



# City of Gahanna

## Meeting Minutes

### City Council

200 South Hamilton Road  
Gahanna, Ohio 43230

*Stephen A. Renner, President*  
*Merisa K. Bowers, Vice President*  
*Karen J. Angelou*  
*Nancy R. McGregor*  
*Kaylee Padova*  
*Michael Schnetzer*  
*Trenton I. Weaver*

*Jeremy A. VanMeter, Clerk of Council*

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Tuesday, September 6, 2022

7:00 PM

City Hall, Council Chambers

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**Regular Meeting moved to Tuesday, September 6, 2022 in observance of Labor Day.**

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

*Gahanna City Council met in Regular Session on Tuesday, September 6, 2022, in Council Chambers. President of Council Stephen A. Renner called the meeting to order at 7:01 p.m. Vice President of Council Merisa K. Bowers delivered an Invocation and led members in the Pledge of Allegiance. The agenda for this meeting was published on September 2, 2022.*

**Present** 7 - Nancy R. McGregor, Karen J. Angelou, Merisa K. Bowers, Trenton I. Weaver, Kaylee Padova, Michael Schnetzer, and Stephen A. Renner

**B. ADDITIONS OR CORRECTIONS TO THE AGENDA:**

None.

**C. HEARING OF VISITORS:**

**1. Proclamation Presentation by Mayor Jadwin**

[2022-0269](#)

Mayoral Proclamation - Childhood Cancer Awareness Month 2022-09

Jadwin shared that this proclamation was one that she has done every year. This is the third year recognizing September as Childhood Cancer Awareness Month. She said it was unfortunate that it is a month that needs to be recognized. Jadwin discussed family members with young children diagnosed with cancer and other members of the Gahanna community who have been dealing with the issue. Jadwin recognized Hailey, Denise, and Jim Ell in the audience and invited them up to receive the presentational proclamation. She added there are approximately one in 285 children in the U.S. who will be diagnosed with cancer before their 20th birthday, with 46 children per day or 16,790 children annually diagnosed with cancer. At any

given time, there are approximately 40,000 children undergoing treatment for cancer. Jadwin said Hailey Ell's story is a success story. Diagnosed with lymphoblastic leukemia at age four, Ell went through two years of treatment and is now a freshman at Gahanna Lincoln High School. Jadwin remarked that Ell loved to cook and is looking at ways to start her own cooking class. Jadwin said Ell is a success story because of the doctors, nurses, and researchers who are dedicated to trying to find a cure to this insidious disease. Jadwin shared that she was honored to recognize Ell and her family for what they have gone through and the battle she continues to fight. In recognition of Ell's courage shown and success, Jadwin presented a proclamation to Ell in honor of Childhood Cancer Awareness Month and congratulated Ell on her strength and endurance. With applause from the audience and Council, Jadwin said that Ell should know that she has the City of Gahanna always behind her.

## **2. Brenda R. Hoffman of 279 Highmeadow Dr., Gahanna, Ohio, spoke on the Sidewalk Program and Rental Registration Code.**

Ms. Hoffman said that she already had a conversation with Mayor Jadwin concerning the Sidewalk Program. Hoffman said her understanding is that the City is going to be very understanding, but that there were problems for those opting out of the City Sidewalk Maintenance Program. She said that as Council is aware, they were expecting a mapping and information to opt-out February 15. There have been all kinds of things happen. Some things happened with the contractor. Some things happened with the pandemic. Hoffman stated that the first timeline for the Sidewalk Program was in 2019. The Mayor came into office in 2020. There was no way fixing everything that she was fixing that this could be addressed. Then, it was 2021 and now it is 2022 for those to opt out - the first group of the 219 or so people. The City now has 600 some coming up next year. Right now, people are going through situations where nine cubic yards of cement are taking three deliveries over a span of two to three days from Ernst to get it done. They do not have the drivers. They do not have the quantities. With all the rain and the labor shortages, Hoffman suggested that the Engineering Division and the Mayor and Council consider pushing back the date to complete the work as the same date for those who opted in. She said this does seem to kick the can down the road and is not typically in favor of that, but there are going to be good weather days after the frost and after October 20 where people can pour concrete and still be above 50 degrees overnight. Hoffman said she knew the Mayor right now has been saying to just stay in contact with the City and let the City know what is going on with private contractors. Hoffman is in a situation where she must pour almost immediately. She cited family health matters needing addressed in the next couple weeks as the reason for needing to pour so soon. Hoffman indicated there were a bunch of people in her neighborhood that are opting out of the Sidewalk Program. They all went together with one contractor. She said the contractor has been wonderful. He turned in permits five weeks ago. Hoffman said she called various City employees and they had responded to her that they do not know where the permits are. The contractor is scheduled to come into City Hall tomorrow. Hoffman stressed she has no idea how long it is going to be to get to inspection. She said everyone at the City needs to have a talk about what can

