Meeting Minutes

City Council

200 South Hamilton Road
Gahanna, Ohio 43230

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

Krystal Gonchar, MPA, Clerk of Council
Council may caucus at 6:45 p.m.

Monday, December 20, 2021

7:00 PM

City Hall, Council Chambers

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

Gahanna City Council met in Regular session on Monday, December 20, 2021, in Council Chambers of City Hall. President of Council Brian Larick called the meeting to order at 7:00 p.m. Vice President of Council Nancy McGregor delivered an Invocation followed by the Pledge of Allegiance. Agenda for this meeting was published on December 17, 2021.

B. ADDITIONS OR CORRECTIONS TO THE AGENDA.

A motion was made by Angelou, seconded by Schnetzer, to amend the agenda to include RES-0038-2021, and RES-0039-2021 under Section E: Resolutions. The motion carried by the following vote:

Yes: 7 - Leeseberg, Renner, Schnetzer, Larick, McGregor, Angelou and Bowers

C. HEARING OF VISITORS:

- Swearing in of Officers

Chief of Police Jeff Spence, Safety Director Keith Winn, and Mayor Laurie Jadwin swore in the newest members of the Police Department:

Officer Jacob Rigsby #179
Officer Paul Michel #180
Officer Matthew Eader #190
Officer Michael Collins #191

- Mayoral Proclamations for Council Members Leeseberg and Larick

Mayor Jadwin presented the outgoing Council Members, Brian Larick and Jamie Leeseberg, with a proclamation, honoring them for their years of service.

D. CONSENT AGENDA:

1. Minutes - To Approve:

[2021-0264](#) Council Meeting Minutes for Approval.

These minutes were adopted on the Consent Agenda.

2. Ordinances for Second Reading:

[ORD-0074-2021](#) AN ORDINANCE TO AMEND THE CITY OF GAHANNA BUILDING AND ZONING FEE SCHEDULE.

This Ordinance was Adopted on the Consent Agenda.

[ORD-0076-2021](#) AN ORDINANCE TO AMEND CHAPTER 153, PARKS AND RECREATION BOARD, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA.

This Ordinance was Adopted on the Consent Agenda.

[ORD-0078-2021](#) AN ORDINANCE AUTHORIZING A SUPPLEMENTAL APPROPRIATION - Damage to City Property.

This Ordinance was Adopted on the Consent Agenda.

[ORD-0079-2021](#) AN ORDINANCE AUTHORIZING A SUPPLEMENTAL APPROPRIATION - Sale of Assets.

This Ordinance was Adopted on the Consent Agenda.

[ORD-0080-2021](#) AN ORDINANCE AUTHORIZING A SUPPLEMENTAL APPROPRIATION - Water Meter Fees.

This Ordinance was Adopted on the Consent Agenda.

[ORD-0082-2021](#) SUPPLEMENTAL APPROPRIATIONS - CRESCENT TIF FUNDS.

This Ordinance was Adopted on the Consent Agenda.

[ORD-0083-2021](#) AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A GRANT AGREEMENT WITH OHIO DEPARTMENT OF TRANSPORTATION FOR THE EXTENSION OF TECH CENTER DRIVE.

This Ordinance was Adopted on the Consent Agenda.

[ORD-0084-2021](#) AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A GRANT AGREEMENT WITH OHIO DEPARTMENT OF DEVELOPMENT FOR PROJECT GAUL.

This Ordinance was Adopted on the Consent Agenda.

End of/Pass Consent Agenda.

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

Yes: 7 - Leeseberg, Renner, Schnetzer, Larick, McGregor, Angelou and Bowers

E. RESOLUTIONS:

[RES-0038-2021](#) A RESOLUTION TO HONOR AND COMMEND JAMIE LEESEBERG FOR HIS SERVICE AS CITY OF GAHANNA WARD 4 COUNCIL MEMBER.

A motion was made by Angelou, seconded by Schnetzer, that the Resolution be Adopted. The motion carried by the following vote:

Yes: 7 - Leeseberg, Renner, Schnetzer, Larick, McGregor, Angelou and Bowers

[RES-0039-2021](#) A RESOLUTION TO HONOR AND COMMEND BRIAN D. LARICK FOR HIS SERVICE AS CITY OF GAHANNA WARD 3 COUNCIL MEMBER.

A motion was made by Schnetzer, seconded by McGregor, that the Resolution be Adopted. The motion carried by the following vote:

Yes: 7 - Leeseberg, Renner, Schnetzer, Larick, McGregor, Angelou and Bowers

F. ORDINANCES FOR INTRODUCTION / FIRST READING:

Leeseberg introduced the items under section F.

