



City of Gahanna

Meeting Minutes

City Council

200 South Hamilton Road
Gahanna, Ohio 43230

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

Kimberly Banning, Clerk of Council

Monday, March 7, 2016

7:00 PM

City Hall

A. CALL TO ORDER - Invocation, Pledge of Allegiance, Roll Call.

Gahanna City Council met in Regular Session on Monday, March 7, 2016, in Council Chambers of City Hall, 200 South Hamilton Road, Gahanna, Ohio. Vice President of Council, Brian Larick called the meeting to order at 7:00 p.m. Council member, Michael Schnetzer delivered an Invocation followed by the Pledge of Allegiance. Agenda for this meeting was published on March 4, 2016.

Present 6 - Karen J. Angelou, Jamie Leeseberg, Michael Schnetzer, Brian D. Larick, Brian Metzbower, and Nancy R. McGregor

Absent 1 - Stephen A. Renner

B. ADDITIONS OR CORRECTIONS TO THE AGENDA.

None.

C. HEARING OF VISITORS -

Daphne Moehring, Gahanna Jefferson School Board, thanked City Council; said our superintendent search is underway; Board narrowed it down to 6 candidates; will interview this month; will invite public participation in the final candidate stages; should be finalized in early April; Master Facility Planning is about half way through the public process; would love all participation; for the student accomplishment - district has had a lot going on; this coming Saturday is tag day for athletic boosters; athletes will be all over the district; be aware; hope to see a lot of support; Power of the Pen will hold their competition at Middle School West; they are a competitive writing league; DECCA program also working towards State; our High School acapella choir presented at the State Conference in Cincinnati; pretty impressive that they were recognized; our band is so popular at the High School they

had to add a third concert band; over 700 students wanted to be in band; thanked Gahanna; community art class is working on public art and working with administration to locate the art and process the whole thing; neat class; the students came to present at the last Board meeting; interaction with City professionals is just as important as the art presenting; Angelou said Go Lions.

D. EXECUTIVE SESSION - to go into Executive Session under authority of Section 5.40(d) of the Council Rules of Procedure to prepare for, conduct or review negotiations or bargaining sessions with public employees concerning compensation or other terms and conditions of employment.

A motion was made by Leeseberg, seconded by Schnetzer, to go into Executive Session under authority of Section 5.40(d) of the Council Rules of Procedure to prepare for, conduct or review negotiations or bargaining sessions with public employees concerning compensation or other terms and conditions of employment. The motion carried by the following vote:

Yes: 6 - Angelou, Leeseberg, Schnetzer, Larick, Metzbower and McGregor

Absent: 1 - Renner

Mayor Kneeland requested Jennifer Teal, Shane Ewald, Joann Bury, Abby Cochran, Mike Underwood, and Chief Dennis Murphy attend the Executive Session. Executive Session will be held in the Committee Room.

Council rose to Executive Session at 7:05 p.m.

Council rose to report from Executive Session at 7:50 p.m. with no action taken.

E. INTRODUCTIONS AND ASSIGNMENT TO COMMITTEE:

Council member Schnetzer introduced the items under section E.

Ordinances - To Be Introduced and Assigned to Committee:

[ORD-0073-2015](#) TO REZONE 4.19+/- ACRES OF PROPERTY AS SO, SUBURBAN OFFICE; SAID PROPERTY LOCATED AT RIDENOUR ROAD, IMPERIAL RISE #3, PART OF RESERVE "A"; PARCEL ID NO. 025-013236; CURRENT ZONING RID, RESTRICTED INSTITUTIONAL DISTRICT; FRED KENIMER, LAND OWNER'S PROPERTY COORDINATOR, APPLICANT.

