



City of Gahanna

Office of the Clerk of Council
200 South Hamilton Road
Gahanna, Ohio 43230

Meeting Minutes Committee of the Whole

*Stephen A. Renner, Chair, Karen J. Angelou, Ryan P. Jolley, Thomas R. Kneeland
Brian D. Larick, Jamie Leeseberg, Michael Schnetzer*

Kimberly Banning, CMC, Clerk of Council

Tuesday, October 13, 2015

7:00 PM

Council Committee Rooms

CALL TO ORDER

Council member Larick called the meeting to order at 7:00 p.m.

Additional Attendees: Sue Wadley, Troy Euton, Joann Bury, Jeff Spence, Matt Holdren, Rob Priestas, General Williams, Anthony Jones, Mayor Stinchcomb, Diana Redman, Laurie Jadwin, Press, Jeannie Hoffman, Kim Banning.

Present 6 - Thomas R. Kneeland, Brian D. Larick, Jamie Leeseberg, Karen J. Angelou, Michael Schnetzer, and Ryan P. Jolley

Absent 1 - Stephen A. Renner

ITEMS FROM THE DIRECTOR OF DEVELOPMENT

1. Office & Industrial Incentive Agreement with Grote Company

Jones said the a representative from the Grote Company is here tonight; their company is growing tremendously at their current location; trying to decide if they will bring their growth potential to Gahanna; will add at least 13 full-time jobs here in the City with a salary of over \$50k/year; this legislation is a proposal to offer them a tax rebate; they are working also to get state assistance; happy they are considering Gahanna as an option; Eric Ytterbo said joined the company 3 years ago; have had nice growth over the last few years; looking to close a facility in Illinois and move to Columbus; said they are in the frozen pizza making business; there are sauce applicators and cheese applicators they produce these in a manufacturing facility; can put these pizzas out at a high rate of speed; currently doing a lot of out-sourcing and working a lot of overtime with the challenge of the movement; likes Gahanna and are very Columbus oriented; Jones said recommending a 35% O&I incentive over five years; Schnetzer said he appreciates his presence in the City; asked for information on the statement that the incentive is necessary for the budget; Ytterbo said there are closing costs and funds that add up to nearly one million dollars; said they look at the budget and how revenue is incorporated into the business to decide where funds will be spent;

looking at all sorts of ways to make the returns; Illinois has lost a lot of business and are talking to the Grote Company and trying to convince them to stay; Kneeland asked what we can do to help them grow; Ytterbo said need more power with AEP and kick-starting them; will be purchasing and moving equipment and need power and transformers; disappointed in getting a response from AEP; will follow up to make sure they have not since got the ball rolling; may also need to do a little renovation in the facilities so there is a retail space in the building as some places they lease are; Kneeland asked if the Economic Development Strategy was shared with them; Jones said not yet; said they are on our fiber network.

RECOMMENDATION: Consent Agenda.

2. [ORD-0106-2015](#) TO REZONE .588+/- ACRES OF PROPERTY AS SF-3, SINGLE FAMILY RESIDENTIAL; SAID PROPERTY LOCATED AT 351 AND 357 CLIFFVIEW DRIVE AND 272 ROCKY FORK DRIVE SOUTH, PARCEL ID NO. 025-000625, 025-000662 AND 025-000624; CURRENT ZONING RID, RESTRICTED INSTITUTIONAL DISTRICT; BROOKWOOD CONSTRUCTION COMPANY, APPLICANT.

Jones said this was presented at the public hearing last week; said request is consistent with the neighborhood; Larick confirmed it was originally zoned SF-3; Schnetzer said it does not make sense to zone this area anything else.

RECOMMENDATION: Consent Agenda.

[2015-0200](#)

Development Supporting Documents

PENDING LEGISLATION

- [ORD-0093-2015](#) TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH MANAGING RESULTS, LLC FOR THE PURPOSE OF FACILITATING THE STRATEGIC PLANNING PHASE OF THE CITYWIDE STRATEGIC PLAN; AND TO DECLARE AN EMERGENCY.

Kneeland said has had several conference calls with these firms; satisfied with the answers received; we are good to move forward; can be tweaked along the way; Leeseberg asked if we are still declaring this an emergency; Mayor said it will take an additional 30 days to get started; said we have been talking about this for quite some time; Angelou asked if this will start at the first of the year; Bury said possible after we get the contracts; Mayor said we need to work out the details so we can begin planning; Larick said fine with this as a project moving forward; does not believe emergency makes sense; seems backwards to put emergency on a planning project; said it is a project with a great deal of importance; Schnetzer asked if pushing this off another 30 days will upset their workflow; Bury said she cannot