be done because people have been patient. She was ready to pour on May 21, 2021, and she could not get any help when the City said that her contractor's levels were bad. She said one neighbor had been allowed to lay a level down, but when she asked to do it, she was told "why don't you just wait for the City." Hoffman said everyone was under stress about this, but she thought we all need to give each other a hand up. Second, Hoffman said that she had an issue with rental registration. There is a very large private equity firm in the U.S. called Cerberus. They are run under FirstKey Homes. They were part of the conversation when the rental registration originally came up with Councilmember Schnetzer. She talked with Council when this first happened. She is starting to see a pattern of behaviors with landlords that she had never seen before in her life. She is a proponent of everyone needing a home: social reintegration, prior convictions, whatever the case may be, everyone needs a place to live. She is really into housing but expressed reaching her frustration point with when one cannot be a member of a community, when one cannot behave in a manner so that she does not have to call Gahanna PD at 2:30 a.m. or 11:00 p.m. about toddlers in diapers in the street or toddlers banging on car doors because their sisters are smoking. She said she is trying to look at this from an analytical and not a personal approach. Every time she utilizes a police officer for maintaining the peace, she said she has potentially removed that officer from handling guns at CVS or a hold-up at UDF. Hoffman said police officers were great and the City had great cops, but there had to be something that the City could do with these landlords and owners where the City is starting to put the cost back onto them and take away their rights to lease and rent. When you start talking about their bottom line or bottom dollar about what this is costing the City, which she believes is exorbitant, [something might get done]. She commented that every neighbor on the street is in an uproar about lawns not being mowed, loud noises, pot smoking, and other crazy things. She asked Council to go back through and consider what the City can do to ameliorate some of this by imposing penalties and fines or loss of licensure back to the property owners. On any given day, one can drive through and identify bad renters. At the same time, she shared that there are people living next door in a double and not one time in 15 years has that landowner had to call the cops. Hoffman said she knew one lady who has been doing this a long time. The yard is immaculate. Why should she suffer a penalty and pay these fees for rental registration because she is considered a business? Why is Cerberus not considered a business? Hoffman said the City needed to get back to the principle of "the more rentals you have, the more money you are going to pay" and none of the "sliding scale stuff" about there being 151 apartments and they cannot afford to pay \$75 each for two years. This is wrong. This is hurting the community. She thanked Council for their consideration.

### **3. Ryan Spak of 211 Carlin Ct. E, Gahanna, Ohio spoke on responding to speakers from last month regarding Road Safety and Walkability.**

Mr. Spak noted that several weeks ago a representative from the Major Taylor Bicycle Club addressed Council regarding road safety. Immediately after this speaker, another speaker representing the Bicycle and Trails Advisory Committee spoke about road safety. During Council Comment, several

