

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, February 24, 2014

7:00 PM

Council Committee Rooms

Committee of the Whole

Thomas R. Kneeland, Chair

Karen J. Angelou

Ryan P. Jolley

Brian D. Larick

Jamie Leeseberg

Stephen A. Renner

Michael Schnetzer

Kimberly McWilliams, CMC, Clerk of Council

ROLL CALL:

Present 7 - Ryan P. Jolley, Thomas R. Kneeland, Brian D. Larick, Jamie Leeseberg, Michael Schnetzer, Karen J. Angelou, and Stephen A. Renner

Additional Attendees:

Jennifer Teal, Dottie Franey, Matt Holdren, Karl Wetherholt, Anthony Jones, Tony Collins, Mayor Stinchcomb, Gen. Williams, Chief Murphy, Sue Wadley, City Attorney Ewald, Clerk McWilliams, Press.

ITEMS - from Director of Development:

[DOC-0054-2014](#) Development Attachments

1. Shops at Rocky Fork TIF Infrastructure Agreement

Jones said provided presentation for Council and TIF agreement language; most of document is exhibits; highlighted primary sections; section 1 discusses improvements of \$8.3 million for investment; section 2 highlights public improvements; section 3 outlines service payments to define property taxes paid that will be collected for TIF fund; section 4 to file properties that go into TIF Account; Section 5 payments provided to developer; TIF Infrastructure Agreement to allow for the reimbursement of \$750,000 in infrastructure improvements and all expenses associated with the sidewalk extension to the City Park Trail; City will not be spending any monies up front for this project; the City is being requested to reimburse the developer for eligible expenses from the future revenues generated by the Hamilton Road TIF; section 6 outlines final cost certification; if there are any easements required they would provide that to the city; section 7 discusses minimum service payments; declaration of covenants; priority of lien; the areas of legal review have been approved by attorneys.

Kneeland said wants to ensure walkability; residents would like to see sidewalks; Jones said great point and that will add value; have to seek legal counsel to see if that can be in line with this matter; road is outside TIF boundaries; but should be able to get approved by attorneys; boundaries encroach on Rocky Fork and Hamilton Road and the residential area; Angelou asked if bike path fits into TIF area; Jones not sure; he said he will work with legal counsel to answer any of these questions; Kneeland is proposing the main road have sidewalks; Angelou received email from Mr. Schuler that he is against this project; Larick said there are a great deal of concerns and ongoing discussions between residents about this project.

Recommendation: Regular Agenda; waiver for second reading.

PENDING LEGISLATION:

[ORD-0009-2014](#) TO REZONE 3.55+/- ACRES AS CX-1, NEIGHBORHOOD COMMERCIAL, MIXED USE DISTRICT; FOR PROPERTY LOCATED AT 291-361 SOUTH HAMILTON ROAD AND 390 ROCKY FORK DRIVE SOUTH; RANGER DEVELOPMENT GROUP LLC, JASON ZADEH APPLICANT.

Recommendation: Regular Agenda; second reading.

[ORD-0028-2014](#) TO GRANT A VARIANCE FROM SECTION 1107.01(d), IMPROVEMENTS; TO VARY IMPROVEMENTS TO ALLOW SIDEWALKS TO BE BUILT ON ONLY ONE SIDE OF A SUBDIVISION STREET; OAK GROVE SUBDIVISION.

Jones said requesting a variance to post sidewalks on one side of the street to accommodate housing on one side of the street; developers were not able to make it tonight; requesting due to narrow street.

Larick said small lot sizing is common to the area; Jones said the frontage is shorter in this subdivision; final plat will be submitted for Council's approval; Larick said this looks similar to Havens Corner; Larick said concerned about density.

Kneeland asked about zoning density; Jones said he would find out.

Leeseberg asked who will maintain; Jones said homeowner's association.

Kneeland asked if City has responsibility to maintain; Jones said no and will be up to Council to provide their intent at final plan; Larick asked about side yards and setbacks; Wetherholt said this is a grassy swale; he said more modern green type of infrastructure; little bit lower impact type sewer system; will be another basin on the northeast corner that is a little more traditional; Jones said since preliminary plat has been approved, comments will be weighed before approval; will have information about stormwater code; Larick believes, too, dense for this particular area; Larick said every house surrounding it is a larger one; Kneeland is concerned that homeowner's association has to maintain stormwater.

Recommendation: Regular agenda; second reading

ITEMS - from Director of Finance:

[DOC-0056-2014](#) Finance Director Attachments

1. Fund Transfer from Street Fund to Permissive Tax Fund

Bury said they need to authorize putting money in the street fund and the second item authorizes the payment; permissive tax comes in from the state.

Recommendation: 1st Reading; Consent Agenda

2. Authorize Credit Card Agreement with Huntington National Bank

Teal said they were waiting to pull over purchase card program to allow employees to use within budgeted funds to make purchases for smaller items; Huntington has a more robust system for the employees; need resolution to authorize them to do so.

Recommendation: Resolution; Consent Agenda

ITEM - from Clerk of Council:**1. Liquor Transfer - No objection**

Clerk McWilliams indicated that she received a notice from Liquor Control inquiring if Council has an objection to the transfer of liquor permits from Signatures to Sigscafe. Chief ran a background check on the new owners and did not have any issues with the transfer.

[MR-0009-2014](#) Motion Resolution that the City has no objection to the transfer of a D1, D2, D3, D3A and D6 Liquor Permit Transfer to Sigscafes, Inc., 94 Mill ST BSMT & Patios from DANDD TOO, LLC, DBA Signatures Delicafe, 94 Mill ST BSMT & Patios.

Recommendation: Consent Agenda

2013 Year-End: Financial Report to Council

Teal discussed 2013 Financial Report to Council; to be included on web tomorrow; revenue 16% higher due to one time revenue growth; increase in income tax collection; comparing \$1.4 million ahead; final revenue was higher than expected; General Fund Revenue estate tax distribution was fairly high last year; tax was phased out the prior year; continuing to see distribution for 2014; surge in income tax for Creekside and Central Park; came in heavy in 2013 was a one time

source; income tax reached a very high level due to profit return on one of the businesses; other hand did see steady growth on withholdings and individual returns; our base is continuing to grow; can see the benefit of Niagara and Urology Group; starting to see them level out; have pretty significant challenges with tax abatement and reaching the end of their facility; want to be aware that these numbers could go down and do not normally see this type of growth.

Expenditures includes transfers between funds; 2013 expenditures were down from 2012 by 1%; despite increase in cost in other areas; this decrease is starting to be noticeable.

Compared to 2012, total expenses in the General Fund were approximately \$2.7 million; the primary driver of difference was inter-fund transfers.

Continuing to see sluggish performance in our investment options; it is about a third at the height of our revenue area; takes time for our investment areas to turn around; looking at ways for our investments to perform at higher level.

Larick said this information started the discussions for the sustainable physical approach on what the city does on a continual basis.

Schnetzer asked if these funds were co-mingled as one pool; Teal said yes.

Kneeland asked if this was predicted; Teal said it is hard to really get hopeful on the trend in increases; fifteen year history adjust out the worst month; recession and no cash from RITA and shift it without those dips; but not a lot only about halfway; had 2% rate of growth; they don't see anything that shows this is a strong projection.

Meeting Adjourned at 7:47 p.m.

Kimberly McWilliams, CMC, reporting