



City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Meeting Minutes Committee of the Whole

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, April 20, 2020

Web Meeting

Immediately Following the Regular Council Meeting

Members of the Public may listen in by calling:

+1 513-306-4583 * Meeting ID 948 851 945#

A. CALL TO ORDER

B. DISCUSSIONS

1. ITEM FROM THE CITY PLANNING AND ZONING ADMINISTRATOR

[ORD-040-2020](#)

ORDINANCE AUTHORIZING AN AGREEMENT WITH WAREHOUSE SPECIALISTS LLC, FOR TAX ABATEMENT FOR PROPERTY LOCATED AT 650 TAYLOR STATION ROAD; PARCEL ID NO. 025-013386; FOR A PERIOD OF TEN YEARS, FOR ONE HUNDRED PERCENT TAX ABATEMENT ON THE INCREASED VALUE OF THE PROPERTY; PART OF COMMUNITY REINVESTMENT AREA #1.

Mr. Blackford presented his request, details attached in his report.

Mrs. McGregor asked if we are still splitting the income tax with the schools on the current property.

Mr. Blackford replied that no, that abatement was expired so they are getting property tax.

Ms. Bowers asked if the share only happens if the abatement is approved.

Mr. Blackford replied that was correct.

Ms. Bowers asked if they were unable to proceed with the project w/o the

abatement.

Mr. Blackford said that was correct, they would not proceed.

Ms. Claxton, President of Sort n Pack, said that currently has approximately 22 full time equivalent associates and Dbat has about 8 full time equivalent associates.

Mr. Larick asked how much square footage would be unoccupied.

Ms. Claxton said 18,000 unoccupied and in the new building approximately 12,000 square feet available for 1, maybe 2 companies.

Ms. Bowers asked about the full time equivalent, how are they characterized, 1099 or W2

Ms. Claxton said they are W2, provided with vacation, sick, holiday pay, 401K and simple IRA but no longer healthcare. Currently there are 18 full time all the time and part time associates depend on the work that they have.

Ms. Bowers asked how many employees will be added.

Ms. Claxton said that sort n pack would add 10 more employees. They are eager to move into the new space so that their business can expand as well.

Requested first reading and bring back to committee.

Recommendation: First Reading/Return to Committee.

2. ITEMS FROM THE DIRECTOR OF FINANCE

[2020-068](#)

UPDATE FROM THE DIRECTOR OF FINANCE

Ms. Bury shared updates about the economic downturn that will follow COVID 19. Thus far everything is tracking as is but a downturn is coming. Positions that are open currently will not be filled for 2020, and possibly into the future, which offers a projected saving of about \$757,000 for the General Fund and \$108,000 for other funds. They are also asking departments to close open purchase orders that are for events and activities that are cancelled so that they can get a snapshot of what might be saved by those events not occurring. This will generate a better picture. No action items will be brought forward at this point to

reduce appropriations, but this may change. Right now, four different scenarios are being evaluated presented by GFOA and staff are working on analysis based on the 2008 recession and how it related to revenue. A survey was sent out to state members of GFOA to see what reductions other cities are looking at. The goal is to bring this forward May 4th.

The other update is on the emergency reserve policy. There is a small carve out for an economic downturn, but there are really no avenues in the current policy that pertains to operational deficits that we may have. A revision may be needed to add in a carve out for operational constraints.

Mr. Larick said that he looked at the policy and that it falls under a 10% general fund operating expenditure. That would be roughly 40% of the emergency fund is available for fiscal issues.

Ms. Bury replied that it still only applies to one time outlays though and these would be for recurring not one time.

Mr. Larick said that it may need an interpretation from Ray, but it does look like it's wide open.

Ms. Bury said that the way she interpreted it, it was just for the one time.

Mr. Larick said to get an interpretation from Ray, but it certainly is time to review the policy in general.

Ms. Bury said to look under conditions for use.

Mr. Larick said it could be a conflict.

Mrs. Angelou asked how many people have been furloughed or left.

Ms. Bury said none. But the discussions are to be what do we do now.

Mr. Larick said the policy was reviewed in 2014 with a review every 5 years which would have been last year.

Ms. Bowers asked about seeing what was in the budget for GRIN and providing support. If Council decided it was the right step and needed, would an appropriation come out of this emergency reserve.

Ms. Bury said the funds would be to keep the city itself running and not for outside organizations.

Ms. Bowers asked if the city could gift to the residents water.

Ms. Bury replied that those are proprietary funds, this is general fund. There is relief given in non disconnection. Those have their own reserves, but are designed for keeping the infrastructure running.

Ms. Bury added if Council would like a draft update brought forward, she would bring it forward.

Mr. Schnetzer said that the next step would be to have Ray take a look at it and then bring it back and discuss it again.

Mr. Mularski said he would be happy to do that.

[ORD-041-2020](#)

ORDINANCE AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$5,250,000 OF BONDS, OR NOTES IN ANTICIPATION OF BONDS, FOR THE PURPOSE OF PAYING A FINAL JUDGMENT, INCLUDING DEFENSE COSTS AND EXPENSES; RETIRING NOTES PREVIOUSLY ISSUED FOR SUCH PURPOSE; AUTHORIZING AND APPROVING RELATED MATTERS; AND DECLARING AN EMERGENCY.

Ms. Bury presented the ordinance request. The plan is to develop the revenue plan which would help give an idea what to do with the revenue notes.

Mr. Schnetzer asked about the public capital markets. Would another option be a private placement that would offer more flexibility.

Mrs. Angelou asked if they talked about that last year.

Mr. Schnetzer said yes and he was surprised that it was placed with the public market. He didn't want to see us find ourselves bound up in the public markets.

