



City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Meeting Minutes Committee of the Whole

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

Kimberly Banning, CMC, Clerk of Council

Monday, September 12, 2016

7:00 PM

Council Committee Rooms

CALL TO ORDER

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

ADDITIONAL ATTENDEES: Anthony Jones, Dottie Franey, Rob Priestas, Troy Euton, Joann Bury, Jennifer Teal, Mayor Tom Kneeland, Chief Dennis Murphy, Abby Cochran, Shane Ewald, Kyra Bell, David Shull, Margie Brickner, Residents, Press

Present 4 - Brian D. Larick, Nancy R. McGregor, Karen J. Angelou, and Jamie Leeseberg

Absent 3 - Stephen A. Renner, Brian Metzbower, and Michael Schnetzer

ITEMS FROM THE DIRECTOR OF PLANNING & DEVELOPMENT

1. **CRA Tax Abatement for 670 Gahanna Investments LLC, 670 Cross Pointe Road (Parcel #025-012942)**

[ORD-0098-2016](#) TO AUTHORIZE AN AGREEMENT WITH 670 GAHANNA INVESTMENTS, LLC, FOR TAX ABATEMENT FOR PROPERTY LOCATED AT 670 CROSS POINTE ROAD; PARCEL ID NO. 025-012942; PART OF A COMMUNITY REINVESTMENT AREA.

Jones said that he has the CEO of Reliant Capital here tonight and the CFO David Shull; Hoping to develop a 20,000 sq. ft. office building, first of its kind in Gahanna since 2009; proposing to add over 100 new jobs which would generate \$62,000 in revenue to the City; proposing 2 things: tax abatement for 15 years at 100% potential of about \$60,000 for business; also proposing 25% rebate on new jobs created for period of 5 years; \$15,000 per year for the business; Jones said this is in line with the GoForward Gahanna Plan and Economic Development Strategy; Higher employment density rate than other parts of Gahanna, higher than 1.8 million over 15 year term; Jones introduced Margie Brickner to speak. Brickner said started company about 10 years ago; started in Gahanna and hopes to stay; honored to get

government contract; call centers require lots of parking due to high density employment and that has been a challenge; Brickner said she's excited to make this work.

McGregor asked at what point does the 25% incentive start; Jones said this is a calendar term and starts on Jan. 1.

Leeseberg asked about the length of contract; Brickner said 10 years.

2. Office & Industrial Incentive for Reliant Capital Solutions, LLC

[ORD-0099-2016](#) TO AUTHORIZE THE MAYOR TO ENTER INTO AN OFFICE AND INDUSTRIAL INCENTIVE AGREEMENT WITH RELIANT CAPITAL SOLUTIONS FOR A PERIOD OF FIVE YEARS.

See above.

3. Office & Industrial Incentive for Intermedix Corp.

[ORD-0100-2016](#) TO AUTHORIZE THE MAYOR TO ENTER INTO AN OFFICE AND INDUSTRIAL INCENTIVE AGREEMENT WITH INTERMEDIX CORPORATION FOR A PERIOD OF FIVE YEARS.

Jones introduced Kyra Bell from Intermedix; the company needs to expand and they are looking at Nashville and 825 Tech Center Dr.; looking to lease 34,000 sq. ft.; currently has 5.2 million in payroll in Columbus, which would come to Gahanna; want to add 108 new jobs within 3 years would generate 3.5 million in payroll; \$52,000 per year in taxes to City; looking for 50% for 5 year for \$108,000 in incentives to the business; project aligned with Economic Development and GoForward Gahanna strategy. Jones introduced Bell to speak; Bell said mostly deals with medical and government clients; has major large metro agencies and smaller agencies; growing quickly; needs something on bus line and larger parking; worked closely with another medical coding company which is in Gahanna; would be a good fit.

ITEM FROM THE DIRECTOR OF HUMAN RESOURCES

1. Ohio Association of Chiefs of Police (OACP) Agreement

[ORD-0093-2016](#) TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT WITH THE OHIO ASSOCIATION OF CHIEFS OF POLICE, INC. (OACP), FOR SERVICES ALIGNING WITH THE SCREENING PROCESS FOR THE DEPUTY CHIEF OF POLICE VACANCY; AND TO

DECLARE AN EMERGENCY.

