



City of Gahanna

Meeting Minutes

Committee of the Whole

200 South Hamilton Road
Gahanna, Ohio 43230

Monday, January 28, 2019

7:00 PM

Council Chambers

CALL TO ORDER

Chair Renner called the meeting to order at 7:17 p.m.

Present 7 - Brian Metzbower, Nancy R. McGregor, Karen J. Angelou, Stephen A. Renner, Jamie Leeseberg, Michael Schnetzer, and Brian D. Larick

UPDATE FROM FIRE DEPARTMENTS - No Report.

UPDATE FROM DIRECTOR OF PUBLIC SAFETY

Thomas went over the attached report; Council didn't have any questions.

[2019-0012](#)

POLICE DEPARTMENT SAFETY DIRECTOR REPORT FOR
DECEMBER

UPDATE FROM CITY COUNCIL - PERMIT PROCESS ON DANGEROUS DOGS

Ewald deferred to the Chief; he said the individuals that owned the animals were charged; administrative process related to the charge from animal control has expired; ability to appeal and continue the process was January 13; so they cannot file an appeal at this point; working to finalize permitting; one person did approach the City in the past, but never have implemented a permit for this purpose; double checked to make sure we weren't negating any permit requirements; the individuals did obtain a dangerous animal permit; which would expire January 20, 2020; looking to fine tune the Ordinance with regard to insurance requirements and update the permit language; Larick asked if this update can go on next committee; Renner said he will work with Shane on this matter to get it back on the agenda; Angelou said she'd like to see Eric Janus here, he oversees the animal care control facility; try to aim for the February Committee; Chief said he has had number of discussions with Mr. Janus; good advocate for the process; he's been available along with Ms. Dickson from animal control; great asset to the process; appreciates their work.

ITEMS FROM THE DIRECTOR OF PLANNING & DEVELOPMENT

[ORD-0011-2019](#) TO AUTHORIZE AN AGREEMENT WITH PREMIER HOLDING GROUP, LLC FOR TAX ABATEMENT FOR THE PROPERTY LOCATED AT 610 TAYLOR STATION ROAD, PARCEL ID NO. 027-000143; PART OF COUMMUNITY REINVESTMENT AREA #1.

Jones went over the attached presentation; applicant with Premier stated: planning on building around 6,300 sq. ft. building; two healthcare businesses; 100 employees each; occupy half the building for one company and lease out other half to company in the medical field; hoping to obtain the tax abatement; this is their first project; would like to have time to financially adjust; new tenant will bring in more money.

McGregor asked if the employees will be working in this building. Applicant stated they will not be working at this facility; only to pick up checks every couple of weeks. Angelou asked about energy efficiencies. Jones said it's sometimes more difficult to enforce; we don't have a relationship between us and the builder; she wants to make sure we work on sustainability; point out that the schools have used solar; we should try to entertain that. Schnetzer inquired if this is home healthcare and is there work outside the region. Applicant stated their tax base is in Columbus. Jones said in order to provide the incentive there is a clause for their tax jurisdiction is in Gahanna.

RECOMMENDATION: Regular Agenda.

[ORD-0002-2019](#) TO AUTHORIZE AN AGREEMENT WITH TREVI ENTERPRISES, LLC FOR TAX ABATEMENT FOR THE PROPERTY LOCATED AT 870 CLAYCRAFT ROAD, PARCEL ID NO. 025-013638 AND 025-013639; PART OF COUMMUNITY REINVESTMENT AREA #3.

Jones went over the attached presentation; said similar projects at Creekside;

Applicant was present to answer any questions; Council didn't have any questions.

RECOMMENDATION: Regular Agenda.

[ORD-0003-2019](#) TO REZONE 4.19 +/- ACRES OF PROPERTY, TO LIMITED OVERLAY MULTI-FAMILY RESIDENTIAL (L-MFRD); SAID PROPERTY LOCATED AT 0 RIDENOUR ROAD; PARCEL ID NO. 025-013236; CURRENT ZONING L-SO; REQUESTED ZONING L-MFRD; NATIONAL CHURCH RESIDENCES; GEORGE TABIT, APPLICANT.

Jones went over the attached presentation; David Hodge was present to answer any questions; been to a couple committees; quite a few zoning activities; city amended the zoning code and re-introduced that use; recreational amenities of the area; the process doesn't end with this development; eager to engage in that process and take this through; take this to Planning Commission to discuss project conceptually; bring remainder of project through the process; Schnetzer underscored merits of the project; some extremely good fit for the city; limited foot print; parking is underneath; limited traffic; one sticky point is number of residents have concerns about the building heights; not sure if you can excavate deeper; if at all possible to move the footprint; David Hodge said we have work to do with PC; the height has come up repeatedly throughout the process; thus far has been working the natural topography of the property; there will quite a bit of buffering; work with Planning Commission to approve; Schnetzer said for the sake of clarity comment about the height; coming down Ridenour Road; following by a 4 story building; exploring how to limit the building; looks like it may fit; this building isn't a lot taller than the other buildings; tree line masks the building; substantial amount of existing buffer; McGregor asked if the detention is using underground storage; area in southeast corner of the site; open area to locate storm detention underground; what prevents it from silting in; monitored and maintained; McGregor asked if is this assisted living; Hodge said it is and nursing care facility; listed types of uses; residential uses will occur; Leeseberg asked what the orientation is of the property; 42;32; Schnetzer is seeking clarity; project is age restrictive; between 55 and 62 and up.

