



# City of Gahanna

## Meeting Minutes

### City Council

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

*Thomas R. Kneeland, President of Council*  
*Stephen Renner, Vice President of Council*  
*Karen J. Angelou, Ryan P. Jolley, Brian D. Larick,*  
*Jamie Leeseberg, Michael Schnetzer*

*Kimberly McWilliams, CMC, Clerk of Council*

---

Monday, July 6, 2015

7:00 PM

City Hall

---

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

Gahanna City Council met in Regular Session on Monday, July 7, 2015, in Council Chambers of City Hall, 200 South Hamilton Road, Gahanna, Ohio. President of Council Tom Kneeland called the meeting to order at 7:00 p.m. Vice President of Council Renner delivered an Invocation followed by the Pledge of Allegiance. Agenda for this meeting was published on July 2, 2015.

**Present** 7 - Karen J. Angelou, Ryan P. Jolley, Jamie Leeseberg, Stephen A. Renner, Michael Schnetzer, Thomas R. Kneeland, and Brian D. Larick

#### **B. ADDITIONS OR CORRECTIONS TO THE AGENDA. None.**

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

##### **1. Resident, Benjamin Preston**

Resident, Benjamin Preston, 933 Bryn Mawr Dr., expressed his concern about the golf course being utilized for the bike trail; people will leave and take their business elsewhere; leagues included; he questioned why it wasn't showing up before; golf course area is in the flood plain; why would you want to put a bike path in front of the practice tee; that would be chaos; it will remove sledding for the kids; why do the kids have to suffer; there are plenty of bike trails throughout the City; asphalt will need to be laid; it will need to be snow plowed in the winter; never had to have a fence put up before; already a path in the area on Olde Ridenour; he has walked it and taken pictures; yes it needs some work, but you don't need 10' path; there is a 5' path in place; that road isn't used that much; most of the traffic cuts off at Chapelfield; is not a problem with heavy traffic; there are areas we are willing to negotiate but this is not one of them; he'd be happy to walk them through the path and show them what he is describing; he doesn't think they need the fence.

Mayor stated they would be doing a presentation at next Monday's Committee Meeting.

**A motion was made by Angelou, seconded by Leeseberg to extend the speaker's time for an additional 2 minutes. The motion passed by the following vote:**

**Yes:** 7 - Angelou, Jolley, Leeseberg, Renner, Schnetzer, Kneeland and Larick

## **2. Tax Increment Financing (TIF) Presentation by Greg Daniels**

Greg Daniels gave a brief overview of Tax Increment Financing ("TIF"); basic overview; number of tax programs in Ohio; at least six; today's focus will be on the three most common TIFs; Parcel, Residential Incentive District and Urban Redevelopment TIF; the whole point of a TIF is for infrastructure improvements to help spur economic development; PILOTS are in the same amount as the otherwise applicable taxes; existing taxes are unaffected; traditional government projects (i.e. roads, water & sewer lines, stormwater, etc.); redevelopment projects (i.e. land acquisition, environmental remediation and demolition); new development (i.e. gas, electric, and communications service facilities).

Most common type of TIF in Central Ohio; recent example is Buckles TIF; this TIF captures incremental taxes from commercial improvements (including multi-family homes); can include a single or many parcels; PILOTS may only be used to fund public infrastructure improvement.

Second type is the Residential Incentive Districts; basic requirement no larger than 300 contiguous acres and exhibits one or more characteristics of economic distress; PILOTS cannot be used for police or fire equipment; need to identify specific projects generating infrastructure demands; subdivision with a population over 25K may not create an incentive; need a specific project; to fund housing renovation; MRDD, ADAMH, Children's Services, senior citizens; county is entitled to compensation in some cases.

Final type; Urban Redevelopment; must acquire TIF property before adopting TIF Ordinance; captures incremental taxes from commercial improvements; can include single or many parcels; may be used to fund public infrastructure improvements as well as private improvements; can be used for grants or loans; projects that warrant that type of subsidy.

There are new residential projects that Council may want to consider

to spur redevelopment and housing renovation: Oak Grove, Park Crossing and Meadowbrooke; overall strategy to identify goals, type and boundary of the TIF and implement TIF strategy and apply projects that are on hand.

Leeseberg asked if the City has to have ownership or if an entity like Community Improvement Corporation (CIC) will work; Daniels said only for an Urban Redevelopment TIF you must have City ownership and the CIC would not work in that case.

Angelou asked for copies of presentation; get from Anthony Jones.