Cochran said this is in regards to Deputy Chief process; already has funds but asking for waiver and emergency to move process along; McGregor said the lead consultant is from Grove City, but was told these are not local; Cochran said she spoke with Chief, and this man does not have connections to City; he is a respected Fire Chief, and the best choice.

ITEMS FROM THE DIRECTOR OF FINANCE

1. Supplemental Appropriation - 2015 Election Expenses

[ORD-0092-2016](#) SUPPLEMENTAL APPROPRIATION - 2015 Election Expenses

Bury said these expenses are due to an odd election year; said that these monies have already been paid out.

2. Accept the Amounts and Rates for Real Estate Taxes

[RES-0026-2016](#) RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR.

ITEMS FROM THE CITY ENGINEER

1. Big Walnut Trail Section 4 Design and Section 8 Alternatives Analysis

[ORD-0094-2016](#) TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH EVANS, MECHWART, HAMBLETON & TILTON, INC. (EMH&T) TO PERFORM THE BIG WALNUT TRAIL SECTION 4 DESIGN AND SECTION 8 ALTERNATIVE ANALYSIS.

Priestas said our GoForward Gahanna Strategic Plan identifies Strategic Result 3.1 Trail Completed; this goal of this result states that by 2020, residents and visitors will be able to walk and bike along a completed trail system that connects Gahanna trails, paths, parks, and connects Gahanna to neighboring communities; one of the key elements to accomplishing this result is the completion of the design and construction of Big Walnut Trail Section 4; this section of Trail will connect Big Walnut Trail Section 5 along Olde Ridenour Road to the existing Big Walnut Trail Section 1 located on Nob Hill Drive. This section of trail is a critical link for the overall Big Walnut Trail system,

ultimately creating a completed trail system from Morse Road south to Rocky Fork Drive South; through the Quality Based Selection process, EMH&T has been selected to perform the design of this project. Their fee schedule to perform the work is \$233,260; funds to cover this design work was appropriated for this year; We are respectfully requesting an ordinance to authorize the Mayor to enter into contract with EMH&T to perform The Big Walnut Trail Section 4 design and Section 8 Alternatives Analysis.

2. **Hamilton Rd Phase A City of Columbus RW Agreement**

[ORD-0095-2016](#) TO AUTHORIZE THE MAYOR TO SIGN A RIGHT-OF-WAY ACQUISITION AGREEMENT WITH THE CITY OF COLUMBUS TO NEGOTIATE RIGHT-OF-WAY NEEDED FOR THE HAMILTON ROAD PHASE A WIDENING PROJECT.

Priestas said the City of Columbus is planning to widen the portion of Hamilton Road from Morse Road to SR-161; this widening project will include the widening on Morse Road from Trellis Lane to Hamilton Road, as well as a right turn lane on Southbound Hamilton Road at Morse Road in our jurisdiction; this section of Morse Road experiences severe congestion and is in need of widening; the City of Columbus is preparing to acquire right-of-way and will need to acquire right-of-way on our behalf as part of the project; the provided right-of-way acquisition agreement will allow the City of Columbus to negotiate and acquire right-of-way needed for this project on our behalf; all right-of-way in our jurisdiction will be quit claimed to the City of Gahanna at the completion of the project; we are respectfully requesting an ordinance authorizing the Mayor to sign the contribution agreement.

ITEMS FROM THE DIRECTOR OF PUBLIC SERVICE

1. **Replacement of 1 Ton Streets Truck**

[ORD-0096-2016](#) TO AUTHORIZE THE PURCHASE OF A 1-TON TRUCK FOR THE STREETS DIVISION; FROM THE CITY OF COLUMBUS UTC CONTRACT, #SA005794.

Franey said has 1-ton truck which is ready for replacement; would like to replace with Byers Ford through a bid through the City of Columbus; amount is \$56,000; does not need supplemental, and no need to bid since it has already been bid through Columbus; only needs permission to sign contract.

2. 2017 Franklin County Public Health Contract

[ORD-0097-2016](#) TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH FRANKLIN COUNTY PUBLIC HEALTH FOR 2017 CITY OF GAHANNA HEALTH SERVICES.

Franey said every year brings Franklin County Health Department contract; said this is for 2017 year; increase due to \$7.89 per capita which is \$263,384 per year; Angelou asked if we need more services from Franklin County if the Chicken Code passes; Angelou asked if the county immunizes chickens; Franey said she would look into it.

ADJOURNMENT

7:25 p.m.

Krystal Gonchar Reporting.