



City of Gahanna

Meeting Minutes

Committee of the Whole

200 South Hamilton Road
Gahanna, Ohio 43230

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

April Beggerow, MPA, CMC, Clerk of Council

Monday, October 26, 2020

7:00 PM

Virtual Meeting

Meeting Call-in Details:
513-306-4583

Conference ID: 528 010 580#

A. CALL TO ORDER

Chair Nancy McGregor called the meeting to order at 7:03 p.m. All members were in attendance.

B. DISCUSSIONS

1. Items from the Director of Public Service & Engineering

- a. [ORD-094-2020](#) AN ORDINANCE AUTHORIZING A SUPPLEMENTAL APPROPRIATION - Damage to City Property.

Mr. Crawford presented his report which is attached.

RECOMMENDATION: Consent Agenda.

- b. [ORD-095-2020](#) AN ORDINANCE AUTHORIZING A SUPPLEMENTAL APPROPRIATION - Sale of Assets.

Mr. Crawford presented his report which is attached.

RECOMMENDATION: Consent Agenda.

- c. [ORD-096-2020](#) AN ORDINANCE AUTHORIZING A SUPPLEMENTAL APPROPRIATION - Water Meter Fees.

Mr. Crawford presented his report which is attached.

RECOMMENDATION: Consent Agenda.

- d. [ORD-097-2020](#) 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.

Mr. Crawford: The last item is our yearly renewal of our health services contract with Frain County Public Health. Each year so you can hand out contracts with Franklin County Public Health to provide health services for the city and to function as the city's public health department. I am sure it goes without saying Franklin County Public Health services this year have been invaluable to us as we navigate the pandemic and continue to navigate these challenging times. Other services that they provide include inspections of sanitary systems, food establishments, hotels, pool spas and so on. Additionally, they also enforce housing sanitation as well as radon testing. The cost for the 2021 program is \$329,064.05. This represents a modest 2.8% increase from the 2020 contract. Reviewing past contracts. It is generally around 4%, so it is a little bit lower this year. So we were respectfully requesting legislation to authorize the Mayor and the Director of Public Service and Engineering to enter into contract with, Franklin County Public Health for 2021 health services for our city.

They also monitor mosquito and tick populations.

Mr. Schnetzer asked how Franklin County Public Health comes up with their estimate.

Mr. Crawford replied that it is based on population.

RECOMMENDATION: Consent Agenda.

2. Items from the Director of Economic Development

- a. [RES-024-2020](#) A RESOLUTION APPROVING THE PETITION FOR SPECIAL ASSESSMENTS FOR SPECIAL ENERGY IMPROVEMENT PROJECTS AND AFFIDAVIT UNDER OHIO REVISED CODE CHAPTER 1710 AND DECLARING THE NECESSITY OF ACQUIRING, CONSTRUCTING, INSTALLING, EQUIPPING, AND IMPROVING CERTAIN PUBLIC IMPROVEMENTS IN THE CITY OF GAHANNA, OHIO IN COOPERATION WITH THE COLUMBUS REGIONAL ENERGY SPECIAL IMPROVEMENT DISTRICT (817 N. HAMILTON ROAD PROJECT).

Dr. Goss presented her legislation. The detailed presentation on PACE and the associated project occurred at the October 5 Committee of the Whole meeting.

Mrs. McGregor asked would be the project in at 817, would be the only

ones paying and being assessed into this district?

Dr. Goss replied that they are the very first ones to enter into this, there will be other projects in the future.

Jason Tiemier: Each property and each project owner is assessed only for the cost of their own project. So as Donna opens the door for potential future property owners and the city of Gahanna to who have their own project come before city council themselves can request a similar special assessment for their project. But in either case, the special assessments that are being paid and that are requested relate solely to the particular project that is being financed. And the assessments that a property owner would pay would be solely related to their project and only the amounts that they are voluntarily requesting that the city levy the on their property.

Mrs. McGregor asked what the benefit was vs financing.

Mr. Tiemier responded There's a couple of potential benefits depending on the type of project and the way that the financing is being structured for this particular project. The benefit of PACE is that it opens up a new market of financing, a new capital market that was otherwise unavailable to the property owner. PACE was authorized by the General Assembly under the Ohio Revised Code allows for the use of special assessments to secure the financing because we're allowed to use the special assessments to secure financing here, you have lenders who are entering the market that would not otherwise be providing loans to these these types of folks. And so they're able to do that then as well at a much lower interest rate and for longer term fixed rate. There's a couple of other benefits involved as well. The key here is that this is a new market for four property owners to access. This way, they can leave their lines of credit or other traditional bank financing for other projects that they're looking to do.

Mrs. McGregor asked if this was only commercial or residential also?

