



City of Gahanna

Meeting Minutes

Committee of the Whole

200 South Hamilton Road
Gahanna, Ohio 43230

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

Krystal Gonchar, MPA, Clerk of Council

Monday, October 11, 2021

7:00 PM

Council Chambers

A. CALL TO ORDER.

Vice President of Council Nancy McGregor called the meeting to order at 7:00 p.m. The Facilities Assessment Presentation was moved to the beginning of the agenda.

Facilities Assessment Presentation

[2021-0219](#)

Facilities Assessment Presentation at Committee of the Whole, October 11, 2021.

McGregor stated that this would just be a presentation tonight and there would be four one-hour workshops scheduled in the near future, to discuss this further. Mayor Jadwin stated that the facilities assessment has been underway for some time; back in the summer, when we presented the Capital Needs Assessment, it was discussed that the facilities would be part of a separate discussion; the results are being presented tonight by Jim Russell from Pizzuti Solutions.

Kevin Schultz, IT Manager, stated that this began in 2006; the City had commissioned a report to evaluate the existing facilities and staffing needs; in 2017 the City moved forward with a Request For Proposal (RFP) process in two phases; the situation has not been improved and we are coming to a five-year mark. Russell stated that their work is mostly with public-sector clients; have spent a lot of time at City Hall analyzing the space needs and evaluating improvements for residents and staff; will review breakdowns of space needs; have two recommendations for a new police facilities and a new operations center for Service and Parks; the next priorities are financially driven; recommend a new City Hall; potential for a new community center which

came about as public input from Issue 12; we will go through the costs, recommended locations; the current center on Oklahoma Ave. is a shared site; we have discovered the need for an additional 58,000 sq. ft. with the need for additional outdoor storage; we recommend looking for a site nearer to Taylor Rd.; would require 10 acres; building condition is the #1 challenge at that facility. Regarding the Police Department, it was built in 1971 when there were 14 officers and civilians; expanded in 1990s but now there are 80 associates; the space is cramped and inefficient; modifications made throughout the years have created compromising conditions; is lacking secure protection; must be adequate enough to provide service; one solution is to create a justice center that would combine the police and court uses; would require 8-10 acres of space; budget would be \$26M-\$34M for the facility alone; would take 36-39 month timeframe. Regarding city hall, there are challenges with civic experience; does not speak to how public service is offered today; response time and staff times depends on where each department is located and how close they are; looking at a new building of 38,000 sq. ft. with about 3 acres to cover staff and public parking; cost would range from \$17M-\$23M; renovation is an option; deferred maintenance is a challenge; bringing that up to current conditions would cost nearly \$2M alone; may consider whether a tax generating business would be more appropriate on this current site; would recommend working closely with the schools on either a land exchange; would recommend having city hall move to Clark Hall which is 72,000 sq. ft. and could be shared with schools for administration; is the most cost-effective of the options; met with the Superintendent of the schools early in the process; could identify a new site; there have been office spaces vacated due to COVID; the county Board of Elections leased a site in a similar way. Regarding the community center, would recommend 50,000+ sq. ft. of space with an aquatic center requested; Upper Arlington is working on a space with 100,000 sq. ft.; could partner with a non-profit; Hilliard will have an issue on the ballot to build a similar facility; would cost an estimated \$28M-\$30M. Also included are four choices which include: general obligation funds (is most common), sale-lease back approaches; private financing; certificates of participation; there is also an option for revenue bonds. We will do a deep dive during the workshop meetings. Right now, time is our enemy because generally costs never go down over time; for every 30 days on a project, that may be \$50M, you're probably losing between \$75K-\$100K in construction escalation and interest costs.

Larick said the Oklahoma facility was discussed, does that include the Science Blvd. location. Russell said that would be a combined site, the 10 acres, but not for the schools; that is purely the city. Jadwin said that they have had discussions with the schools on joint operations complex,

which would bring in the bus facility, which bumped the acreage up to 16.

