



City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Meeting Minutes Committee of the Whole

Nancy R. McGregor, Chair, Vice President

Jamie Leeseberg, President

Karen J. Angelou

Merisa Bowers

Brian D. Larick

Stephen A. Renner

Michael Schnetzer

April Beggerow, MPA, CMC, Clerk of Council

Monday, December 14, 2020

7:00 PM

Virtual Meeting

Meeting Call-in Details:

513-306-4583

Conference ID: 468 235 470#

A. CALL TO ORDER

Chairwoman Nancy McGregor called the meeting to order at 7:00 p.m.

B. DISCUSSIONS

1. ITEM FROM THE PLANNING COMMISSION:

- a. [ORD-120-2020](#) ORDINANCE TO AMEND THE CODE OF ORDINANCES OF GAHANNA, OHIO: Amending Section 1133.02 - POSTING OF PROPERTY; PUBLICATION OF NOTICE of Chapter 1133 - Zoning or Rezoning.

Mr. Blackford presented the legislation. The file is attached.

It is a code change to the sign requirements to make it the city's responsibility and not the applicant's responsibility. The current requirements are costly to applicants and allows for signs to be placed in the right positions. Planning Commission approved this revision unanimously.

Mrs. Angelou asked if the fee covers the cost of what the sign would be.

Mr. Blackford replied that it would encompass that change. It would be the Planning Department that would be responsible for placing the sign.

Mr. Larick asked if Planning would be responsible or Service.

Mr. Blackford said it was a fairly quick and easy process so not a lot of staff power is needed to do this. The issue was that the applicant was not meeting the requirements of the code. So it's not much of a staff burden.

Mr. Larick asked about the size of a sign.

Mr. Blackford said that many municipalities use a more of a real estate sign which is what we may transition to.

Mr. Larick asked if the specifications of the sign are identified somewhere and does this make those adjustments.

Mr. Blackford replied that these changes do make those adjustments. The sign should be visible and alert to the change.

Mr. Larick asked what the norm in the region, who puts the signs up normally.

Mrs. McGregor said she's seen the signs in New Albany and they were real estate sign.

Mayor Jadwin said that there was a rezoning request off Taylor road and we didn't know that the sign wasn't placed until after the hearing. The decision had to be set aside. It would make more sense for us to have control. If we had many per year, it may be different, but we only average about 4 per year so this seems to be a more efficient way to handle the situation.

Mrs. McGregor asked if it has always been the applicant's responsibility.

Mr. Blackford replied that the city is responsible for all of the advertising so it makes sense for the city to handle the sign placement as well.

Mr. Larick wanted to ensure that the cost was covered by the applicant.

Ms. Bowers asked about other municipalities use smaller signs, to they use them for all types or do they differentiate between types of zoning.

Mr. Blackford said he has never seen it differentiated.

Ms. Bowers asked whether or not there is a notice requirement from the applicant that they file with the city. If not maybe that would keep the burden on the applicant.

Mayor Jadwin said that at the end of the day someone has to process the notice and keep track of that. The goal saves staff time and resources and tax payer funds as well.

Mrs. McGregor said our signs had a lot of information on it. Will they know where to go to find out more information easily. What's misleading is that it gives you planning commission dates, but not Council dates. It give a proposed site plan which is sometimes misleading. This lets the public know where to contact for more details and more of an explanation.

RECOMMENDATION: Regular Agenda/Return to Committee- Public hearing scheduled 1/19/2021

2. ITEM FROM THE FINANCE DIRECTOR:

- a. [ORD-122-2020](#) AN ORDINANCE AUTHORIZING A SUPPLEMENTAL APPROPRIATION; WAIVING SECOND READING - CARES Act.

Ms. Bury presented her legislative request. Her report is attached.

Mrs. McGregor asked how many grants, how much was given.

Ms. Syx said there were about a dozen or more approved by the CARES Act Committee and they will be able to provide a full report in January once everything is approved.

Ms. Bury said it looks like we approved 99 residential grants.

RECOMMENDATION: Regular Agenda/Waiver.

3. ITEMS FROM THE DIRECTOR OF PUBLIC SERVICE & ENGINEERING:

- a. [ORD-123-2020](#) ORDINANCE ACCEPTING RIGHT OF WAY DEED FOR 0.123 +/- ACRES ALONG THE PROPERTY LOCATED AT 957 TAYLOR STATION ROAD.

Mr. Moorehead presented his legislative request. His reports are attached.

He stated that these rights of way are for a left turn lane that is to be constructed as part of these developments.