[ORD-0092-2021](#) AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONTRACT WITH SCA OF OH, LLC (SWEEPING CORPORATION OF AMERICA) FOR STREET SWEEPING AND PARKING GARAGE CLEANING SERVICES.

This item was Introduced.

[ORD-0093-2021](#) AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONTRACT WITH GPD GROUP FOR PROFESSIONAL SERVICES

FOR THE 2022 STREET REBUILD AND WATERLINE REPLACEMENT DESIGN PROJECT.

This item was introduced.

G. ORDINANCES FOR SECOND READING / ADOPTION:

[ORD-0081-2021](#) AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONTRACT WITH FISHBECK FOR PHASE ONE OF THE CREEKSIDE FLOOD IMPACT MITIGATION PROJECT.

A motion was made by Schnetzer, seconded by Bowers, that the Ordinance be Adopted. The motion carried by the following vote:

Yes: 7 - Leeseberg, Renner, Schnetzer, Larick, McGregor, Angelou and Bowers

[ORD-0085-2021](#) AN ORDINANCE AUTHORIZING THE HOUSING OFFICER TO ENTER INTO COMMUNITY REINVESTMENT AREA (CRA) AGREEMENT FOR THE EXPANSION OF OHIO EXTERIORS.

Bowers asked Strum if on the ROI, identified on pg. 2 of the Revised Ohio Exteriors Considerations, does that include the value of the new real estate. Strum stated that they do; the full expansion is a subtraction of the total investment to the city; the \$980,005 minus the \$284,822 value; and then the ROI on the net new is a subtraction of the \$770,005 minus the \$284,822 number. Bowers said if we back out the value of the real estate, we would no longer have a 100% ROI. Strum asked if she was taking out the new building, the improved premise of the existing building, or all. Bowers said if backing out all real estate. Strum said the ROI would then go to a 69.88% or \$195k over the course of the payment period. Bowers stated that would be a cost to the city of \$284,822; the net new payroll tax to be generated from this project is \$228k. Strum confirmed; stated that this is a pre-1994 CRA; this is to demonstrate the program itself but the company is fully entitled to the CRA as it stands today; wanted to bring to attention the job creation numbers.

Larick asked Strum to elaborate on the school compensation component and requirements. Strum stated that we take the value of the anticipated value of the abatement; take line 22, the estimated annual tax value increase of about \$8,975; we take about 50% of that value over the course of the abatement term of 12 years, and then we also include a 50 percent reduction of the net new wages to compensate the school district. Schnetzer asked if what's in front of us is a 12-year, 100% tax abatement. Strum confirmed. Schnetzer said that is not necessarily what is being offered or proposed; in this case, the applicant is effectively entitled to it; this is a formality. Strum confirmed.

A motion was made by McGregor, seconded by Schnetzer, that the Ordinance be Adopted. The motion carried by the following vote:

Yes: 6 - Leeseberg, Renner, Schnetzer, Larick, McGregor and Angelou

No: 1 - Bowers

[ORD-0086-2021](#) AN ORDINANCE AUTHORIZING THE EXECUTION OF DEVELOPER COMMITMENTS WITH METROPOLITAN HOLDINGS FOR THE MILL STREET APARTMENTS.

Schnetzer stated that when making decisions, it is important to clarify what we have control over; any applicant that wants to develop in this area is entitled to an abatement; what we are doing here is not necessarily approving an abatement but we're being asked to vacate a right of way; in this instance the trade-off of giving up a right of way for 100+ residents and the purchasing power in their wallets; we will have feet on the streets in the urban downtown core of the city, which will help support some of the vibrancy and economic activity at Creekside. At the Creekside District Alliance meetings, some of the businesses have discussed that they are in favor of this conceptually, due to having more economic vitality there; several members of Council can speak to the fact that it's somewhat unusual that on Monday nights many of the businesses there are closed; they're closed for a reason and that is there is not enough business to justify opening; this project will help mitigate some of that; is a step in the right direction. One of the most frequent comments made when campaigning, was that they wished the City would do something to make Creekside more vibrant; will be in support of this.

Bowers asked if there needed to be an amendment due to the updated agreement. Larick stated that the item was previously introduced; if there are any changes, there would need to be an amendment. Leeseberg asked for clarification, what those changes are. Bowers stated that there is a redline presented and attached. Larick asked if the exhibit was introduced; asked if it is the initiative of Strum to modify the agreement. Bowers stated that she gave feedback and Mularski had reviewed; it was the administration's initiative to modify the agreement. Larick asked Strum if it was his request to change the agreement. Strum stated that in lieu of comments and feedback received, Mularski and the developer's representative reviewed a handful of changes; Mularski highlighted those changes at the last Committee of the Whole meeting. Larick asked who initiated the changes. Strum said he proposed changes to Mularski and the developer. Leeseberg said there were dollar amounts outlined in an e-mail but he does not see those included here. Strum said in the final amount, if you look into section 6, program compliance, there is an aggregate minimum of \$45k related to developer commitments; related to various civic organizations, memberships, etc.; for a 10-year period.