Chief Jeff Spence stated that he is one of the longest serving employees here; has discussed this for many years; data presented will not change, only the costs and impacts; we hear often about the increased population coming into central Ohio; the facilities lack sufficient room for existing staff and equipment and modern police operations; in 1991-1992 a second floor was added for an additional 2,000 sq. ft.; space has been cannibalized to facilitate a rapidly growing police department; in 2006 the basement was remediated due to lead; still lack interview and processing rooms; was built prior to ADA; built prior to modern technology; location is critical to response times; building is not energy efficient; health issues and safety security issues as well.

B. ITEMS FROM THE DEPARTMENT OF PARKS & RECREATION:

[MT-0015-2021](#) MOTION AUTHORIZING THE DIRECTOR OF PARKS & RECREATION PERMISSION TO BID WOODSIDE GREEN PARKING LOT REPLACEMENT.

Director of Parks & Recreation Stephanie Ferrell read from the Report to Council (attached). McGregor asked if the parking lot layout would change. Ferrell confirmed that it would; the intent was to expand the number of parking spaces; will increase from 55 with two ADA designated spaces to 77 with four designated ADA spaces. McGregor asked if it will go farther into the field. Ferrell said that some of the trees had been removed from the islands since they were diseased; that wasted space will be utilized; will also utilize space on the south-end nature playground. McGregor stated that she believed that islands were required depending on the number of spaces. Ferrell stated that they would need to follow any code requirements in place; will have a landscape plan. McGregor stated that it will be a major improvement to the area.

Recommendation: Consent Agenda on 10/18/21.

[ORD-0065-2021](#) AN ORDINANCE AUTHORIZING A SUPPLEMENTAL APPROPRIATION- Donations for Memorial Trees and Recreational Programs.

Ferrell read from the Report to Council (attached). No questions from Council.

Recommendation: Introduction/First Reading on 10/18/21; Consent Agenda on 11/1/21.

C. ITEMS FROM THE DEPARTMENT OF PUBLIC SERVICE & ENGINEERING:

[ORD-0058-2021](#) AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONTRACT WITH THE DISTRICT ADVISORY COUNCIL OF THE FRANKLIN COUNTY GENERAL HEALTH DISTRICT, AND FRANKLIN COUNTY PUBLIC HEALTH FOR HEALTH SERVICES.

Director of Public Service & Engineering Grant Crawford read from the Report to Council (attached). Angelou asked if the population cited was correct. Crawford said the population number was a MORPC estimate. Angelou recalled the population being lower. Mayor Jadwin confirmed that the US Census number was 35,726, but the FCPH Department bases their contract off the MORPC projected number.

Recommendation: Introduction/First Reading on 10/18/21; Consent Agenda on 11/1/21.

[ORD-0059-2021](#) AN ORDINANCE TO LEVY THE ASSESSMENTS FOR CERTAIN REAL ESTATE LOCATED AT 3737 HINES ROAD, FOR SANITARY SERVICES.

Crawford read from the Report to Council (attached); based on recent discussion with the County, they need to have any assessments by the 18th of the month if it is to be placed on the 2022 property taxes; we have brought this forward as a regular ordinance, not an emergency/waiver; if Council chooses to pass this as emergency/waiver, then the assessment will go on the 2022 taxes; otherwise it will be posted in 2023. Bowers stated that she would be uncomfortable with emergency/waiver; the property has been issued an order and now they are having a levy assessed; would prefer it go on as a regular item. McGregor stated that she believed the property owner brought this forward. Crawford confirmed that the property owner requested the assessment. Larick asked if there are other neighboring properties that could or should tie into sewer. Crawford stated that he was unsure and that the Franklin County Health Department does look over these properties and if they have a failing system then they are required to tie in. If we extend public sewer then we usually go and work with health department and property owners at that time. Larick asked if the main was in the vicinity, and this was just a tap in. Crawford confirmed. Bowers asked if the homeowner requested to tie into the sewer. Angelou stated that he was asked to. Crawford reiterated that they were required to by the health department; based on Ohio Revised Code; the assessment helps to soften the financial challenges. Leeseberg stated that he preferred the emergency/waiver in order to move forward with the assessment. Bowers asked the reason for not bringing this forward two weeks ago. Crawford stated this was brought forward earlier this year; was originally brought forward for a two-step process; when it was presented to the County, we were notified that some updates needed to be included in the ordinance; when it was realized that nothing was moving forward, we