Mr. Leeseberg asked when the traffic study approved.

Mr. Moorehead replied August of 2019.

Mr. Leeseberg said that it looks like the easements were issued a year

ago. When did we receive these.

Mr. Moorehead replied they came at different times, one in April, and one in November, we wanted the complete package before bringing it all forward.

Mr. Leeseberg asked if there was intent to pave in January.

Mr. Moorehead said no, we're trying to get the land secured so the utility poles can be relocated.

Mrs. McGregor asked if the road was in Gahanna, but the project was in the Township.

Mr. Moorehead said that they're turning Taylor Station road from a 2 lane section to a 3 lane section. They are called for in the Thoroughfare Plan.

Mr. Schnetzer asked where is this development going? It looks like the SW corner of Taylor and Taylor Station.

Mr. Moorehead replied yes.

Mr. Schnetzer said that there was some discussion about an extended stay..

Mr. Larick replied that this is what it is.

Mrs. McGregor said that there is one across the street.

Mr. Larick replied that that is also an extended stay.

Mrs. Angelou asked that she just wanted to know that we aren't paying for it.

Mr. Larick replied that we will in 20 years.

Mayor Jadwin replied that the developer is paying for the improvements to the road which will benefit the City.

Mr. Moorehead said that the turn lane will also benefit the city in that the left turn can be used to turn into city property.

Mrs. McGregor asked if there was a deceleration lane required.

Mr. Moorehead replied there was not.

Mr. Larick asked why this legislation needed passed as an emergency.

Mr. Moorehead replied that it would get construction moving.

Mr. Larick asked what would happen if it didn't pass.

Mr. Moorehead said that the project wouldn't be completed.

Mr. Larick asked if that was a detriment to the city.

Mr. Crawford said that it was identified in the thoroughfare plan that this construction be done and it is being done at no cost to the city. If we didn't proceed, then the city would pay for the costs at a later date.

Ms. Bowers stated that she understands the bad feeling, but there were businesses in Gahanna that will benefit from this project.

Mrs. McGregor asked if there was a concern if the legislation was moved forward without waiver and emergency.

Mr. Moorehead stated that the goal is that this turn lane is done prior to traffic trying to enter and exit the site.

Committee members moved the legislation forward without waiver and emergency.

RECOMMENDATION: Regular Agenda.

- b. [ORD-124-2020](#) ORDINANCE ACCEPTING THE DEED OF EASEMENT FOR STORM SEWER AT 957 TAYLOR STATION ROAD.

Mr. Moorehead presented his legislative request. His reports are attached.

He stated that these rights of way are for a left turn lane that is to be constructed as part of these developments.

Committee members moved the items forward without waiver and emergency.

RECOMMENDATION: Regular Agenda.

- c. [ORD-125-2020](#) ORDINANCE ACCEPTING THE DEED OF EASEMENT FOR STORM SEWER AT 925 TAYLOR STATION ROAD.

Mr. Moorehead presented his legislative request. His reports are attached.

Committee members moved the items forward without waiver and emergency.

RECOMMENDATION: Regular Agenda.

- d. [ORD-126-2020](#) ORDINANCE ACCEPTING RIGHT OF WAY DEED FOR 0.219 +/- ACRES ALONG THE PROPERTY LOCATED AT 925 TAYLOR STATION ROAD.

Mr. Moorehead presented his legislative request. His reports are attached.

Committee members moved the items forward without waiver and emergency.

RECOMMENDATION: Regular Agenda.

- e. [ORD-127-2020](#) ORDINANCE ACCEPTING RIGHT OF WAY DEED FOR 0.820 +/- ACRES ALONG THE PROPERTY LOCATED AT 870 TAYLOR STATION ROAD.

Mr. Moorehead presented his legislative request. His reports are attached.

Committee members moved the items forward without waiver and emergency.

RECOMMENDATION: Regular Agenda.

- f. [ORD-128-2020](#) ORDINANCE AUTHORIZING THE MAYOR TO SIGN ADDENDUM AGREEMENT WITH OFFICIAL PAYMENTS ONLINE BILL PAY.

Mr. Crawford presented his legislative request. His reports are attached.

Mr. Larick asked if there were any records as to how much this service is used.

Mr. Crawford said he can obtain that info.

Mr. Schnetzer said that those that are still mailing paper checks, will that go monthly also?

Mr. Crawford replied yes all bills will be monthly.

Ms. Bowers asked how that is being communicated to residents.