Schnetzer asked if Mularski could comment on this. Mularski stated that a question was raised today by McGregor; would amend the title; in

paragraph 5, would delete the title of the first sentence, and just make it "developer commitments"; that strengthens the city as it relates to the entire document; as far as the rest, there were questions brought up later Friday afternoon; tried to work out ways to amend so that the developers would still agree; this is the language we came up with, but part 6 was proposed by Strum. Larick asked who made the suggested changes. Mularski said Strum, at first, based off what he felt was requested by Council, but also he and the Mayor; then it was sent to the developer; their attorney came back and made some suggested changes. Larick asked who made the request. Mularski stated that it was based off Council discussion. Larick asked who from Council made the request. Jadwin said Bowers had questions during last week's meeting. Angelou said there are a lot of redlines to part 6; asked about program compliance; was that Mularski's idea to put that in. Mularski stated that was Strum. Angelou said she had some concerns about this making sense. Bowers said that what she heard was there will be a CRA review; this puts compliance into the document. Strum said given the pre-94 status of the project, there is no tax review, just the CRAHC board review.

Larick asked for clarification of what is being asked; for section 5, does that language need to be modified. Mularski confirmed; reiterated that he would suggest the title be changed; strike the sentence before "developer commitments." Larick asked again, who made the request for the modifications. Bowers stated that she made the request; they are suggestions, and none have been adopted as a whole; the product is based off the feedback from Council Members; North St. was never presented as a donation; there was always talk of funding; an appraisal was done by the mayor's office; we would not be donating public land; the changes were done for clarity.

McGregor stated that as she understands, they cannot sell property; if they want to dispose of property by sale, it has to go to auction; when a right of way is vacated, the land is divided between adjoining property owners, which has happened at the historical society; each property owner got half of the right of way that was being abandoned; if we are going to abandon North St., each property owner is going to get it; to say we are going to take compensation for it, is basically saying we are going to get something for it; we can't do that; we can't sell it; cannot be in lieu of. Leeseberg stated that membership with the Chamber is a good idea; asked if disposing of the right of way and accepting money for these other organizations is legal. Mularski stated that's why he stated, "these are just developer commitments."

Renner said that in all fairness, we are just learning this tonight, and would like to state that for the record. Secondly, for section 6, where is

the \$45k coming from. Larick said he believes it was from an appraisal. Renner said there appears to be a theoretical conflict when there is a program compliance about a dollar figure. Mularski said they are agreeing to commit to this; the figure can be \$10k or \$100k. Leeseberg asked Strum if the number of \$130k over 10 years would be the value of the ask; we have an appraisal of \$40k and negotiated to \$45k. Strum said they went back to the developers, and the \$130k number was inhibitive for lending capacity; not economically viable. Leeseberg said they are entitled to the CRA, so why is there compliance around that; the TIRC reference was removed. Strum said it was a measure to make sure the city could tie commitments and have longevity to it. Leeseberg asked who would be doing the review. Strum said it would come through his office to go to the CRAHC board. Mularski said it would not go to the CRAHC board; if you look at section 8, it's very unusual for developers' agreements like this, but it allows for a specific performance; that's what protects the city. Larick said there is a line in the redline version that appears to have been part of the original agreement, which isn't the case; the line about the public arts component. Mularski confirmed that it was not; is what Strum originally put in but realized it wouldn't work; developer said they couldn't commit to a certain level.

Angelou asked about the community membership sponsorships; what are those. Larick said it was left open so that they could determine later. Angelou said for the exterior art, it is more specific; is trying to figure out the why, what, and where. Strum said it is a trust but verify structure. Schnetzer asked Mularski to clarify the amendment. Mularski clarified what was stricken.

Bowers stated that they had discussed numbers for the school compensation agreement; asked Strum if the numbers presented today are consistent with his understanding. Strum said it was asked of him earlier to evaluate those numbers not a building assessed value standpoint, which is what you have before you; but on a marketable taxable rate standard; in the ROI, took capital expenditure valuation and did a 1.16 multiplier for the market rate on appraised value; looked at comps within the marketplace; said he would send out ROI adjustments; that reduced the compensation from the city from \$4.436M over the course of 15 years; it's \$1.99M. Bowers said the ROI includes projected value of the building; asked where the original improved value came from. Strum said it was growth rate. Renner asked that the new ROI be made part of the legislation.