reached out to the County again and that's when we found out about these updates; this three part process is typical of a capital improvement project for example; ordinance from earlier this year was based off a template from the Council Clerk's office; we are working with the Clerk's office to update our procedure manual to ensure that we align our processes. Larick asked for confirmation that a waiver and emergency would be required for the 2022 property taxes. Crawford confirmed. Bowers stated that an emergency would not be necessary. Mayor Jadwin confirmed that after speaking with the Clerk this morning, that if Council moved forward with both, at the October 18th meeting, then the items could be delivered to the county on the morning of the 19th. Crawford stated that the county typically prefers these be provided in September. Larick asked about the position of the homeowner. Crawford said this would not affect the connection process, just the assessment. Larick asked if the property owner prefers the assessment for 2022 or 2023. Crawford said he has not asked the homeowner; this is an issue that has gone to Environmental Court; the County wants this done as quickly as possible; would assume the homeowner would like to put off paying it as long as possible. Bowers asked if the homeowner consented in court or resisted to the implementation. Crawford said he did not read the court proceeding. Jadwin noted that the administration brought this forward as a regular agenda item; it was a phone call between the Clerk and County that prompted the opportunity to expedite the process. Schnetzer asked if the construction has already taken place. Crawford said it has not taken place but will as soon as these fees are assessed; by code, they cannot connect until the fees have been covered. Renner asked if the homeowner is aware of this and the cost. Crawford confirmed; they have been in violation for an extended period of time. Renner stated that for time value of money we should pass with emergency/waiver and get this done. McGregor agreed. Renner stated that this is a public health issue as well. Bowers stated that it would not affect connection. Renner stated that he isn't sure why we wouldn't want to begin receiving revenue. McGregor stated that we are giving the money up front and getting paid back over time.

Recommendation: Introduction/First Reading/Waiver on Regular Agenda on 10/18/21.

D. ITEMS FROM THE DEPARTMENT OF ECONOMIC DEVELOPMENT:

[ORD-0062-2021](#) AN ORDINANCE AUTHORIZING A DEVELOPMENT AGREEMENT WITH SCIENCE ONE, LLC; WAIVE SECOND READING; AND TO DECLARE AN EMERGENCY.

Director of Economic Development Nate Strum provided a summary of the Report to Council (attached); the presentation has been attached; stated that this project has been around prior to him; is an existing

business with 200+ employees; looking for an R&D facility; reviewed ROI calculations; the property is currently owned by the City and would be sold to the CIC who would then sell to the developer at the market-rate value; there is some contingency language in the Development Agreement due to Program 629 and ODOT funds; abatements are only on the improved values of the property; \$909K is projected to go to the schools; based on speed, can anticipate groundbreaking in late 2021 and operational in late 2022; we are approximately three weeks away from closing with the CIC.

Larick asked about the value, \$1.6M. Strum said that is the last 10 years, through end of abatement period. Schnetzer said that having global headquarters and R&D sounds nice; asked Strum to comment on various targeted industries and how this project fits into that. Strum stated that from the Go Forward Gahanna strategy and Economic Development Strategy, R&D, manufacturing, and office space are the three principal industries that we identified; this opportunity is a retention opportunity and rises to the top of that list of principal industries. Renner asked about the claw back, to elaborate on what that entails. Strum said we are looking at if the project does not go forward, after the post-closure from the City, then the CIC can claw it back; if there's a delay in the construction process, then the CIC has the opportunity to buy the property back; this project falls under the Tax Incentive Review Council which gets annually reviewed with the Auditor's office; claw backs allow for the project to be reduced or canceled if job commitments are not met in a timely fashion; we had our last TIRC meeting around 60 days; all were in compliance. Renner asked that the slides be attached as part of the record. McGregor said that in the Development Agreement, it refers to completing Tech Center Dr., would there be a leisure trail on that. Strum said if it would, it would be designed to the city's specs. McGregor said it does not specify a multi-use trail. Crawford confirmed that bike paths and sidewalks are required.

Recommendation: Introduction/First Reading/Waiver/Emergency on Regular Agenda on 10/18/21.