[2015-0134](#)

TIF Presentation Documents Presented July 6, 2015

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

[ORD-0072-2015](#)

TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH COLUMBUS ASPHALT PAVING, INC. OF 1196 TECHNOLOGY DRIVE GAHANNA, OHIO 43230 FOR THE CONSTRUCTION OF BIG WALNUT TRAIL SECTION 5; TO SUPPLEMENTALLY APPROPRIATE \$60,000; AND TO DECLARE AN EMERGENCY.

This Ordinance is being introduced and assigned to the Committee of the Whole.

**This Ordinance was Introduced and assigned to Committee.**

**E. CONSENT AGENDA:**

**Minutes - To Approve:**

[2015-0130](#)

Council Minutes June 15, 2015

**These Minutes were Approved and Filed on the Consent Agenda.**

**Ordinances on Second Reading:**

[ORD-0067-2015](#)

SUPPLEMENTAL APPROPRIATION - Emergency Notification System.

**This Ordinance was Adopted on the Consent Agenda.**

[ORD-0068-2015](#)

SUPPLEMENTAL APPROPRIATION - TriTech New Software.

**This Ordinance was Adopted on the Consent Agenda.**

[ORD-0069-2015](#) TO AMEND SECTION 913.10, STREET TREE PLANTING REQUIREMENTS, OF CHAPTER 913, LANDSCAPING REQUIREMENTS, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA.

**This Ordinance was Adopted on the Consent Agenda.**

#### **Motion Resolution:**

[MR-0031-2015](#) MOTION RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS TOTALING \$23,000 FROM ACCOUNT NO. 101.181.5111, PART TIME SALARY TO ACCOUNT NO. 101.181.5249, CONTRACT SERVICES, OFFICE OF THE CITY ATTORNEY; TO COVER EXPENSES RELATED TO THE PLACEMENT OF A TEMPORARY PARALEGAL POSITION.

**This Motion Resolution was Approved on the Consent Agenda.**

[MR-0032-2015](#) MOTION RESOLUTION THAT THIS COUNCIL HAS NO OBJECTION TO THE NEW D2 LIQUOR PERMIT TO DONATOS PIZZERIA, LLC, DONATOS PIZZA, 1391 E JOHNSTOWN ROAD, GAHANNA, OHIO 43230.

**This Motion Resolution was Approved on the Consent Agenda.**

[MR-0033-2015](#) MOTION RESOLUTION TO APPROVE THE 2016 ANNUAL TAX BUDGET AS SUBMITTED TO COUNCIL ON JUNE 22, 2015 AND TO DIRECT AND AUTHORIZE THE DIRECTOR OF FINANCE TO DELIVER SAID TAX BUDGET TO THE FRANKLIN COUNTY OFFICE OF BUDGET NO LATER THAN JULY 20, 2015.

**This Motion Resolution was Approved on the Consent Agenda.**

#### **Approval of the Consent Agenda**

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

**Yes: 7 - Angelou, Jolley, Leeseberg, Renner, Schnetzer, Kneeland and Larick**

#### **F. PUBLIC HEARING:**

[ORD-0070-2015](#) AN ORDINANCE DETERMINING THE NECESSITY OF AND AUTHORIZING THE ISSUANCE AND SALE OF ECONOMIC DEVELOPMENT REVENUE BONDS, SERIES 2015 (THE COLUMBUS ACADEMY PROJECT) OF THE CITY OF GAHANNA, OHIO IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$15,000,000; AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT, AN ASSIGNMENT OF LOAN AGREEMENT, A BOND PURCHASE AGREEMENT, A TAX EXEMPTION

CERTIFICATE AND AGREEMENT AND OTHER DOCUMENTS IN CONNECTION WITH THE ISSUANCE OF THE BONDS; AND TO DECLARE AN EMERGENCY.

Marc Kamer, 191 W. Nationwide Blvd., Columbus, was present to speak about the Ordinance; opportunity to approve these bonds; bonds are special revenue bonds; these are tax-free bonds; rules require that a Public Hearing be held; reminded Council that Columbus Academy is responsible for repayment of these bonds; asking PNC Bank to submit an investor letter or referred to as a "big boy letter" that City is not responsible; notice was given in Dispatch on June 22, 2015; no written submissions have been received.

President stated Public Hearing Rules that would govern all public hearings this evening.

President opened the Public Hearing at 7:37 p.m. for any proponents. There were none. President asked for any opponents. There were none.

President closed at the Public Hearing at 7:37 p.m.