Ms. Bury said that direct placement was discussed but that nothing more needs put into the legislation itself in order to do that. But she would get direction from him as to what direct placement would look like and would pass that to Council.

Mr. Schnetzer said his concern was more market access. A month ago, markets were just locked up. Given how uncertain things are he wants to make sure we are looking at all of our options.

Ms. Bury said that they did discuss that. Which is why this is being brought sooner rather than later.

Mrs. Angelou asked Mr. Mularski if there were any options insurance wise- was there an issue where we were going to get reimbursement from insurance.

Mr. Mularski said that the summary judgements will decide that and he is assuming it can be discussed at the next meeting in executive session.

Mr. Larick said that this would be a good item for Finance Committee.

Recommendation: First Reading/Return to Finance Committee.

3. ITEMS FROM THE DIRECTOR OF PARKS AND RECREATION

[ORD-026-2020](#)

ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GAHANNA, OHIO: Amending Section 151.03 Administration Chapter 151 Department of Parks and Recreation.

Mrs. Bernard-Ferrell presented two Legislative requests to Amend code sections 151 and 153.

Mr. Larick asked if there was a driver to change the term to calendar year vs. 12 months?

Mrs. Bernard-Ferrell replied that the Board has been operating on a calendar year basis. The reason it was changed was because of a discrepancy between 151 and 153 and this is to mirror the language.

Mr. Larick said it feels like it makes more sense for it to go the other way, over a 12 month period rather than a calendar year and make it more consistent that way.

Mrs. Bernard-Ferrell said that the board has been operating on a calendar year, hence the change in language to calendar year as opposed to rolling year.

Mr. Larick replied that it just makes more sense to be on a rolling year, that Council is on a rolling year as well. You could miss 2 months at the end of one year and 2 months at the beginning of the next year as an example.

Mrs. Bernard-Ferrell said, the Board voted on these changes. Changes requested by Council have to go back to the Parks & Recreation board for discussion and vote.

Ms. Bowers said it seems easier for internal tracking to be calendar year.

Mrs. McGregor asked what Planning Commission was on.

Mayor Jadwin replied it was calendar year.

Mrs. McGregor said if they were all on calendar, it would make sense to be calendar year.

Mr. Leeseberg also stated he had no problem with calendar year.

Mr. Larick asked for regular agenda for 151.

Recommendation Introduction/First Reading Regular Agenda

[ORD-027-2020](#)

ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GAHANNA, OHIO: Amending Section 153.01 Creation Chapter 153 Parks and Recreation Board.

Mr. Larick asked about the Change to 153 - it says may be removed from office - may be removed by whom?

Mrs. Bernard-Ferrell replied that this is where that language is to help "may be appointed at will" this is to help clarify and was requested by the City Attorney and he can explain why this would be better language.

Mr. Larick said this was in regards to 153.01 may be removed from office. Current language is removed from office, and the suggested change is may be removed from office. If it may be removed from office, who makes that decision?

Mr. Mularski said he recalls the reason for that language is that there could be extenuating circumstances. Like the member could have Covid-19, there could be circumstance where they weren't able to attend. So it gives you the flexibility to say no. Who removes them from office would be the appointing authority.

Mrs. McGregor said then they may or may not be removed.

Mrs. Bernard-Ferrell said that it makes sense that extenuating circumstances, they wouldn't have to take those steps to be reappointed.

Mr. Larick said it makes sense that it stays that if they miss the 3 meetings, they're removed and they have the opportunity to reappointed.

Ms. Bowers agrees with Mr. Larick. If they're excused they can be removed and reappointed if they're not excused they're just removed.

Mr. Larick said this section makes sense to leave the word is.

Mrs. Bernard-Ferrell asked that for 153, the maybe will be removed, keep is and the 10 times per year will remain as is.

This item will be referred back to Parks & Recreation Board and Presented back to committee.

Referred back to Parks & Recreation Board.

4. ITEMS FROM THE DIRECTOR OF PUBLIC SERVICE AND ENGINEERING

[ORD-042-2020](#) ORDINANCE ACCEPTING INFRASTRUCTURE - CRESCENT AT CENTRAL PARK ST-1052 & SA-1051.

Mr. Crawford presented his report on this item.

RECOMMENDATION: Consent Agenda.

[ORD-044-2020](#) SUPPLEMENTAL APPROPRIATIONS- Damage to City Property

Mr. Crawford presented his report on this item.

Mr. Larick asked if that was for Sunpoint Park

Mr. Crawford said no it was for several funds.

RECOMMENDATION: Consent Agenda.

[ORD-043-2020](#) SUPPLEMENTAL APPROPRIATION - Sale of Assets.

Mr. Crawford presented his report on this item.

RECOMMENDATION: Consent Agenda.

[ORD-045-2020](#) SUPPLEMENTAL APPROPRIATIONS - Water Meter Fees

Mr. Crawford presented his report on this item.

RECOMMENDATION: Consent Agenda.

[MT-018-2020](#) MOTION AUTHORIZING THE MAYOR AND DIRECTOR OF PUBLIC SERVICE AND ENGINEERING TO BID THE 2020 CCTV & SANITARY SEWER CLEANING PROJECT.

Mr. Crawford presented his report on this item.

Mrs. McGregor asked if any of these are in areas that had flooding.

Mr. Crawford said the 2019 program covered many of those areas that had flooding.

Mrs. Angelou asked if there will be any issues with the Street Projects due to the COVID-19.

Mr. Crawford replied that both contractors are ready and willing to move forward. In terms of utility relocation, Columbia Gas for example has stopped going into homes. But currently we plan to move later in the summer into early in the fall vs. early summer.

Meeting adjourned at 8:52p.m.

RECOMMENDATION: Consent Agenda.