Mr. Tiemier replied currently constituted, the focus is solely on commercial at a later time. So the statute authorizes residential, but the structure is kind of different. And so there's been some attempts to do kind of a statewide type of program for residential. We're not quite there yet, but should that be ready to go forward? It's something that we could definitely bring back before city council to discuss when the time's right.

Ms. Bowers asked about PACE financing, the costs of the project will be assessed to the property taxes correct?

Mr. Tiemier replied yes.

Ms. Bowers asked what then happens if the property owner defaults on those payments, what happens.

Mr. Tiemier replied we follow the statutory remedies set forth for delinquent property tax or property tax late payments. So it would go through the county's collection process and all of the remedies that flow through under the revised code, tax certificates and potentially foreclosure. Should it get to that. Although given the nature of the financing, it's very rare. I mean, it's I think maybe of one particular transaction that there are some other things involved. But typically what you're looking at more is some of the other lenders, including the PACE lender themselves, stepping in to make things whole before going through the county process. But to your point, that is the kind of the end remedy should there be a non payment situation.

Ms. Bowers said essentially the city is underwriting a loan? Assuming the risk?

Mr. Tiemier replied the city's only obligation relates to the special assessments that are actually paid by the property owner and then actually transferred from the county to the city. So should the property owner not pay or should the county not properly send the special assessments to the city that it collects the city faces no liability and the owner indemnifies the city throughout all of that.

Mr. Larick added that the pay structure is person is using PACE financing and the city is the pass through agent for the structure but we're not providing initial funds or acting as a party within the transaction in and of itself.

RECOMMENDATION: Adoption/Regular Agenda.

- b. [ORD-099-2020](#) AN ORDINANCE DETERMINING TO PROCEED WITH THE ACQUISITION, INSTALLATION, EQUIPMENT, AND IMPROVEMENT OF CERTAIN PUBLIC IMPROVEMENTS IN THE CITY OF GAHANNA, OHIO IN COOPERATION WITH THE COLUMBUS REGIONAL ENERGY SPECIAL IMPROVEMENT DISTRICT (817 N. HAMILTON ROAD PROJECT).

Dr. Goss presented her legislation. She added that Ordinance 099 authorizes the project to proceed in filing their PACE loan application.

Mr. Larick asked what the driver was for the emergency request.

Mr. Tiemier replied the main driver of the speed is these projects are essentially deferred maintenance projects that the church is waiting for these funds to be able to do. And so they've got kind of a limited time frame for the rate that they've walked into with their lender to be able to access that rate. And they've also, especially with school starting now, because a lot of these improvements are for the school buildings. They're really just looking to get that get that process in place. To be able to try to get the school buildings up to date as soon as they can.

RECOMMENDATION: Waiver of Second Reading, Adoption

- c. [ORD-100-2020](#) AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF ACQUIRING, INSTALLING, EQUIPPING, AND IMPROVING CERTAIN PUBLIC IMPROVEMENTS IN THE CITY OF GAHANNA, OHIO IN COOPERATION WITH THE COLUMBUS REGIONAL ENERGY SPECIAL IMPROVEMENT DISTRICT AND APPROVING PROJECT DOCUMENTS (817 N. HAMILTON ROAD PROJECT).

Dr. Goss presented her legislation. She added that Ordinance 100 authorizes the County treasurer to assess the project.

RECOMMENDATION: Waiver of Second Reading, Adoption

- d. [ORD-092-2020](#) ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO AGREEMENT WITH THE GAHANNA COMMUNITY IMPROVEMENT CORPORATION (CIC) FOR THE YEAR 2021 FOR THE PURPOSE OF ASSISTING WITH ECONOMIC DEVELOPMENT INITIATIVES FOR THE CITY OF GAHANNA.

Dr. Goss presented her legislation on the CIC contract renewal. There have been some modifications, the red line draft is attached to the minutes.

RECOMMENDATION: Consent Agenda.

3. Item from the Mayor's Office

- a. [ORD-093-2020](#) AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONTRACT WITH SEAN H. MAXFIELD TO SERVE AS MAGISTRATE FOR THE CITY OF GAHANNA MAYOR'S COURT FOR 2021.