members expressed support for these two speakers and highlighted the Resolution that had been passed to declare August Safe Driving and Share the Road month. Spak added that at the recent Sidewalk Maintenance Town Hall, it was emphasized how often the City hears from residents on wanting Gahanna to be more walkable, a view that was also a near unanimous response to public input for the updated Land Use Plan three years ago. Spak said there is a bit of a disconnect between what he hears in the Chamber and what he experiences in the City. During the Town Hall, he was surprised to learn that several years ago the City had action taken against it by the Federal Highway Administration (FHWA) due to Americans with Disabilities Act (ADA) compliance complaints. Just walking around his neighborhood and making no special effort to look for problems, he said he can find several instances of new construction within the past two years that is still not ADA compliant. Spak stressed it was important to mention that the standard the City currently is not meeting is the lowest bar, bare minimum, legal requirements for accessibility and barely scraped the surface of what walkability is, which is what the community is requesting. Spak said that walkability is a holistic approach to how you use public space and includes concepts of safety, comfort, usefulness, and attractiveness. It is entirely possible to have a fully compliant section of sidewalk that is functionally useless. He also said it is possible to have a fully compliant curb ramp that is at an intersection that is neither safe, nor comfortable to cross. The City's Sidewalk Maintenance plan is a critical piece in improving the city, but it is not enough. He stated that no matter how well-maintained sidewalks are, there are other actions taken or tolerated by the City, which result in sidewalks being unusable for weeks or months each year. For example, in winter when snow is plowed onto the curb ramps, the sidewalk network is broken. When people are allowed to consistently park their cars across the sidewalk, the sidewalk network is broken. Spak said we focus a lot on the costs of maintenance but changing practices like these would cost nothing and would contribute to safer streets. At the end of the day, Spak said the City could measure its success in living up to its words by looking at the actions we take. When he sees the car-centric design of the proposed new City Hall or when he hears repeatedly and emphatically how a new parking structure will be built or will be a priority at the Creekside Redevelopment Town Hall, as if this is the best use of limited public space, it makes him think that for all the acknowledgements of residents' wishes walkability is still not a priority. These are projects that will shape and define Gahanna for decades. Spak hoped that further discussions give due consideration of this.

**4. President Renner noted the attendance of State Representative Mary Lightbody in Council Chambers. She did not have any formal comments but would be available to constituents for comments or questions.**

**5. Jim Hisle of 349 Coldwell Ct., Gahanna, Ohio spoke on repaving in the city on Coldwell Court.**

Mr. Hisle said he had called the City numerous times in the past year and a half. He explained that Coldwell Drive turns into Coldwell Court. The City did half of the street repaving but did not finish the other half. He and his

neighbors have been going through this for two years now with patching of holes. Hisle said every time when he has talked to someone at City Hall, which has been a different person each time, it has been said he [and his street] are not on the list. Hisle said he is confused. He did not understand how the City could go halfway down the street, tear it up, repave it, and then where he lives at the back of the court, it is still not done. He said he cannot get any answers. He referenced that what they did on the street that dead ends into the Library, this is almost three times the size of where he lives. He reiterated being confused by the repaving that was not finished and did not appear to be slated for finishing. They stopped at Millside Drive.

## **D. PUBLIC HEARINGS:**

### **1. Facilities for the Future - Opportunity for public comment on proposed facilities project**

*President Renner invited the administration to make any opening remarks.*

Mayor Jadwin said that the City had been engaged in detailed discussions of facilities for the last nine months through public workshops and through multiple public conversations with Council and with residents. This is the third public hearing. Discussions with residents have not just occurred within Council Chambers but the City met with community organizations, senior center members, various events within the community, and walking the streets and encountering residents through conversation. Jadwin said it had been discussed at length the condition of City facilities, most notably the Police Headquarters. The issue before Council tonight has arisen because of two issues. First, there is a problem that needs to be solved. The immediate problem is the condition of the Police Headquarters. It is functionally obsolete to the operations of the Police Department for today. It is a building that is deteriorating. The current City Hall has limitations that hampers the City's ability to deliver services to residents in the most effective way possible. Jadwin said the second problem is finding a way to fix this first problem in a way that does not require the City to increase taxes for residents. She said the opportunity at 825 Tech Center Drive is a solution to both of those problems. It provides the City with a facility that will address an immediate problem with the Police Headquarters and does so in the most cost-effective way possible for our residents. Jadwin said there is no better time than now to pursue this project. The City has an opportunity to purchase 825 Tech Center Drive for less than nearly \$2 Million when it was purchased in 2018 by its current owner. This opportunity has arisen due to COVID-19. It has been sitting vacant because of the pandemic and implications that followed when workers began working from home. As a local government, the City does not have this option. It must be here. The residents expect the City to be in this building when they come in every day. The opportunity at 825 Tech Center Drive is there because of what has happened globally in the last two years. Additionally, as most know, there is not much available land in the City of Gahanna. There is not the available land to meet the needs the City must either build a new Police Headquarters or City Hall. The land and opportunity

