



# City of Gahanna

200 South Hamilton Road  
Gahanna, Ohio 43230

## Meeting Minutes Committee of the Whole

*Stephen A. Renner, Vice President, Chair*

*Brian Metzbower, President*

*Jamie Leeseberg*

*Karen J. Angelou*

*Brian D. Larick*

*Nancy R. McGregor*

*Michael Schnetzer*

*April Beggerow, CMC, Clerk of Council*

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Monday, October 28, 2019

7:00 PM

Council Committee Room

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### A. CALL TO ORDER

Vice President of Council and Chairman Stephen Renner Called the Committee of the Whole to Order at 7:00 p.m. All members were in attendance.

### B. ITEM FROM THE CLERK OF COUNCIL

[2019-0145](#)

LIQUOR PERMIT REQUEST #95551770005 750 Cross Pointe Rd, Units I & J, Wetstone Beer Co, LLC., A1C, Transfer

Liquor Permit stands with no action taken.

[ORD-0103-2019](#)

ORDINANCE TO ACCEPT AN APPLICATION FOR ANNEXATION OF .70 +/- ACRES FROM JEFFERSON TOWNSHIP, COUNTY OF FRANKLIN, STATE OF OHIO, TO THE CITY OF GAHANNA, LOCATED AT 4478 E. JOHNSTOWN ROAD (PID# 170-001140)

The Clerk presented the request to accept the annexation.

**RECOMMENDATION: Consent Agenda.**

### C. ITEMS FROM THE DIRECTOR OF PARKS & RECREATION

[2019-0148](#)

Third Quarter Update- Parks & Recreation

Mr. Barr presented the third quarter Parks & Recreation report. (Report attached)

Mr. Metzbower asked if negative social media about pool memberships and camp had any impact.

Mr. Barr said pure speculation would say yes, because negative opinions

don't help. He said camps got a lot of compliments social media and otherwise and he hopes that will drive those numbers higher next year.

Mrs. McGregor asked if we are going to lower fees this coming year.

Mr. Barr said he would prefer not to lower them because costs are still going up to run the facilities. But he would welcome doing a comparison between 2018 and 2019 to establish 2020 fees.

Mr. Schnetzer asked about an extension requested to the budget through January of this year- a delay in marketing material. Was there that delay?

Mr. Barr said there was. They were unable to get out the membership push for the senior center for 2019. Advertising materials for summer camps go out in January and there could have been an impact.

Mrs. McGregor said she would like to see the fees lowered because we increased them because they were one of the things that was going to be cut. Now that the levy passed it seems reasonable to lower them back down or at least lower them by half the difference.

Mr. Barr said he will bring those numbers forward at the next meeting.

Mr. Larick asked about an assessment based on cost and contributions and the logic behind the numbers.

Mr. Barr said we are right in the middle of the fees compared to other municipalities. He will bring that information forward again as well.

[ORD-0104-2019](#) ORDINANCE TO AMEND THE CODE OF ORDINANCES OF GAHANNA, OHIO: Amending Chapter 154 Landscape Board

Mr. Barr presented his request to amend Chapter 154 Landscape Board. Request is attached.

**RECOMMENDATION: Consent Agenda.**

[ORD-0105-2019](#) SUPPLEMENTAL APPROPRIATION - Various Accounts

Mr. Barr requested a supplemental appropriation to various accounts. His request is attached.

**RECOMMENDATION: Consent Agenda.**

#### **D. ITEMS FROM THE DIRECTOR OF DEVELOPMENT**

[ORD-0106-2019](#) ORDINANCE AUTHORIZING THE HOUSING OFFICER TO ENTER

INTO A COMMUNITY REINVESTMENT AREA AGREEMENT (CRA) WITH EASTGATE COMMERCIAL PARK LLC, FOR A TAX ABATEMENT FOR A TEN YEAR PERIOD; FOR ONE HUNDRED PERCENT PROPERTY TAX ABATEMENT ON THE INCREASED VALUE OF THE PROPERTY; FOR PROPERTY LOCATED AT 6579 TAYLOR ROAD; PARCEL ID NO. 027-000008; PART OF COMMUNITY REINVESTMENT AREA #1.

Mr. Larick asked if there was a CRA on this area currently.

Mr. Blackford replied yes. CRA #1 and there are 8 other properties located within this CRA all originally had a 10+ year abatement. This is part of a 30 acre tract, 7 acres are being developed, just under 70,000 square feet of flex space. Estimating 38 full time jobs, 7 million dollar project, annually this project will receive \$207,000 a year annually after the 10 years. \$2.07 million is the value over the 10 years. City's financial return is \$45,000 annually off of income tax. We recommend investigating putting this property into a TIF. If we did that, the first 10 years would be abated, but the 20 years after that, we would receive annually about \$83,000 so about \$1.67 million after 20 years.

Mrs. McGregor asked how close it was to the well fields.

Mr. Blackford said he didn't know the exact distance, but the water and sewer district did ask to review the plans and there were just a couple of general questions about the material types to be stored there.

Mr. Leeseberg asked about the \$1.8 million payroll and \$27,000 in taxes.

Mr. Blackford said that was an error. At 2.5 it was \$45,000 annually.

Mr. Ewald said to Mrs. McGregor that this project has been thorough Planning Commission and that he did speak with outside Counsel with the Water District and they needed to send a letter of use to the Water District and that has been submitted.

Mr. Renner asked if they can deny?

Mr. Ewald replied they could but it's beyond the Planning Commission. \*objections would be handled through the State of Ohio.

**RECOMMENDATION: Regular Agenda.**

[ORD-0107-2019](#) AN ORDINANCE ACCEPTING APPROVING AND RATIFYING THE SUBMITTED RECOMMENDATIONS OF THE CITY OF GAHANNA TAX INCENTIVE REVIEW COUNCIL

Mr. Blackford asked Council to accept the recommendation of the TIRC

board. 5 agreements are rolling off and will be replaced with 7 or 8 next year. But there are no changes to those proposed. Recommendations are attached.

**RECOMMENDATION: Consent Agenda.**

[ORD-0108-2019](#) ORDINANCE TO AMEND THE ADOPTED DEVELOPMENT FEE SCHEDULE AS REFERENCED IN CHAPTER 148, DEPARTMENT OF PLANNING AND DEVELOPMENT.

Mr. Blackford asked for a clarification the Development Fee Schedule. No changes to the actual fees.

**RECOMMENDATION: Consent Agenda.**

**E. ITEMS FROM THE DIRECTOR OF PUBLIC SERVICE & ENGINEERING**

[ORD-0109-2019](#) ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GAHANNA, OHIO: Amending Chapters 921 Sanitary Sewer Connections and Rental Rates, 927 Sewer Rates, and 929 Water Connections and Rates, OF TITLE THREE PUBLIC UTILITIES; and Amending Chapter 941 Garbage and Rubbish Collection of TITLE FIVE OTHER PUBLIC SERVICES.

Mr. Crawford presented the code updates and revisions. His report as well as the request and summary are attached.

**RECOMMENDATION: Consent Agenda.**

**F. ITEM FROM THE DIRECTOR OF PUBLIC SAFETY**

[2019-0147](#) Update from the Director of Public Safety  
Report attached.