



City of Gahanna

Meeting Minutes

City Council

200 South Hamilton Road
Gahanna, Ohio 43230

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

Kimberly Banning, Clerk of Council
Council may caucus at 6:30 p.m.

Monday, February 19, 2018

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, February 19, 2018, in Council Chambers of City Hall, 200 South Hamilton Road, Gahanna, Ohio. President of Council, Brian D. Larick, called the meeting to order at 7:00 p.m. Jamie Leeseberg delivered an Invocation followed by the Pledge of Allegiance led by Ben Morris. Agenda for this meeting was published on February 16, 2018.

Present 6 - Karen J. Angelou, Jamie Leeseberg, Stephen A. Renner, Michael Schnetzer, Brian D. Larick, and Brian Metzbower

Absent 1 - Nancy R. McGregor

B. ADDITIONS OR CORRECTIONS TO THE AGENDA.

None.

C. HEARING OF VISITORS.

President Larick read the rules for the Public Hearing.

David Willis, 820 Taylor Rd., here to discuss rezoning on Taylor Rd.; lived here for 48 years; not going anywhere anytime soon.

Jeff Chrobak, 725 Hunters Run, Taylor Rd. rezoning; nursing home should stay residential; land use plan lays out standards; concerned about lighting and lack of privacy even with fencing; concerned that Trilogy will not follow through with the plan they presented.

Diana Redman, 598 Codrington Cr., rezoning; people move here for

residential; understands balance; convenient to purchase home for the residential but have neighborhood and school element; need to maintain and secure that balance for the residents; this proposal will not accommodate residents.

Jeannie Hoffman, 708 Waybaugh Dr., land use plan; doesn't think this will generate a lot of income; doesn't think we should do anything until land use plan is done.

Viktor Morris, 715 Hunters Run, rezoning on Taylor Rd; live directly behind the property; 30' from his backyard; a lot of talk like to have park area or leave it blank; he'd like to see it left that way; all that land should be something; showed the plans of the retirement center; senior center facility; persons residence; there is a lot of chatter on social media; they aren't involved in this project; there are about 5 yards that involve this project; need to keep that in mind; he likes to see aging people get assisted living in Gahanna; there is no massive traffic for this project; he is in support of this re-zoning; he can't think of anything better; property owner has the right to sell his property.

Peter Massey, Louisville, KY, Taylor Rd. rezoning; we have had a few neighborhood meetings to address concerns; the concerns brought up since then aren't factual; this is in an area that has a need for this type of care; it's not noisy or smelly; 180 facilities across region and that is not how they operate; there is landscaping; lights are not intrusive; shifts are staggered; rotate to give residents the best care; traffic will not be an issue; applied for this zoning in 2017; direction given by the City; putting it off would not be desirable; residents and employees are number 1; low wages and part time not true; the staff are well paid and most are full time; this will create 150 jobs for this area.

1. School Board Update

None.

D. INTRODUCTIONS AND ASSIGNMENT TO COMMITTEE:

Ordinances - To Be Introduced and Assigned to Committee:

[ORD-0012-2018](#) TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT FOR THE 2018 FISCAL YEAR WITH THE FRANKLIN COUNTY PUBLIC DEFENDER COMMISSION TO REPRESENT INDIGENT PERSONS BEFORE THE FRANKLIN COUNTY MUNICIPAL COURT CHARGED

WITH VIOLATIONS UNDER GAHANNA ORDINANCES.

This Ordinance was introduced.

[ORD-0013-2018](#) TO AUTHORIZE THE HOUSING OFFICER TO EXECUTE A COMMUNITY REINVESTMENT AREA (CRA) TAX ABATEMENT AGREEMENT WITH CP ROAD, LLC, FOR A SEVENTY FIVE PERCENT (75%) REAL ESTATE PROPERTY TAX ABATEMENT FOR A PERIOD OF SEVEN (7) YEARS FOR PROPERTY LOCATED AT 671 CROSS POINTE ROAD, PARCEL ID NO. 025-013186.

This Ordinance was introduced.

[ORD-0014-2018](#) SUPPLEMENTAL APPROPRIATION - Central Park TIF Fund

This Ordinance was introduced.

[ORD-0015-2018](#) SUPPLEMENTAL APPROPRIATION - Street Lights

This Ordinance was introduced.