that the City needs to have does not exist. Jadwin said if land was available, it had estimated what it would cost to buy the land for a new Police Headquarters or City Hall and the cost of new construction. Both figures would be substantially more than what the City is currently looking at with the 825 Tech Center Drive property. Jadwin invited Kevin Schultz, IT Manager, to answer any additional questions that Council might have.

*President Renner opened the Public Hearing at 7:23 p.m. to first hear any proponent speakers. Pursuant to Council Rules, Article IX, proponents are permitted seven minutes, opponents ten minutes, and then three minutes of rebuttal by proponents. Renner asked that people wishing to speak to listen to each speaker and make unique cases, rather than restating the same point repeatedly.*

*Tim McClurg of 935 Leaflock Ct, Gahanna, Ohio spoke in support of the proposed facilities project.*

Mr. McClurg said he thought it was a great idea. He wished the AEP building was available because it has a sign that could say "City Hall." McClurg said he thought the big concern would be trying to point people to where City Hall and the Police Department is, like the survey that was put out where nobody knew where "downtown" was because there is no sign. He said the facilities are a big need. He had been in the police station through tours with his son in elementary and high school. He said this was very eye-opening, with the cement bed in the jail cells. He also had smelled the lead in the gun range. Ventilation would be much needed in the new facility. He also said this was an opportunity to do some other things. He worked with baseball teams in Friendship Park in some of the facility buildings over there. These are pretty run down and have been this way for a while. He said the City could take those service buildings and move to Central Park, since City Hall would already be close. He suggested bulldozing the service buildings to expand parking at Friendship Park. Additionally, in improving the exit out of Friendship Park, he said the City could create a one-way exit to come out on Lincoln Circle and come to a light and make a left turn without any problems. McClurg stressed this being an opportunity to move these facilities as well. Additionally, there could be a walking bridge from Friendship Park. This would help alleviate the isolation of the park. He said with a nice walking bridge over the Big Walnut Creek from the end of the Park to the walking paths installed, this would open for a lot of foot traffic. There could be wheelchair accessibility, scooters, or other motorized equipment. McClurg said he loved that the City puts out signs around all the streets and projects funded with Issue 12. He said it was nice to see this. He said he was curious about how much money was left with Issue 12, since the City has been doing a lot of roads. He thought the City would run out of money with this. With sidewalks, he said he would have A1 Leveling come out to pump up the sidewalk. McClurg indicated this was around \$50 per sidewalk panel. He said he did not know what the options were for folks to do their sidewalks. He asked if they needed to have them torn out and replaced or could they just level them and get them patched. He asked if the City could make a deal with the concrete

company that is on Hamilton Road to help get residents a good price. He said he knew the City was giving a “free loan” or “interest-free loan” to residents for repairing the sidewalks. He thought the City’s engineering department could help the elderly who are having to deal with a contractor. He said this can be frightening for people over 70 or 80 years old. It can be overwhelming to figure out whether one is getting the right price. He concluded by saying it was a great idea to buy the building and move there.