- [ORD-0020-2016](#) TO AUTHORIZE THE DIRECTOR OF FINANCE TO REDUCE APPROPRIATIONS FOR THE WATER CAPITAL IMPROVEMENT FUND.
- [ORD-0021-2016](#) SUPPLEMENTAL APPROPRIATION - Proprietary Revenue and Transfer of Funds.
- [ORD-0022-2016](#) TO AUTHORIZE THE DIRECTOR OF FINANCE TO TRANSFER FUNDS AS APPROPRIATED FOR 2016.
- [ORD-0023-2016](#) SUPPLEMENTAL APPROPRIATION - Park In-Lieu Fees and Transfer of Funds.
- [ORD-0024-2016](#) TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH REDZONE ROBOTICS, INC. FOR THE 2016 CCTV & SANITARY SEWER CLEANING PROJECT.
- [ORD-0025-2016](#) TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH OFFICIAL PAYMENTS CORPORATION FOR ONLINE PAY PROVIDER SERVICES; AND TO RESCIND ORD-0129-2013.

F. CONSENT AGENDA:

Minutes - To Approve:

- [2016-0070](#) Approval of the 2-15&16-2016 Special Meeting Minutes and 2-16-2016 Regular Meeting Minutes

These Minutes were Approved and Filed on the Consent Agenda.

Ordinances on Second Reading:

- [ORD-0013-2016](#) TO ALLOW THE SURFACE APPLICATION OF BRINE; FOR DUST CONTROL AT SUBURBAN STEEL SUPPLY.

This Ordinance was Adopted on the Consent Agenda.

- [ORD-0014-2016](#) SUPPLEMENTAL APPROPRIATION - Fleet Program Auction Proceeds.

This Ordinance was Adopted on the Consent Agenda.

[ORD-0015-2016](#) SUPPLEMENTAL APPROPRIATION - Insurance Claims Proceeds.

This Ordinance was Adopted on the Consent Agenda.

[ORD-0016-2016](#) TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH LIFE TIME FITNESS, INC., FOR RIGHTS AND PRIVILEGES OF GAHANNA SWIM POOL MEMBERSHIP FOR THE YEAR 2016.

This Ordinance was Adopted on the Consent Agenda.

[ORD-0018-2016](#) TO AUTHORIZE THE MAYOR TO SIGN AN ADDENDUM TO ADD NEOGOV'S PERFORM AND ON BOARDING MODULES TO THE EXISTING CONTRACT.

This Ordinance was Adopted on the Consent Agenda.

[ORD-0019-2016](#) TO AUTHORIZE THE MAYOR TO EXECUTE SUBORDINATION AGREEMENTS AS REQUESTED BY HEARTLAND BANK FOR REFINANCING OF LOAN ON PROPERTY KNOWN AS CENTRAL PARK OF GAHANNA BY VALUE RECOVERY GROUP II, LLC.

This Ordinance was Adopted on the Consent Agenda.

Motion Resolution:

[MR-0008-2016](#) MOTION RESOLUTION TO ACCEPT THE FINAL RECOMMENDATION FOR THE ECONOMIC DEVELOPMENT STRATEGY FROM THE ECONOMIC DEVELOPMENT COMMUNITY ENGAGEMENT COMMITTEE (EDCEC).

This Motion Resolution was Approved on the Consent Agenda.

Approval of the Consent Agenda

A motion was made by Leeseberg, seconded by Schnetzer, to approve the Consent Agenda. The motion carried by the following vote:

Yes: 6 - Angelou, Leeseberg, Schnetzer, Larick, Metzbower and McGregor

Absent: 1 - Renner

End of the Consent Agenda

G. PUBLIC HEARINGS:

[ORD-0073-2015](#) TO REZONE 4.19+/- ACRES OF PROPERTY AS SO, SUBURBAN OFFICE; SAID PROPERTY LOCATED AT RIDENOUR ROAD,

IMPERIAL RISE #3, PART OF RESERVE "A"; PARCEL ID NO. 025-013236; CURRENT ZONING RID, RESTRICTED INSTITUTIONAL DISTRICT; FRED KENIMER, LAND OWNER'S PROPERTY COORDINATOR, APPLICANT.