[ORD-0017-2018](#) TO AUTHORIZE THE MAYOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING (MOU) FOR A PILOT PROJECT BETWEEN GAHANNA, MORPC, AND JADETRACK TO UTILIZE THEIR ENERGY BENCHMARKING SOFTWARE TO COMPARE OUR ENERGY USE AND DOCUMENT REDUCTIONS IN ENERGY USE.

This Ordinance was introduced.

E. CONSENT AGENDA:

Minutes - To Approve:

[2018-0037](#) Council Minutes 2/5/2018 and Committee Minutes 2/12/2018

These Minutes were Approved and Filed on the Consent Agenda.

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

[ORD-0011-2018](#) TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT WITH KS STATE BANK FOR IN-CAR TECHNOLOGY INFRASTRUCTURE; AND TO DECLARE AN EMERGENCY.

This Ordinance was Adopted on the Consent Agenda.

[ORD-0016-2018](#) TO AUTHORIZE THE MAYOR TO SIGN ADDENDUM AGREEMENT WITH OFFICIAL PAYMENTS ONLINE BILL PAY; AND TO DECLARE AN EMERGENCY.

This Ordinance was Adopted on the Consent Agenda.

Ordinances on Second Reading:

[ORD-0006-2018](#) TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT WITH MODERN OFFICE METHODS, DBA MODERN LEASING, TO RECEIVE SERVICE AND LEASE MULTI-FUNCTION COPY, PRINT, FAX, SCAN MACHINES; AND TO TRANSFER FUNDS IN THE AMOUNT OF \$45,240 TO COVER THE HEREIN COSTS.

This Ordinance was Adopted on the Consent Agenda.

[ORD-0007-2018](#) TO AUTHORIZE THE MAYOR TO ENTER INTO A WORKING AGREEMENT WITH FRANKLIN SOIL AND WATER CONSERVATION DISTRICT (FSWCD) FOR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.

This Ordinance was Adopted on the Consent Agenda.

[ORD-0008-2018](#) TO AUTHORIZE THE MAYOR TO ENTER INTO A WORKING AGREEMENT WITH FRANKLIN SOIL AND WATER CONSERVATION DISTRICT (FSWCD) FOR ILLICIT DISCHARGE DETECTION AND ELIMINATION (IDDE) COMPLIANCE.

This Ordinance was Adopted on the Consent Agenda.

[ORD-0009-2018](#) SUPPLEMENTAL APPROPRIATION - Insurance Claim Proceeds.

This Ordinance was Adopted on the Consent Agenda.

[ORD-0010-2018](#) SUPPLEMENTAL APPROPRIATION - Water Meter Proceeds.

This Ordinance was Adopted on the Consent Agenda.

Motion Resolutions:

[MR-0011-2018](#) TO CONFIRM APPOINTMENT OF FIRE CHIEF OF MIFFLIN TOWNSHIP, FRED KAUSER, AND FOR THOSE AREAS SERVED BY

JEFFERSON TOWNSHIP FIRE DEPARTMENT, FIRE CHIEF OF JEFFERSON TOWNSHIP, BRAD SHULL, THE MUNICIPAL FIRE SAFETY INSPECTORS FOR THE PERIOD OF APRIL 1, 2018 THROUGH MARCH 31, 2019.

This Motion Resolution was Approved on the Consent Agenda.

Approval of the Consent Agenda

A motion was made by Renner, seconded by Angelou, to approve the Consent Agenda. The motion carried by the following vote:

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

Absent: 1 - McGregor

End of the Consent Agenda

F. PUBLIC HEARINGS: None.

G. COMMITTEE UPDATES

Leeseberg said had code review; discussed mobile food vendors, fence, and sidewalk code.

H. CORRESPONDENCE AND ACTIONS:

Clerk

None.

Council

None.

I. SECOND READING OF ORDINANCES:

[ORD-0003-2018](#) TO REZONE 5.7316+/- ACRES OF PROPERTY TO SUBURBAN OFFICE (SO); SAID PROPERTY LOCATED AT 748 AND 760 TAYLOR ROAD; PARCEL ID NO. 025-003911 AND 025-003928; TRILOGY; ROSS OBERHAUSEN, APPLICANT.