RECOMMENDATION: Regular Agenda.

ITEM FROM THE CHIEF OF POLICE

[MR-0004-2019](#)

TO CONFIRM THE FIVE (5) ANNUAL MEMBER APPOINTMENTS TO THE VOLUNTEER PEACE OFFICERS' DEPENDENCY FUND (VPODF) BOARD TO UNEXPIRED TERMS:

TWO (2) APPOINTMENTS MADE BY CITY COUNCIL: STEPHEN RENNER AND NANCY MCGREGOR;
TWO (2) APPOINTMENTS MADE BY THE CITY'S RESERVE OFFICERS: MARC HOFFMAN AND HAROLD DELLENBACH;
ONE (1) RESIDENT APPOINTMENT MADE BY THE VPODF BOARD: RON DAVIS;

AND TO APPOINT MARC HOFFMAN, CHAIRMAN AND NANCY MCGREGOR, SECRETARY.

Larick asked if the resolution was to include the appointment; is that part of the resolution or a note. Chief stated it was a note. Leeseberg congratulated McGregor.

RECOMMENDATION: Consent Agenda.

ITEM FROM DIRECTOR OF PARKS & RECREATION

[ORD-0009-2019](#) TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT WITH THE GAHANNA CONVENTION AND VISITORS BUREAU (CVB) FOR THE OHIO HERB EDUCATION CENTER (OHEC)

Barr said the contract proposed for review is for the CVB to take over the Herb Educational Center; 2 year term agreements; page 5 speaks to work, programming activities; CVB will take over operations and assume duties; City will still own property.

Council has not had a chance to review the changes; it was received late. Ewald worked with CVB Director for 2 to 3 weeks; hopefully Council can find it in a status to vote to approve next week. McGregor asked if this will come back to Committee. Ewald said it would be on amend by substitution next week. Larick asked about expectations with regard to its location. Ewald said the location is locked in at the current address; there's a lease.

RECOMMENDATION: Regular Agenda.

DISCUSSION FROM THE DIRECTOR OF PUBLIC SERVICE & ENGINEERING - RECYCLING CARTS

Priestas reminded council of the terms for the consortium of which the city is a member; goal is to be a resource of the public's money and assets; strive towards increase competition and extend life of county landfill; goals align with city sustainable 2050 goal; larger collection containers increases recycling and keeps additional items out of landfill. One time grant opportunity to purchase carts at greatly reduced costs; \$40 per cart, but with grant they are \$15.52 each; warranty is best in business for 12 years for body and 10 years for other components; if a resident purchases cart on their own then they would be responsible for repairs; would charge 44 cents per month over 3 year period; cost recover only; model moving forward would be 25 cents per month to fund replacements as carts reach end of life; residents cannot opt out by city code; will ask residents to try the larger size for 60 day period; if they

don't like it then they can use the smaller bin but no grants cover the costs of smaller bins; staff recommends to proceed.

Schnetzer asked for clarity on monthly fee; how was the fee structure developed; by RUMPKE and part by the City; is there an option to purchase the carts outright; failure of the cart; that bill is applied to their bill; grant said the city owns and maintains the carts; grant agreement is not an opt in or opt out; the monthly amount is sustainable for this program; Angelou asked if each municipality has their own direction moving forward; each community has a different model; 44 cents a month is to cover the cost of the carts; Leeseberg asked if the city owns the carts; there will be added charge if they take the cart.

Resident Brenda Hoffman, 275 High Meadows, for this option; wants to buy her own cart; you don't have to own it to have the warranty on it; welcomes this.

Jamie Clark, 373 Dunbarton Rd; not against recycling; already owns the can; that proposed can is too big; already own a big can; what's to say anyone will recycle anyway.

ITEMS FROM THE CLERK OF COUNCIL

[ORD-0012-2019](#) TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT FOR THE 2019 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.

Banning said this is an annual contract that goes through the court; Ewald has reviewed it; Clerk of courts is here; and Chief has numbers if you'd like to discuss the increase. Chief provided brief summary.

RECOMMENDATION: Consent Agenda.

[ORD-0013-2019](#) TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT WITH THE FRANKLIN COUNTY BOARD OF ELECTIONS FOR USE OF CITY PROPERTY AS POLLING LOCATIONS FOR THE YEAR 2019.

Banning stated this is an annual contract to bring poll to City Hall and Senior Center; the ask is for Consent Agenda.

RECOMMENDATION: Consent Agenda.

[MR-0005-2019](#) THAT COUNCIL HAS NO OBJECTION TO THE NEW D2 AND D3

LIQUOR PERMIT FOR LA NAILS AND TAN LLC, DBA LA NAILS, 1008 N HAMILTON RD & PATIO, GAHANNA, OHIO 43230.

Banning stated this is for beer and wine liquor permit for L.A. Nails; new permit; no issues from PD. Angelou asked if this was from outside the city or opened up within the city.

RECOMMENDATION: Consent Agenda.

ADJOURNMENT

At 8:43 p.m.