Anthony Jones, Director of Development, gave a brief overview of the application; showed an image of the zoning map zoomed in on the location; said The Woods at Parkside is south of the property; in September 2015 this zoning change was brought before Council; it was remanded back to Planning Commission; concerns were the intensity of the use; they applied a Limited Overlay; it was approved on January 27th of this year; both the variance and zoning; currently Restricted Institutional District (RID); RID's are typically for churches and government facilities; was requested to be changed by the City; it was previously zoned SO before 2008; applicant requested a variance as per our code the development plan must have a site plan; this allows a rezoning without an end user and site plan; Planning Commission approved the limited overlay text; they are limiting the uses; banks, credit unions and security and commodity brokers and dealers will not be prohibited; also discussed the traffic impact on the site; showed a trip generation analysis that a 30,000 square foot church would generate 272 daily trips; a 9 hole golf course would generate 322 daily trips; an 80 unit assisted living would generate 172 daily trips; allowed uses would be a lesser impact; criteria being considered is the ability of sites elsewhere in the City already zoned for proposed use/demand for uses; and compatibility of all uses in terms of traffic, aesthetics, and infrastructure; the property was previously zoned Suburban Office (SO) and we are going back to that with stricter uses; would have a greater financial impact on the City than the current zoning; Angelou asked the zoning for Parkside; Jones said SO.

Vice President Larick stated the Public Hearing Rules that would govern the public hearing this evening; opened the Public Hearing at 7:58 p.m.

Glen Dugger, attorney, Smith and Hale LLC 37 West Broad Street, Suite 460, Columbus OH 43215, said it was SO for 26 years; City adopted RID in 2006 and 2007 and the Church was asked to rezone as it was the intended use at that time; at this time would like to get a use on the property that is appropriate; not a lot of uses with RID; primarily governmental; believe the use will likely be office or assisted living facility; that is why we have sought to bring forward this rezoning; a variance was granted by Planning Commission earlier this year; we are doing what Council has asked us to do in terms of potential problematic intensity impacts; this takes us back to what existed prior to 2006; with additional safeguards that are in place in terms of those uses; happy to answer any questions; staff report gave a lot of

detailed information.

Vice President Larick called for proponents. There were none.

Vice President Larick called for opponents. Michael Heitzman, 180 Rivers Edge Way, Gahanna, said appreciates Council listening to him again; believes this should be used for single family housing; zoning change to SO already failed; understands there are changes but it seems to be a round-about way to get the rezoning done; not consistent with park-life area; the City just invested a large amount of dollars in the trail in the area; that will bring a lot of traffic; this will not help; the City asked them to change zoning originally; hears the argument; have to look at surrounding area there today than what it was in 1991; seems too early to rezone with no development plan.

Angelou clarified the zoning was changed to RID in 2008; Schnetzer said the SO was the original zoning in 1991; believes that is what Mr. Heitzman meant.

Rebuttal:

Glen Dugger; appreciates the persistence; said it should be used for single family; it is not zoned that today; would take a rezoning for it to be used for those purposes; the use of that property for that use is not a decision that is before Council; if we do not change the use we still have a relatively commercial zoning.

Vice President Larick closed the Public Hearing at 8:05 p.m.

H. **STANDING COMMITTEES:**

[2016-0066](#)

Committee minutes - February 22, 2016

Committee of the Whole - Larick

No report.

Finance - Schnetzer

No report.

Service & Safety - Leeseberg

No report.

Development & Parks - McGregor

No report.

I. CORRESPONDENCE AND ACTIONS:

Clerk

None.

Council

None.

J. SECOND READING OF ORDINANCES: None.

K. FIRST READING OF ORDINANCES: None.

L. MOTIONS/RESOLUTIONS: None.

M. REPRESENTATIVES:

Community Improvement Corporation (CIC) - Renner/Larick

Larick said CIC next meeting is Tuesday, March 15 at 7:30 a.m. in the Finance Committee Room as the Committee Room will be used as a polling location.