Angelou said wants to talk a little about the history; back in the 90s the first time brought forward this was warehousing; Council looked at it; didn't like it; second time this property came up was for an extended stay hotel; she was not on Council then but would have voted no; she's against

them; now there is a third time; help senior citizens, recovering from surgery, growing senior population; we will get 1 million more people; thought there was a real need for this; on September 15, her friend had a stroke; spent many weeks at the hospital; went to step down unit and he had to leave there; his family has to find someplace for him to go; he can't speak yet; he's in Dublin and she thinks it would sure be nice if we had this facility here; we need a place for these people to go; this is not tax abated; some Council Members want something else there; this is a business of helping people; if this doesn't pass move to the future path; single path residential 15 to 18 houses; how many children will that bring; overrun our schools; other options could be apartments does impact the schools; another option would be a restaurant the smells, would be worse or even a gas station; park land isn't an option; this is hard for her; it's not area of the City, but we need to discuss what is the best use of this land; so far she thinks this is the best use of this property; wished more neighbors met with Canini; difficult to make this decision; she knows the Willis family; always greeted at church; hopes that stays; has relationships on both sides of this issue; she's voting yes; she doesn't know if it's the right thing to do for everyone, but feels this is the best use; it's very hard to please everyone; her heart and experience believes this is a good project.

Schnetzer thanked Angelou; she made valid points; acting on good faith; give colleagues background; what are we focusing on; land use committee is there to focus on areas that are not developed; his position is this isn't a good time; need to work through land use study.

Leeseberg doesn't have history; father needed one of these facilities; if his mom had to drive miles away at 80 yrs old would not be good; Trilogy is a good company; good transition from residential to commercial; data shows we need these kind of projects; previous vote was against Morse Road; that was not a good use; this is.

Renner thanked colleagues for comments; long history sitting there in pre development; other side of the equation need a voice; this has been hard for him; is appropriate use for this property; not arguing that we don't need this facility; voting no and wants the land use study to be implemented.

Metzbower went back and forth on this project; falling on side that believes this an appropriate use and a good transition; this property is going to want to develop in some way; what could be better than this project; thinks good use for this piece of land.

Dugger asked for this to be reconsidered; Larick said not an appropriate time to comment.

A motion was made by Leeseberg, seconded by Angelou, that the Ordinance be adopted. The motion failed by the following vote:

Yes: 3 - Angelou, Leeseberg and Metzbower

No: 3 - Renner, Schnetzer and Larick

Absent: 1 - McGregor

J. FIRST READING OF ORDINANCES: None.

K. RESOLUTIONS/MOTION RESOLUTIONS: None.

L. REPRESENTATIVES:

Community Improvement Corporation (CIC) - Leeseberg

Leeseberg said meeting tomorrow morning at 7:30 at City Hall.

Mid-Ohio Regional Planning Commission (MORPC) - Angelou

Angelou said no meetings this month.

Gahanna-Jefferson Board of Education - Metzbower

Metzbbower said had meeting on 8th and superintendent was not able to attend; gave highlights on report and looking at project to measure ideal of quality work; what does it look like to work on professional development plan for next year; interviewing teachers for thoughts and feedback; this Saturday the 24th is Gahanna gala in support of education foundation; educational association in report to school board, noted that all in support of levy and personally contributed.

Convention & Visitors Bureau (CVB) - Renner

Renner said 3 items; wants to remind everyone about annual Visit Gahanna breakfast on 2/27 La Navona; open to public and tickets available online; Certified Tourism Ambassador program will start April 5; Creekside Blues & Jazz 25th anniversary event is in planning.

M. OFFICIAL REPORTS:

Mayor

Mayor Kneeland said we reached out to leaders of Westerville to offer any and all services to them while they dealt with tragedy and could grieve; working with Development to bring in 250+ jobs.

City Attorney

Ewald said thoughts and prayers go out to families in Westerville.

N. COUNCIL COMMENT

Angelou said a couple of weeks of terrible news from everywhere; violence is devastating to this world; community had vigil for Gahanna High School teacher; let's pray that people find the place they need and can get the help they need.

Schnetzer said drove through Westerville and witnessed overwhelming and heartbreaking experience; honored to fill the need for call of service to them.

Metzbower wanted to echo great comments from colleagues; went to vigil and it was a powerful show of community.

Renner said supports idea of creating memorial for police; must always be courteous to one another; free discussion in open forum.

Leeseberg thanked service people and police department for support to Westerville; hit close to home.

O. EXECUTIVE SESSION

None.

P. ADJOURNMENT

7:46 p.m.