*Dr. Jeanne Gokcen of 474 Whitley Dr., Gahanna, Ohio spoke in support of the proposed facilities project.*

Dr. Gokcen said she and her family have lived in Gahanna since 1988. Gokcen is the president and CEO of a small business she founded and located in Gahanna in 1994. She is also a member of the Gahanna Area Chamber of Commerce board. Gokcen said she appreciated the opportunity to provide input to Council regarding the proposed facilities plan to move City Hall, Police Headquarters, and the Senior Center to 825 Tech Center Drive. She said she wholeheartedly supported this plan as a resident who has utilized the City Hall offices and as a business that formerly provided services to the City, Gokcen has personally seen almost every office and building that the City utilizes. While numerous objective studies have been completed over many years that document the large disparity between the facility’s current space and the amount of space required to properly execute the City’s many operations, a visitor to any of the City buildings and offices can readily see the poor conditions via simple observation. Gokcen said she can attest to the woefully inadequate space that staff has had to tolerate and accommodate to perform their duties, as well as visitors trying to accomplish a task here or at any of the buildings. Staff have managed to perform admirably all these years despite a sub-optimal working space. However, the current space situation does limit some of their capabilities and prohibits expanding and improving services to adequately meet the needs of our growing community. Gokcen said that Gahanna needs better facilities is indisputable. Beyond the inadequate space, the current facilities leave much to be desired in terms of their appearance, organization, accessibility, and services able to be provided. They leave an underwhelming and possibly negative perception of our city. Of the options available to achieve this goal, the option of moving to an existing suitable building or buildings makes most sense given the substantial cost and time savings. Gokcen said that no one can deny that utilizing an existing building, even with the cost of renovations, is clearly more cost effective than building new, as is the reduction in time in which the entire process and moving to the new offices can be completed. She added that also important is the financing of the purchase and renovations is contained within current financial resources. Residents would not be subject to additional taxes to fund this. The timely availability of the building at 825 Tech Center Drive is a singular opportunity that Gokcen said she is glad the City recognized and acted upon. Besides the improved functionality, the building is beautiful and impressive and presents a professional, positive impression to residents, businesses, and visitors. It is big enough to accommodate the City’s current and future facility needs for three major operations and possibly

more for decades to come. Gokcen said the community will be provided with improved and expanded services and accessibility as a result. Regarding concerns that have been expressed, such as the location of the new facility, Gokcen said she would submit that this location is better and more accessible to the community than the current buildings. She noted that this is barely one and a half miles from the current City Hall and Police Headquarters location and the I-270 entrance and exit ramps on Hamilton Road. The section of Tech Center Drive from South Hamilton Road near the airport to Morrison Road connects directly to the new facilities. With the significant business and residential development occurring there, it is rapidly becoming a major entryway to Gahanna. Moving City facilities to the existing 825 Tech Center Drive building is a wise, strategic, forward-thinking use of Gahanna funds that will benefit the entire community. Gokcen reiterated she fully supported this plan.

*Larry Koebel of 384 Coldwell Ct., Gahanna, Ohio spoke in opposition to the proposed facilities project.*

Mr. Koebel said he opposed the \$8.5 Million budget item to move the City buildings to Tech Center Drive. He said even though he heard the Mayor say and was impressed by the list of solicitations for public involvement in the process, he never heard about any of this opportunity. He said Jadwin stated that she was out walking the streets. No one walked Mr. Hisle's street. This is his first opportunity to speak with Council on this proposal. Koebel shared he believed this proposal breaks trust with the voters and the Gahanna taxpayers. If the City had \$8.5 Million, not including amounts for cost overruns, equipment, and furnishings, he asked where this came from. He said it came from taxpayers who never were made aware that this might be an item, even though he understood this is probably an opportunity that popped up in the last year or so. He stated that taxpayers never had the suggestion that the City was going to move the buildings. He indicated it would come up during the next tax issue, as he would bring it up. He did not know if the \$8.5 Million calculates cost overruns, which is almost a part of any project, and especially with a project this big, one should know that there will be cost overruns. He referenced the saying that it costs twice as much and takes twice as long when you construct something. Koebel has not heard anything about the covering of cost overruns in the new building. The new buildings will have new communications systems and computer networks. He said this would be expensive. He cannot wait to see how the transfer from the old to the new goes over the next 18 months after installation. If the City is not going to have new communication and computer networks, shame on the City. He has not heard a word about what will happen to this real estate (at 200 S. Hamilton Road). He said he had a feeling it would all be bulldozed, and high school kids would park on the space. What is the City going to do with this? He has not read or heard anything about it. If the City has \$8.5 Million, not covering equipment and cost overruns, that does not put a burden on the taxpayer, he thinks the City needs to hire more receptionists at City Hall to answer telephones. Nine out of 10 times that he calls a City department, he is asked to leave a message. Sometimes there is a prompt reply, as Mr. VanMeter did.