[ORD-0061-2021](#)

AN ORDINANCE AUTHORIZING A COMMUNITY REINVESTMENT AREA (CRA) AGREEMENT WITH SCIENCE ONE, LLC, FOR TAX ABATEMENT FOR PROPERTY LOCATED ON SCIENCE BLVD.; PARCEL ID NO. 027-000113-00; FOR A PERIOD OF FIFTEEN YEARS, FOR ONE HUNDRED PERCENT TAX ABATEMENT ON THE INCREASED VALUE OF THE PROPERTY; PART OF COMMUNITY REINVESTMENT AREA #3; WAIVE SECOND READING; AND TO DECLARE AN EMERGENCY.

See discussion above under ORD-0062-2021.

Recommendation: Introduction/First Reading/Waiver/Emergency on Regular Agenda on 10/18/21.

[ORD-0063-2021](#) AN ORDINANCE AUTHORIZING A REAL ESTATE PURCHASE AGREEMENT WITH THE COMMUNITY IMPROVEMENT CORPORATION OF GAHANNA FOR PROPERTY LOCATED AT SCIENCE BOULEVARD; PARCEL ID 027-000113-00; WAIVE SECOND READING; AND TO DECLARE AN EMERGENCY.

See discussion above under ORD-0062-2021.

Recommendation: Introduction/First Reading/Waiver/Emergency on Regular Agenda on 10/18/21.

[ORD-0060-2021](#) AN ORDINANCE TO ADOPT A MORATORIUM ON APPLICATIONS FOR, AND THE GRANTING OF BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY FOR ANY BUILDING, STRUCTURE, USE OR CHANGE OF USE THAT WOULD ENABLE THE CULTIVATION, PROCESSING, DISTRIBUTION OR SALE OF MEDICAL MARIJUANA FOR A PERIOD NOT TO EXCEED ONE YEAR; AND TO DECLARE AN EMERGENCY.

Strum stated that this was brought up by the State in September, to expand dispensaries; was recently moved by the Department of Commerce from 57 to 130 statewide; they also allowed for expansions of growth cultivation and processing facilities with the state to meet the demand of medical marijuana; after speaking with Mayor and Chief that we discuss the socio-economic impacts; we have fielded 6 different calls; do not have much guidance on this other than the City Attorney stated that there was previously a six-month moratorium and he would like to implement one-year.

Bowers stated that she has questions and can follow-up in writing. Jadwin stated that they have received an influx of inquiries and we do not know the position of the city on this; could not find record of public discussion from the previous moratorium; this would allow for more time to research and gather public input and feedback from Council. Strum said prior to September 15, when the order came from the State, there was no indication that there would be an expansion; stated that he continues to look for guidance. McGregor asked if we could issue a moratorium on one or two of the four types of businesses, rather than all of them. Strum said he is unsure; from past experiences they encouraged cultivation and manufacturing but restricted dispensaries within their city boundaries. Bowers asked the purpose of the one-year time frame and is there a projected list of actions for the next steps. Jadwin stated the one-year timeframe came from the City Attorney; three-months is too

short because we are working on the budget for the rest of the year; six-months is similarly short; will have a new council member onboarded; council can shorten that or rescind it at any time; no actionable list as this just came up; if an application comes before us today and the zoning allows for it, we must allow them to go ahead. Bowers asked for confirmation that there are 53 dispensary sites; and 10 grow sites. Strum said there are no more grow sites now; there are over 275,000 card holders; there are three grow sites in Licking County. Bowers is concerned for having a full year; we will miss out on revenue potentially; these spaces go quickly. Leeseberg stated that there's a two-week window from Nov. 4-18 to submit applications; is working on one of those sites; they need to show that they are shovel ready; that there's proper zoning; from whoever is qualified, they are put in a lottery; Columbus has a Council Variance for these so that it does not have to go through Planning, it cuts out about three months of the process. Bowers said historically there have been more applicants than there are slots. Strum asked if that was for growth facilities. Leeseberg said he was looking at dispensaries.

