



# City of Gahanna

## Meeting Minutes

### Committee of the Whole

200 South Hamilton Road  
Gahanna, Ohio 43230

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

*Kimberly Banning, Clerk of Council*

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Monday, February 12, 2018

7:00 PM

Council Committee Room

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#### CALL TO ORDER

Chair Leeseberg called the meeting to order at 7:00 p.m.

**Present** 6 - Brian Metzbower, Nancy R. McGregor, Karen J. Angelou, Stephen A. Renner, Jamie Leeseberg, and Brian D. Larick

**Absent** 1 - Michael Schnetzer

#### -- **Kevin Dengel - Gahanna Area Arts Council (GAAC) Introduction**

Kevin Dengel and Christian Peck gave an overview and introduced the Gahanna Area Arts Council; have been writing policy and getting their board structured; want to ensure this outlasts each of us; introduced the Board of Directors; will accept new members through the end of March; will extend in the surrounding areas as needed; can be a part of the movement even if you do not live in the City; anything with creative spaces has a home with what we are doing; met with surrounding Arts Councils; went over the values of the GAAC and their upcoming initiatives; shared how you can help; attend March 3, 7PM ignite event; RSVP to [GahannaArts.org](http://GahannaArts.org); and like us on social media @gahannaarts.

#### PENDING LEGISLATION

[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.

Jones said the applicant and property owner are here to answer questions; Larick said his request was wanting an opportunity to sit down with residents to see their side and look further into the project; looking at

later this week; that is his purpose; Angelou said some people are saying things not accurate; for instance, this will stretch down to Helmbright; not sure how that particular piece of information got out; perhaps footprint is too large; Larry Canini said have had numerous meetings with neighbors to the north; they have been very cooperative in finding time to meet; misled and disappointed in opportunities to meet with neighbors to the east; not how the process is supposed to work; should occur through a neighborhood commission; Planning Commission did their job; Council should make decisions based on only rezoning; wants a decision based on facts; Larick confirmed what neighbors have been met with; Canini confirmed; said have communicated via email; think neighbors need to understand what this means to them; encourages Council to restudy the comprehensive plan that has been around since 2002; calls for just this type of use; discussion that this site is much larger than the footprint; that is not accurate; building on 5.72 acres; have given a 65' buffer to the folks to the rear; want to save the boundaries of trees; Jones confirmed this area is TIF'd; Canini said payroll is at \$4.5 million; 75% is fulltime; this is not just assisted living; there are only 2 shifts and most are employees; traffic is not an issue; will provide a traffic study; no road improvements are needed; McGregor said her neighbor lives a few doors east; both asked about it going to Helmbright; part of the confusion is the in-the-works Land Use Plan; Canini said want to get to the facts; Jones said have talked about that corridor and it will be analyzed; we are in the first part of the planning phase; Canini said no one would want to live off Taylor Road right now; it is zoned SF-3; the property off Taylor Road is not going to bring in office because offices are being developed in the Buckles Tract; Mayor Kneeland said miscommunication would occur with or without Area Commissions; the Area Commissions are doing a great job providing good feedback to Planning Commission.

**RECOMMENDATION: Regular Agenda.**

## **ITEM FROM THE DIRECTOR OF PLANNING & DEVELOPMENT**

[ORD-0013-2018](#) CRA Tax Abatement for CP Road LLC, 671 Cross Pointe Road (Parcel #025-013186)

Jones said this request is for a tax abatement; want to add an additional 1200 square feet of flex space; we are in need of flex space in our commercial corridor; would lead to an estimated 24 jobs; will be right carrying with the land; City will get their guarantee return; Leeseberg asked if current square foot building has tax abatement; Jones said yes but this will be a separate agreement; Leeseberg asked if previous

agreement met goals; Jones said believe so; if not there would be a recommendation from the TIRC; school board is not a party to guaranteed payment; said incentive board does not review this type of agreement; only goes to Council; Metzbower asked for more details with what flex space means; Jones said flex space is designed to be changed into multiple configurations; can be offices, manufacturing, warehouse, etc.; attractive because many businesses need office space in front and warehouse in back; less expensive to build also.