Koebel said he left a message this morning and within 15 to 20 minutes, he replied to Koebel. This is not always the case. His point was that one does not get a live person on the phone. Koebel said the Mayor suggested because this is a government administration, people cannot work from home. Where are they working that they cannot answer the phone? With \$8.5 Million, Koebel said the City could get a couple more receptionists. Much of the business takes place through emails and texting. He does not use these forms of communication. He stressed that the older generation does not communicate with these things. They call people or walk into the office and talk with the person face-to-face. Having texting and emails is subtle ageism. Koebel said the City is aging out those who do not use this type of communication. Koebel said that he and Mr. Hisle live on Coldwell Court. He agreed with what Hisle said about refinishing Coldwell Drive. Where the street dog-legged into Coldwell Court, there is a line in the street showing that it did not get finished. With a physically challenged person that has called City Hall, Koebel said he has heard several times that the person never got a response from the City. Coldwell Court is in crumbling conditions. If the City had \$8.5 Million that does not put a strain on the taxpayer, Koebel said the City should do more streets, including his. He complimented the City on after two and a half years of complaining about a large pothole in the court, the crew that came out was magnificent and did a good job of patching the pothole. Koebel has lived in Gahanna since 1988. When he moved in, there was what was called a good neighbor fence, a split-rail fence around the Academy Park area. In those days, this was still owned by Columbus Academy, but the fence delineated between private and public property. This fence has not weathered well. He had called the City several times to ask if anyone could bring him 11 or 12 split rails that he could install. The City has told him several times that it does not do that anymore. If the City had \$8.5 Million, why could it not come up with some split rails? The City has already spent tens of thousands of dollars on appraisals and estimates and analysis on the building. When he read about it in the paper, he was impressed. He thinks the City has covered every base on the project. Any question that would come up, the City could point to a study or analysis or a dollar-figure. This money was already spent because the City knows it is going to happen. He said the train is already on the track. The public hearings, as he understands, with two previous ones and no public comment, to cover an obligatory necessity. President Renner confirmed there had been two public hearings without previous public comment. Koebel continued, stating he has been it, so far, in opposition to the project. He added the City is doing the third hearing to say it had involved the citizens, the voters, the taxpayers. Koebel said the City is probably going to hear from five or six people on an \$8.5 Million proposal. He said when he looks at this Chamber, it is nice. He has been in City Hall, the Parks & Recreation Department, the Utility Billing Department, and the Police Department. In his opinion, there is nothing wrong with existing facilities that \$8.5 Million could not spruce up. The City did not need to move. The City did not need to spend this money. He thanked Council for the opportunity to speak.

*Kathy Shaffer of 785 N. Hamilton Rd., Gahanna, Ohio spoke in opposition to*

*the proposed facilities project.*

Ms. Shaffer said she grew up in Gahanna and represented multiple people that could not be here but had heard about this proposal at the last minute. People are concerned about how this is going to affect taxes. Shaffer thanked Councilmember Bowers and Councilmember Padova for speaking with her prior to the meeting and helping her understand a little bit more about the proposal. Shaffer asked that once the funds move and are used, how many levies are people going to have to finish the project? What is the total cost of the project? Shaffer said she understood the Police Department needs and both sides of the subject but emphasized that people are concerned about the taxes on this. She said people are struggling right now with the economy as it is. She asked again what the overall price is. President Renner responded that there are no new taxes but there is a lot more information that has been shared and will be shared again when it is the time for rebuttal in the public hearing. Shaffer reiterated that through the people she has spoken with and who have asked her to be present to represent their voices, people are worried about being overly taxed on this. Shaffer said she understood the facilities because she grew up in Gahanna and watched them be built. She had seen the town go from 1,000 people to what it is today. At some point, the City is going to need to expand and move. She did not know all the concerns with the Police Department but had heard that was the main concern because they had outgrown the building. She said the safety of our community is priority. President Renner asked Shaffer to stay to listen to administration during the rebuttal period of the hearing.