Mid-Ohio Regional Planning Commission (MORPC) - Angelou

Angelou said next meeting is this Thursday afternoon.

Bd. of Education, Gahanna-Jefferson Public Schools - Larick/Renner

Larick said no further update from previous under Hearing of Visitors.

Convention & Visitors Bureau (CVB) - Leeseberg

Leeseberg said the Convention & Visitors Bureau (CVB) had annual meeting last week; was a very nice function.

N. OFFICIAL REPORTS:**Mayor**

Mayor Kneeland said he has been working with the Development Department; currently have 19 projects underway; said have met with 30 businesses; intention is to meet all 700 we have in the City by the end of the year; Chamber breakfast is the 10th of this month at 7:30 a.m.; second is the 24th in City Hall; Building and Zoning Department was moved under Service; that occurred over the weekend; they are now on the first floor; had the opportunity to judge American Legion contest; a senior from Gahanna Lincoln won money; will go on to win potentially more money and then could go onto Nationals.

City Attorney

No report.

O. COUNCIL COMMENT

Metzbower reminded everyone that the primary is on the 15th; regardless of party, reminder to vote.

Leeseberg echoed Metzbower's comment.

Angelou asked Mayor Kneeland if he would be changing the administrative code; Mayor Kneeland said it is coming, yes; Angelou said CVB was a wonderful event; blessed and honored to be given recognition as a proud certified tourism ambassador; said there are tiger-grams out there; they will be coming in and moving very fast; thought it was in the 80 million dollar category; should call MORPC to get those in there; a freight grant is also fairly large; recommends Mr. Jones check and also check with Service; recommends everyone vote in the primary.

Metzbower reminded everyone of the event tomorrow, GoForward Gahanna results; have gotten great results and feedback; this is the grand unveiling.

Larick said GoForward Results are tomorrow; attended Gahanna Public Schools Capital Plans meeting; they have two more sessions; if you have time this is a critical component of our community; taking a look at the needs and input; tag-day is coming up this weekend on Saturday; be aware the kids will be out; had a wonderful day today at the ASQ Conference; spent the day with our Information Technology

(IT) Director Rory Gaydos, Lieutenant Spence, Greg Knoblock with Service and Jennifer Teal; geared toward quality initiatives and tools; believes that the attendees got insight; also gained an awareness of our projects; hesitant to speak names; one conversation that stood out was a project with Fredena Williams; initiatives are structured and putting lean efficiencies in the City; some folks have absorbed the activities; several others but Fredena was one of them that stood out; they have identified a project; these projects are ongoing; they are small steps but improvements are being made; Teal said we have talked about providing opportunities for recognition for those who have went through the boot camp program; seeing the lights come on and the changes.

- P. EXECUTIVE SESSION - to go into Executive Session under authority of Section 5.40(b) of the Council Rules of Procedure to discuss purchase of property for public purposes or the sale of public property through competitive bidding or public auction AND under authority of Section 5.40(g) of the Council Rules of Procedure to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, or to negotiations with other political subdivisions respecting requests for economic development assistance.**

A motion was made by Leeseberg, seconded by Schnetzer, to go into Executive Session under authority of Section 5.40(b) of the Council Rules of Procedure to discuss purchase of property for public purposes or the sale of public property through competitive bidding or public auction AND under authority of Section 5.40(g) of the Council Rules of Procedure to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, or to negotiations with other political subdivisions respecting requests for economic development assistance. The motion carried by the following vote:

Yes: 6 - Angelou, Leeseberg, Schnetzer, Larick, Metzbower and McGregor

Absent: 1 - Renner

Vice President Larick requested Anthony Jones, Mayor Kneeland, Jennifer Teal, Shane Ewald, David Poe and Dwight McCabe attend the Executive Session. Executive Session will be held in the Committee Room.

Council rose to Executive Session at 8:16 p.m.

Council rose to report from Executive Session at 9:05 p.m. with no

action taken.

Q. ADJOURNMENT

by Larick 9:05 p.m.