**RECOMMENDATION: Regular Agenda.**

### **ITEMS FROM THE DIRECTOR OF PUBLIC SERVICE**

[ORD-0014-2018](#) Supplemental Appropriations and Authorization to Transfer Funds

Franey said relates to 11 lights; installed in 70's; cannot install anymore; a number of them were out; made repairs; is in a Central Park TIF district; would like to repay the account used to fix lights.

**RECOMMENDATION: Consent Agenda.**

[ORD-0015-2018](#) Supplemental Appropriations - Streetlights

Franey said next item is to put back into street light funding from general fund.

**RECOMMENDATION: Consent Agenda.**

[ORD-0016-2018](#) Official Payments Online Bill Pay Agreement Addendum

Franey said for various reasons, this has not been implemented; we are not ready to implement that and have been able to convince the company to lower transaction fee; they agreed to separate residential and commercial accounts; they will charge 1.2% for commercial accounts; asking for emergency and waiver; in process of configuring this; would like this to not slow down that configuration; Angelou asked if the \$3.50 per transaction is typical; Franey said transaction fees are all over; said the fees are in the ballpark; can set up ACH payments through their bank; we charge no fees for that; if they want to pay debit or credit card online, those fees apply; if they come in-person, we do not charge a convenience fee; but we limit that amount to \$1,500; they can pay over the phone with a credit card; we are removing the option to call in and pay by card; we want to get credit card numbers out of the billing office; is an option through official payments to do it over the phone; same transaction fees apply plus an additional \$1.50; number of free options; Metzbower thanked Franey for doing this; McGregor asked if residential

could also pay 1.2%; Franey said this number was based on average monthly bill; some are paying more than 1.2% and some less; felt it was better for residents to know the amount versus a percentage; Larick asked how many transactions; Franey said does not have that number; this is adding an option; Mayor Kneeland said can still pay electronically, but through their bank; Franey said this should start in April; Mayor Kneeland said they will also be able to see their balance in the portal; Franey confirmed; can see their last bill; get e-bills.

**RECOMMENDATION: Consent Agenda, with waiver and emergency.**

[ORD-0017-2018](#) MORPC Local Government Energy Partnership Benchmarking Program - Pilot Project

Franey said Gahanna has been part of the pilot project; will use third party software to take information regarding all of our facilities and automatically populate energy costs; data will be benchmarked against other facilities.

**RECOMMENDATION: Consent Agenda.**

### ITEMS FROM THE CHIEF OF POLICE

[MR-0011-2018](#) Municipal Fire Safety Inspectors

Chief Spence said this is required; runs from April to March.

**RECOMMENDATION: Consent Agenda.**

[ORD-0011-2018](#) Government Obligation Contract with KS State Bank

Chief Spence said included in 2018 budget; included in federal law enforcement trust fund; required to be backed up by Council action; asking for a waiver and emergency; have inbound vehicles and this will hold up that process; have beta tested all this equipment; consolidates everything into one system; is body-worn camera compatible if we need to go down that route; is not a body-worn camera at this time; is a software capability; Metzbower asked if a certain type of body camera would need to be worn; Spence said no, can be transitioned with a software push.

**RECOMMENDATION: Consent Agenda, emergency and waiver.**

### ITEM FROM THE CITY ATTORNEY

[ORD-0012-2018](#) Franklin County Public Defender Contract

Ewald said we were within budget last year; is for those that cannot afford a public defender; is a mandate; their term expired at the end of last year.

**RECOMMENDATION: Consent Agenda.**

**COMMITTEE REPORTS - no action required.**

[2018-0032](#) Committee Reports 2.12.2018

**ADJOURNMENT**

8:12 p.m.