Mayor Jadwin: we have the contract for the magistrate's services is up for renewal. And after obtaining feedback from from the various people who certainly work with Sean Maxfield as magistrate, he has done a phenomenal job there is very highly regard in the work that he does. So we are asking essentially for a renewal of the contract. This would be a

three year term contract. So it would end in December of 2023, which would coincide with the end of the current term of the Mayor and the City Attorney. So I think that aligns very nicely for or for any potential transition that would happen. But the the amount of the contract is 500 dollars per session. There are two sessions every Thursday, so it's \$1,000 a day. So it typically would 52 weeks would be \$52,000. I believe this contract is \$51,000. So we can allow that. There's some Thursdays that don't typically meet because of holidays, sessions aren't held. It is the same exact contract that has been in place for ten years. The magistrate probably should levy for or should put a levy on or should probably push for a pay increase. But it's been the same rate of pay for the last ten years. And for Ms. Bowers and attorneys in the room like Mr. Mularski, that equates to \$125 billable rate for the work that's done during those sessions. So we respectfully requesting authorization for me to enter into the contract to renew Mr. Maxfield's services as our magistrate premiere's court.

Ms. Bowers asked if there was a bid for this process/position.

Mayor Jadwin replied that it wasn't bid because it was a professional service and based upon the demonstrated performance that he's had in the role, we are requesting authority to just renew the existing contract.

Mr. Mularski said he was part of the original panel that selected him and they interviewed four to six different people who applied for the job.

Ms. Bowers said that her questions are not related to his performance but just wanted to know if it could be bid. She added that our elected full time judge salaries make less than this rate and she wanted to know what neighboring communities are paying their magistrates. She just wanted to see what this looked like compared to the market.

Mr. Mularski replied that no one asked him about the rate, just about his abilities.

Mayor Jadwin said the rate has been the same for the last 10 years so that it might be consistent.

RECOMMENDATION: Regular Agenda.

4. Item from the Director of Finance

- a. [ORD-104-2020](#) AN ORDINANCE AUTHORIZING A SUPPLEMENTAL APPROPRIATION; WAIVING SECOND READING - CARES Act.

Ms. Bury presented her request for a supplemental appropriation for COVID funds that have been received. Her report is attached.

RECOMMENDATION: Waiver, Consent Agenda.

5. Items from Planning Commission

- a. [ORD-085-2020](#) ORDINANCE TO GRANT A VARIANCE APPLICATION TO VARY SECTION 1109.08 - PUBLIC AREAS, OF THE CODIFIED ORDINANCES OF THE CITY OF GAHANNA, FOR PROPERTY LOCATED OFF HAMILTON ROAD; PARCEL ID NO. 025-013767, CURRENT ZONING SELECT COMMERCIAL PLANNED DISTRICT; PROPOSED ZONING LIMITED MULTI-FAMILY RESIDENTIAL DEVELOPMENT; CRESCENT AT CENTRAL PARK; LARRY CANINI, APPLICANT.

Mr. Blackford stated just to clarify, these two items, 085-2020 and 086-2020 are related and the information provided is really more related to the zoning changes than the variances. But those two projects are linked together. You had a presentation from staff and the applicant participated as well on October 5th in the committee meeting. And I think there are a lot of comments, but I think that was the one question that needed follow up. So I don't think there's any presentations from staff other than what was presented.

Along with Ord 086-2020, this item has been held until December 7, 2020.

Referred to Council 12/07/2020

- Introduction/First Reading on October 5, 2020

- b. [ORD-086-2020](#) ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF GAHANNA ADOPTED BY ORDINANCE 198-96 ON NOVEMBER 19, 1996 AND AS SUBSEQUENTLY AMENDED: Changing the Zoning District of a 17.90 +/- acre parcel located off of Hamilton Road PID# 025-013767 from Select Commercial Planned District; to Limited Multi-Family Residential Development; Larry Canini, applicant.

Committee members discussed and ultimately requested that the public hearing on this item be moved to December 7, 2020 to ensure an open and transparent process on this legislation.

In further discussion, Mr. Schnetzer asked about the status of the fiscal impact analysis requested at the previous Committee meeting.

Dr. Goss presented her document this is the analysis that was prepared to illustrate the income tax projections from the potential jobs that this project would create in the various locations. You'll see that the uses are

identified with the two different hotels, the event center, the retail space, the office space, and then the future office space to the north of tech center drive. Square footages are identified, we have the number of full time employees and what the average pay per employee would be to get that total payroll estimate and then have calculated out what the annual income tax would be as a result of those jobs.

Mr. Schnetzer asked for it to be distributed by email when available.

Mrs. McGregor asked about the increase in residential, if that is taken into account.

Dr. Goss replied that there is no residential reflected in the income tax projection. This is strictly commercial and hotel space.

Mrs. McGregor replied before it was a smaller residential component, which would mean more land for other purposes, other income generating purposes. So is this is this with the bigger residential footprint or the smaller residential footprint?

David Hodge replied bigger.

Item referred to public hearing on December 7.

Referred to Public Hearing 12/07/2020

- Introduction/First Reading on October 5, 2020

C. ONGOING DISCUSSIONS

Discussion: Additional Amendments to Gahanna City Code Chapter 1171 Fences.

No further discussion is needed on this topic.