speak to the full extent but knows they were ready to get this started as soon as possible; Mayor noted that an emergency may not be needed for Managing Results but is for planningNEXT so we can get started on the public engagement piece; Kneeland said Managing Results thought they would be heavily involved on the company doing the public engagement; believes they all need to be passed at the same rate; Angelou said they are working together and sees no reason in not doing the emergency; does not believe the public engagement will start in December; the time frame is necessary for them to put everything together; Jolley said has a hard time understanding passing certain things as emergency; we have sometimes passed emergency with no set criteria and no consistent criteria; why would we continue to delay this project, that was a Council initiative, by not passing as emergency; we do not know what their work load is; would like to hear a concrete reason on why to not pass this legislation with emergency; Mayor said we have bumped these vendors many times; Larick said this is a planning process for the longer term and we should not accelerate the process through legislation; Jolley said we have actually delayed the process by bringing it back to Committee several times; have not applied a consistent standard in passing emergency in the past; this directly impacts the City; determines everything the City will do for the next 3-5 years; Angelou added that the public has been involved and no one has come forward stating we should not move forward.

RECOMMENDATION: Regular Agenda.

[ORD-0094-2015](#) TO AUTHORIZE THE MAYOR TO ENTER INTO CONTRACT WITH ACP GREENE AND ASSOCIATES, LLC, DBA planningNEXT, FOR THE PURPOSE OF FACILITATING THE STRATEGIC PLANNING PHASE OF THE CITYWIDE STRATEGIC PLAN; AND TO DECLARE AN EMERGENCY.

See previous discussion.

RECOMMENDATION: Regular Agenda.

[MR-0046-2015](#) MOTION RESOLUTION AUTHORIZING THE TRANSFER OF \$7,500 FROM THE FINANCE CONTRACT SERVICES FUND TO THE MAYOR CONTRACT SERVICES FUND NECESSARY FOR THE CITYWIDE STRATEGIC PLAN.

See previous discussion.

RECOMMENDATION: Regular Agenda.

[ORD-0102-2015](#) AN ORDINANCE DECLARING THE IMPROVEMENT TO CERTAIN PARCELS OF REAL PROPERTY IN THE CITY'S JOHNSTOWN ROAD DISTRICT TO BE A PUBLIC PURPOSE AND EXEMPT FROM TAXATION; ESTABLISHING A TAX INCREMENT EQUIVALENT

FUND AND PROVIDING FOR THE COLLECTION AND DEPOSIT OF SERVICE PAYMENTS INTO THAT FUND; SPECIFYING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS DIRECTLY BENEFITING THE PARCELS; AND AUTHORIZING MAKE-WHOLE COMPENSATION PAYMENTS TO THE GAHANNA-JEFFERSON CITY SCHOOL DISTRICT AND THE EASTLAND FAIRFIELD CAREER & TECHNICAL SCHOOLS.

Larick said this is not coming forward on Monday; just an update on the pending legislation; Jones said they met today with the township; reviewed the impact of the TIF; meeting with legal counsel this week.

Will be on the November 2, 2015 meeting agenda.

ITEM FROM THE DIRECTOR OF HUMAN RESOURCES

1. Agreement with ThinkHR to provide City employees webinar based training

Wadley said asking for authorization for the Mayor to enter into agreement to provide webinar based training; we had a previous relationship with the requirements that the 24/7 employees had to complete minimal wellness trainings; that has fallen through; requesting emergency and waiver to be compliant with the FOP contract for our 24/7 employees; Angelou asked why we need a waiver and emergency; Wadley said it needs implemented as soon as possible; employees under the 24/7 were offered a service that provided these services that fell through; then started searching and found this option; this option also supports the LEAN Gahanna model; Angelou asked how many can she see needing this service that have not met the requirements; Wadley said the challenge is when we approach December and people are on vacation; may get push-back from the union on us providing the services; Larick asked how we flag contracts or agreements to know when those are coming due; Wadley said they track them on an excel sheet and keep in a book; Banning said we have a copy of each agreement but each department owns their process on flagging contracts and agreements that come up.

RECOMMENDATION: Waiver of Second Reading, Adopt as Emergency, Consent Agenda.

[2015-0199](#)

Human Resources Supporting Documents

ITEM FROM THE CLERK OF COUNCIL

1. Annexation: 6607 Clark State Road - Services Ordinance

Banning said an annexation petition was filed; requesting a services

Ordinance as required by the Ohio Revised Code; the county needs the copy of the passed Ordinance before the hearing on November 3; requesting emergency and waiver; is standard for this process; will be another piece of legislation that will pass the annexation; Angelou asked if they will remain on the Jefferson Township water system; Priestas said they are on Jefferson Township water and will remain and will be on Gahanna's sewer system; Banning asked if this is impacting other homes in the area and we will see additional annexations; Priestas said it is possible.

RECOMMENDATION: Waiver of Second Reading, Adopt as Emergency, Consent Agenda.

[2015-0198](#) Annexation Supporting Documents

PARKS & RECREATION DEPARTMENT REPORT

[2015-0209](#) Parks & Recreation Department Report and Bicycle and Trails Advisory Committee Meeting Notes

ADJOURNMENT: 7:48 p.m.