Larick asked about the review of process for what was done previously, such as the map that was created. Jadwin said they have not located any information from what was done previously. McGregor said there was a map done with overlays. Leeseberg said current rules still apply; that map would still be viable. Strum said he would work with the City Planner on the map. Angelou said we have a constituent who works in this field as an attorney; suggests that we get ahold of him to get value; should get feedback. Bowers said she still has some questions, would like this brought back to committee; not familiar with the map; what was done in 2018; what information do we have; what are the measurable questions we will research; would a revenue analysis be done. Strum said that they will look at costs and detrimental impacts to other cities; will reach out to Newark. Bowers asked how long the analysis will take. Strum said it depends on how long it takes to get a response from them. Angelou asked if the inquiries were all related to dispensaries. Strum confirmed. Bowers wants to know the plan; why does it take a year. McGregor said that the time can be reduced if necessary. Bowers wants to know what information will be gathered so that we can draft better legislation. McGregor said they don't have time to do that right now due to budget season. Larick said he wants to know the sequence of events for this process as developed by ORC; wants to know beginning to end with the state; is that known today. Leeseberg said he is aware of the window he mentioned previously; to be looked upon favorably for the lottery, the zoning must already be in place; people are looking at retrofitting old

restaurants. Strum said he has been referring the inquiries to City Planner for that zoning review. Leeseberg said if that's already in play, then a moratorium cannot stop them anyway. Angelou asked Chief Spence if this is something that can create a safety issue. Chief stated yes; is a risk with any cash-only businesses; some effects of medical marijuana in other states have received an increase in driving under the influence and impaired driving; the nearest dispensary is 1.9 miles away from the Gahanna border and on a transit line; not depriving residents while we get a handle on this; recreational marijuana followed medical marijuana in other states; need time to gather and evaluate data; is there a value in having a tiered approach.

Strum said when you look at the jobs that are tied to the industry, a lot of those major investments have already occurred; facilities that made the investment 3-5 years ago have already expanded; we are looking at potential new grow facilities. Leeseberg stated that there was difference in impaired driving with alcohol and with marijuana because of the way it lingers in your system; trying to prove someone was impaired. Chief confirmed. Renner said the one located at Johnstown and Cassidy is a crowded facility; does increase safety risk, from a driving point of view; strongly supports a one-year moratorium; would like this to come back to committee, but would like to get this done; the map can be located on the website; needs to really understand this. Angelou stated that for obtaining a card, do you need to get information from a physician. Strum said that is accurate. Angelou stated that no one will sell to you if they don't see the card/prescription.

Recommendation: Introduction/First Reading on 10/18/2021; Back to Committee on 10/25/21.

E. ITEMS FROM THE DEPARTMENT OF INFORMATION TECHNOLOGY:

[ORD-0064-2021](#) AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AGREEMENT WITH VONAGE BUSINESS INC. TO PROVIDE UNIFIED COMMUNICATIONS AS A SERVICE.

Schultz summarized the Report to Council (attached, along with the presentation); for this RFQ there were over 20 functional areas that were addressed; a fifth vendor rescinded their proposal; a review committee was established and independent reviewing and scoring was done; the group met to discuss the scores and evaluation process; a short list of two vendors was established; the two vendors came in and demonstrated their products; recommended moving forward with Vonage; will see an annual \$42K cost savings; the mobile app could reduce cell phone bill.

Bowers asked if the current provider submitted a bid. Schultz confirmed. Larick said from the evaluation review process, was there a follow-up with the submitters regarding any updates to their quotes. Schultz said only to the short-listed vendors. Larick asked for what purpose they were contacted. Schultz said for demonstration purposes. Larick said not for any updates to their submissions. Schultz said the general process is you go into negotiations with the selected vendor after the selection process; can then negotiate with the preferred vendor on things like costs and line items; generally that is only done with one vendor; you generally would not do that with any vendor that did not make the short list; unless the review was opened back up. Larick asked how the requests were submitted; how were they distributed; was there a public call. Schultz said that select vendors were reached out to; Vonage, existing vendor; and the big Microsoft Teams integrators 8x8 and Call Tower. Larick said the current vendor is a local enterprise; has a telecommunications background; would like the materials provided; the quotes and evaluation criteria. Schultz asked if process wise that's ok.

Recommendation: Introduction/First Reading on 10/18/2021; Back to Committee on 10/25/21.

F. ADJOURNMENT.

Meeting adjourned at 8:51 p.m.