Mr. Crawford said that there will be a large campaign. Mailers, bill stuffs and social media.

Ms. Bowers asked what the bill due would be.

Mr. Crawford said that it would start the end of April.

Mrs. Angelou asked if there will be an auto pay option.

Mr. Crawford said it currently exists and will continue.

Mrs. Wester explained the communication plan. Initial communication will go in the next round of bills in January and a second separate letter, website updates and social media and the last quarterly bill a resident receives will have more info.

Mrs. Angelou expressed congratulations because they've been wishing for monthly billing for a long while.

RECOMMENDATION: Consent Agenda.

g. [2020-180](#)

SIDEWALK PROGRAM PRESENTATION

Mr. Moorehead presented that input was needed from Council to determine the maintenance cycle term, program are and special assessment details.

Maintenance cycle: currently proposed is a 15 year cycle. Sidewalks will be maintained at least once every 15 years which is both a pro and con.

Mr. Schnetzer said that he feels it is acceptable. Based on financial projections he has seen this feels in line with other future projects.

Mr. Leeseberg said that if sidewalks if the residents' responsibility, 15 years seems excessive. He has concerns with how the project is laid out. It is not designed to work by severity but by area.

Mr. Schnetzer replied that they would all like to see a shorter time frame but 15 years from a budget standpoint seems like a good balance.

Mayor Jadwin said that we can't move forward until Council issues a decision on the timing of the maintenance cycle.

Mr. Schnetzer asked what is the alternative, with an accelerated schedule.

Mr. Larick asked if this is an update.

Mr. Leeseberg said that it's in the budget.

Mayor Jadwin said we need direction from Council in the three areas so they can bring the project forward for approval.

Ms. Bowers asked if there have been any cost analysis for any type of needs based program.

Mr. Moorehead said that has not been done. He doesn't know how we would administer a needs based assistance.

Mayor Jadwin said it was discussed, but determined it would be impossible to forecast who would be in need or that kind of threshold for needs based assistance.

Ms. Bowers asked if there has been any research that indicates the health and economic success based upon the health and appearance of it's infrastructure

Mayor Jadwin said they are all interrelated which all leads to quality of life for residents.

Ms. Bowers said that her question had more to do with how we are funding the program and the benefit to the community in the long run.

Program Area:

Mr. Moorehead said that the sidewalk program would follow previously completed street maintenance programs. Pros would be that it ensures that repaired sidewalks connect to improved ramps and crosswalks at intersections. Provides sidewalk maintenance in all wards of the city each year, and that property owners see public investment in their streetscape before being asked to complete sidewalk improvements.

Cons are that they may not focus repairs on the worst sidewalks and improvements will progress gradually thorough each neighborhood.

Mr. Schnetzer asked Mr. Moorehead to comment about the recommended approaches and the cost efficiencies with one approach over the street approach.

Mr. Moorehead said he would say at the scale of the program, you would see some changes to the zoned approach, but both are effectively a

patch. Putting the repairs along the same street is efficient. Doing one street after street in the same neighborhood in a zone may be more efficient but would be disruptive to the neighborhood. Economically, he isn't sure there is a significant savings to do it on the zone basis.

Special Assessment: Following ORC 729.02 costs borne by the City for sidewalk maintenance are assessed to adjoining property owners.

5 year 0% assessment

Trees causing sidewalk problems are removed at the city's expense.

Pros: provides residents a 0 interest rate "financing" to help them fund repairs. It removes trees from the right of way that are damaging infrastructure and allows the City to recoup most of the investments made for sidewalk repairs.

Cons: Homes with large lots and/or more sidewalk than average may incur significant expenses.

This program allows home owners to make the repairs themselves.

Mrs. McGregor asked if there is a plan to replace trees that are removed.

Mr. Moorehead replied no. Not as part of this project.

Mr. Schnetzer said not doing anything isn't an option, from an ADA standpoint it has to be done. He feels that this approach is a happy medium. He has had his parts of his sidewalk replaced and wasn't offered a 0% loan and some communities charge interest.

Mr. Moorehead said that they will move forward with what they have and try to make it the best program for the city.

Mrs. McGregor said we should make an effort to see how it works out but we need to start somewhere.

4. DISCUSSION FROM THE IT MANAGER

[2020-206](#)

Live Stream Presentation; IT Manager Kevin Schultz

IT Manager Kevin Schultz presented information about upgrading the technology for live streaming both virtually and live. His presentation is attached.

There were no questions.

Meeting adjourned at 9:21 p.m.