Larick said since the CRA has been in place, Creekside is the only development that has occurred aside from Old Bag of Nails, and the corner. Strum said other development has occurred but none required

Council action. Larick said the purpose of the CRA is to entice or facilitate investment into an area; even with the CRA in place, there hasn't been much investment since Creekside was built in 2007.

A motion was made by Leeseberg, seconded by Schnetzer, that the Ordinance be Adopted.

(A motion was made by Bowers, seconded by Renner, to amend the Ordinance, so that we are authorizing the agreement updated 12/19/21. A motion was made by Renner, seconded by Schnetzer, to amend the amendment, based on the advice of the City Attorney, to strike after #5, the phrase "compensation for North St. right of way" and the phrase "in lieu of payment or compensation from the developer to the city for the underlying land associated with the North St. right of way" and replace with "developer commitments." The motion carried by the following vote for the amendment to the amendment: Yes: (7) Renner, Schnetzer, Angelou, Bowers, Larick, Leeseberg, McGregor. Motion carried for Bowers' amendment, by the following vote: Yes: (5) - Bowers, Renner, Angelou, Larick, Schnetzer, No: (2) - Leeseberg, McGregor.)

The motion carried by the following vote:

Yes: 6 - Leeseberg, Renner, Schnetzer, Larick, Angelou and Bowers

No: 1 - McGregor

H. ORDINANCES FOR INTRODUCTION, WAIVER, AND ADOPTION:

[ORD-0072-2021](#) TO MAKE APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF GAHANNA, OHIO DURING THE FISCAL YEAR 2022.

Schnetzer stated that he spoke with a lot of residents in the fall, when campaigning, and the top concerns that he heard were public safety, infrastructure, and parks; will support this budget. Larick said that he recognizes the ask to invest in the community; this does that; concern is that it's the first relatively normal budget since funding has returned; is concerned with the short-term focus; we are eliminating a backlog that has happened over many years; concerned that this lays the foundation for a return to the citizens of additional funds being requested, and earlier than the projected 20 years, as predicted during discussions for the income tax increase. Leeseberg stated that he appreciates the effort to balance the budget, but there seems to be a disconnect; they still have things like \$15k re-brand projects after spending \$30k last year; we have increased the Parks & Recreation salaries and benefits by \$800k; contract services for engineering are over \$500k; understands that more projects means more staff is needed; we are back to previous spending levels.

A motion was made by Schnetzer, seconded by Renner, that the Ordinance be Adopted, Second Reading Waived. The motion carried by the following vote:

Yes: 5 - Renner, Schnetzer, McGregor, Angelou and Bowers

No: 2 - Leeseberg and Larick

I. ORDINANCES FOR INTRODUCTION, WAIVER & EMERGENCY ADOPTION:

[ORD-0089-2021](#) AN ORDINANCE ESTABLISHING THE SALARIES FOR PERSONNEL OF THE CITY OF GAHANNA FOR THE PERIOD JANUARY 1, 2022 THROUGH DECEMBER 31, 2022; WAIVE SECOND READING; AND DECLARING AN EMERGENCY.

A motion was made by Renner, seconded by Bowers, that the Ordinance be Introduced, Second Reading Waived, and Adopted as an Emergency. The motion carried by the following vote:

Yes: 7 - Leeseberg, Renner, Schnetzer, Larick, McGregor, Angelou and Bowers

[ORD-0090-2021](#) AN ORDINANCE ESTABLISHING THE BENEFITS FOR PERSONNEL OF THE CITY OF GAHANNA, EFFECTIVE JANUARY 1, 2022; WAIVE SECOND READING; AND DECLARING AN EMERGENCY.

A motion was made by Schnetzer, seconded by Renner, that the Ordinance be Introduced, Second Reading Waived, and Adopted as an Emergency. The motion carried by the following vote:

Yes: 7 - Leeseberg, Renner, Schnetzer, Larick, McGregor, Angelou and Bowers

[ORD-0091-2021](#) AN ORDINANCE AUTHORIZING THE MAYOR TO SIGN AND ADOPT THE PAY PLAN ADMINISTRATION POLICY, EFFECTIVE JANUARY 1, 2022; WAIVE SECOND READING; AND TO DECLARING AN EMERGENCY.

A motion was made by Bowers, seconded by Renner, that the Ordinance be Introduced, Second Reading Waived, and Adopted as an Emergency. The motion carried by the following vote:

Yes: 7 - Leeseberg, Renner, Schnetzer, Larick, McGregor, Angelou and Bowers

J. CORRESPONDENCE AND ACTIONS:

Clerk- none.