**G. STANDING COMMITTEES:**

[2015-0131](#) Committee Minutes June 22, 2015

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

**Finance - Schnetzer - No report.**

**Service & Safety - Leeseberg - No report.**

**Development & Parks - Larick - No report.**

**H. CORRESPONDENCE AND ACTIONS:**

**Clerk - No report.**

**Council - No report.**

**I. SECOND READING OF ORDINANCES:**

[ORD-0070-2015](#) AN ORDINANCE DETERMINING THE NECESSITY OF AND AUTHORIZING THE ISSUANCE AND SALE OF ECONOMIC DEVELOPMENT REVENUE BONDS, SERIES 2015 (THE COLUMBUS ACADEMY PROJECT) OF THE CITY OF GAHANNA, OHIO IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$15,000,000; AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT, AN ASSIGNMENT OF LOAN AGREEMENT, A BOND PURCHASE AGREEMENT, A TAX EXEMPTION CERTIFICATE AND AGREEMENT AND OTHER DOCUMENTS IN CONNECTION WITH THE ISSUANCE OF THE BONDS; AND TO DECLARE AN EMERGENCY.

President Kneeland read the Ordinance by title; Larick said this is to partner with Columbus Academy; no risk to the City with this structure; small amount of revenue generated that benefits the CIC.

**A motion was made by Larick, seconded by Schnetzer, that the Ordinance be Adopted as an Emergency. The motion carried by the following vote:**

**Yes:** 7 - Angelou, Jolley, Leeseberg, Renner, Schnetzer, Kneeland and Larick

**J. FIRST READING OF ORDINANCES: None.****K. MOTIONS/RESOLUTIONS:**

[MR-0034-2015](#) A Motion Resolution authorizing the Civil Service Commission under Civil Service Rules & Regulations -Rule 6 to initiate the process to fill the vacancy for the Deputy Chief of Police.

President Kneeland asked if the City Attorney wanted to comment; stated he understands Civil Service needs Council approval to begin the process; City Attorney Ewald stated that is correct.

**A motion was made by Angelou, seconded by Renner, that this Motion Resolution be Approved. The motion carried by the following vote:**

**Yes:** 7 - Angelou, Jolley, Leeseberg, Renner, Schnetzer, Kneeland and Larick

**L. REPRESENTATIVES:****Community Improvement Corporation (CIC) - Larick/Kneeland -**

Larick said next meeting is Tuesday the 21st in City Hall.

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

Angelou said next meeting next Thursday at 1:30 p.m.; sent an email to Council in reference to the clean water rule and if in support of the rule; gave a breakdown of what this is; forwarded an email from William Murdock as to what direction MORPC should take on an issue like this; everyone wants clean water but also economic development; impact of this particular rule can go both ways but not seamlessly; perhaps three different views, support, not supported but be changed, or communities of communities can decide how to address the issue; if bill is passed it will go into place in August; asking members of Council and administration to forward ideas to bring to the table on Thursday.

### **Bd. of Education, Gahanna-Jefferson Public Schools - Jolley**

Jolley had no report.

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

Jolley said next meeting is this Thursday at 4:00 p.m.

## **M. OFFICIAL REPORTS:**

### **Mayor**

Mayor discussed Boomfest briefly; City partnered with Gahanna-Jefferson school district to assist with transportation; went smoothly; thanked Parks employees for their efforts; appreciates the Golf Depot stepping up and hosting this event.

Hot Chicken take-over will be here tomorrow; benefits GRIN.

Creekside Live returns again this Friday.

Putting a new question on Open Town Hall; wants to reach the community and will have a survey on how people get their information so they can improve communication to the community.

Will be discussing the trail next Monday and will also have the Strategic Plan consultants here and hopes to have Council involvement as well as the City Attorney and the public.

Annual shredding and e-recycling on July 18th from 9:00 - 1:00 p.m.; fundraiser for GRIN; will be accepting donations on site; more information on the website.

### **City Attorney**

Ewald had no report.

## **N. COUNCIL COMMENT**

Leeseberg asked how many wristbands were handed out for the Boomfest transportation bus; Mayor said over 400.

Angelou said it was nice to be back; had a vacation for the first time in over seven years; said the LIONS did a great job on the parade; thanked the Golf Depot for the fireworks.

Schnetzer thanked everyone that made the 4th of July events a success.

Larick asked if there were any significant safety issues this weekend; Chief confirmed there were none.

Renner said grateful for a pause in the rain; the parade and Golf Depot made Gahanna have that "hometown" feel; Wil Trapp Gahanna resident is back in play for the Columbus Crew; had a severe concussion in February-March.

Kneeland walked the parade for the second time without golf carts; hats off to everyone who put the event together.

## **O. ADJOURNMENT**

7:53 p.m.: Motion by Larick.