Council- none.

K. REPRESENTATIVES:

Community Improvement Corporation (CIC) - Leeseberg: no report.

Mid-Ohio Regional Planning Commission (MORPC) - Angelou

Angelou said they met on Thursday; will be back in February; announced a partnership with Ohio State's Glenn College where MORPC members can receive a 20% discount on management advancement for public service courses. The 2022 calendar has already been created. MORPC member employees can also receive reduced costs to Franklin University and the OU Voinovich School of Leadership. The Regional Data Advisory Committee has several open committee positions if anyone is interested. Will be representing Gahanna in Washington D.C. in February.

Convention & Visitors Bureau (CVB) - Leeseberg

Leeseberg stated that Visit Gahanna has recorded over 1000 media mentions of Gahanna attractions and businesses resulting in more than 23 million impressions this year. Nearly 2000 guests have visited the Visitor Center and Ohio Herb Center over the year.

Don't forget the Creekside Luminary Walk is taking place this Wednesday evening from 5:30 to 7:30. There will be live entertainment, special guest appearances, sweet treats, and specials at the Creekside restaurants/businesses. Come to Creekside to enjoy a walk through the park filled with thousands of beautiful lights with the addition of hundreds of luminaries that evening. The Visitor Center/Ohio Herb Center will have complimentary mulled cider and will offer 25% off in the gift shop that evening.

Mark your calendar for Herb Day 2022 - taking place on May 7, 2022 marks the 50th anniversary of Gahanna's designation as Ohio's Herb Capital so next year's event is sure to be extra special. Also put Creekside Blues and Jazz Festival on your calendar. It is set for June 17-19, 2022. Follow Creekside Blues and Jazz Festival on social media for more announcements as they happen.

School Board (SB) - Schnetzer: no report.**L. OFFICIAL REPORTS:****Mayor**

Jadwin stated that they continue recruiting efforts for the Police Department. A few weeks ago the employees gathered for a luncheon;

residents seldomly see what it truly takes for staff to get the work done; residents just see the tip of the iceberg; as Mayor, she gets to see the team work hard; we are here to serve the community the best we can. Thanked Leeseberg and Larick for their service, as that is what inspired her to run for mayor.

City Attorney

Mularski said there were two cases pending for Speedway Transportation; both of the cases were won on a motion of the pleadings; we now have a Court of Appeals decision back, and they found in their favor in 2 out of 3 issues; sending it back to Common Pleas court. Thanked Bowers for bringing to his attention, the second Johnson & Johnson opioid settlement. Thanked Leeseberg and Larick for their great service to the community.

M. COUNCIL COMMENT.

Angelou thanked Larick for his work on Council; he always ensured that everything was done in the right process; he loves this community like he loves his family; he understands his purpose; thanked him for his service. Angelou thanked Leeseberg for his service; his engineering background has served them well; was never afraid to voice his thoughts; is committed to his family and city. It's hard to lose friends; started Council in 1981 and has seen a lot of people come and go during her 40 years here.

Bowers expressed condolences to Alicia Hedrick, who suffered the loss of her daughter Lydia to Batten's disease; she was an advocate who raised awareness about the syndrome. Thanked Larick and Leeseberg for their service. Renner thanked Leeseberg and Larick for their service; in November of 2013, we all secured our terms together; we had dreams about what to do for the city; congratulated the new officers; thanked the Mayor, City Attorney, and staff for their service; is honored to serve with this Council. When reflecting on this year, has watched a lot going on that is ripping communities apart; there's too much individualism; we need to be more team orientated and pro-community. Royal Manor teachers invited him to speak about citizenship; talked about loyalty, trust, valor, and respect.

Schnetzer said farewell to Larick and Leeseberg; they have been together during more challenging years; they have served the city well. McGregor wished Larick and Leeseberg well; Larick has always provided very thoughtful answers; has enjoyed working with them both and will miss them.

Leeseberg thanked everyone for their kind words; when he first sought the office he made two promises; promised that he would not beat his father's record of serving the public for 33 years; and promised that he would not seek higher office. Larick said that he was first appointed to Council due to a vacancy; it has been a lot of work and an effort of passion; there are sacrifices when serving in this position. The most recent high point was last Tuesday, when he brought Cub Scouts to Chambers for a mock meeting; it was an enjoyable moment at the end of his tenure. Thanked everyone for their support throughout the years.

N. EXECUTIVE SESSION: None.

O. ADJOURNMENT.

Meeting adjourned at 9:04 p.m.