*Jerry Lang of 610 Clark State Rd., Gahanna, Ohio spoke in opposition to the proposed facilities project.*

Mr. Lang stated that he had lived in Gahanna for all his life, 70 plus years. He said he was proud to be a Gahanna resident, sometimes. He was not sure if this was one of the moments to be proud. He said he is not in favor of this at this time. He said he did not disagree with the need for facilities. He had spoken with a couple police officers. They had told him the police station is outdated, mold problems, and so on. Lang said he would not want to work in a facility like that and would not expect officers who support and protect this city to work in a position in a facility like that. He is less certain about the existing City Hall's needs. He said it had only been 12 or 15 years ago that City Hall had been addressed through renovation and did not yet think the city had received the best bang for its buck. He said the space was still very usable. His question was how citizens were going to benefit by moving City Hall? For Lang, City Hall should be a focal point of the city. Moving it to a business park was not a focal point. He is not sure how convenient it would be for some people to find City Hall with the proposal. Lang said there was an earlier comment made about signage and people not knowing where downtown Gahanna is. He asked how people would find this building, along with the Senior Center. His mother, who is 93 years old, visits the Senior Center. He said he asked her if it was busy or crowded. He indicated she said it was neither and explained that it is probably underused. They do not provide

the facilities or activities that they did before COVID-19. Given this, Lang said he was not sure the move for the Senior Center was needed. He thought the police did need a new space. He said he did not think a building with everything under one roof was necessary. Lang stated that there are very few people that get the *Dispatch* anymore. Those who get it, seldom is there anything in the local part on what is happening at City Hall during Council. There is no reporter here to put an article in the paper. Lang said he stumbled across information about this meeting the other night and was shocked to hear that there were two other public hearings. He said he and his wife have questioned his water bill they used to pay quarterly and now pay monthly. He cannot figure out why the City would want to spend more money mailing out a bill every month when there did not seem to be anything wrong with the quarterly. If the City wanted steady income, Lang suggested dividing up the city into four different sections and bill a different section each quarter. The bills would be a good way to communicate with the public in inserting a newsletter with the water bill. Lang said this could have been done with the proposed discussion on the move for City Hall and announcing the public meetings. He stated there was no newsletter other than the one that is published at the beginning of the year or twice a year about different things. It does not talk about things that are happening in Council Chambers. He said the City is missing an opportunity to involve the citizens. Lang also expressed displeasure with the school board and public involvement concerning explanations on spending for levies. He stated that at least the City has told people what it was doing and the cost of it. As a retiree from the construction industry, Lang said the City would likely find that the \$8.5 Million is not going to be all with the labor market in high demand. He also mentioned the difficulties of competing with Intel and Google for qualified contractors to renovate the 825 Tech Center Drive if it is deciding to go that route. Lang said it might be better to postpone this project. The building might go by the wayside, but perhaps the Development Department could find a tenant to occupy the space instead of having a vacant building. Lang wondered why the City could afford the \$8.5 Million for this but it cannot afford a person to monitor individuals who dump waste at the old yard waste dump. This was a very good service that people took advantage of. Lang said evidently a few ruined this for everyone. Lang said he called the Mayor twice and have yet to get a phone call back from her to talk about this. Lang has senior neighbors who sometimes need help discarding fallen tree limbs. As a good neighbor, Lang said he would help clean up their yards and haul things down to the waste yard. He would not charge them anything. He said he felt this is his responsibility to his neighbors to help. Does the yard waste dump need to be opened every day? Lang said no. When he dumped yard waste, he was told by a Parks & Rec employee that he was not allowed to dump there anymore. He said this information was a little too late because he already had his truck full and was dumping it. Lang shared that if he was to bag his yard waste, Local Waste would spend five- or ten-minutes blocking traffic on Clark State Road to pick up his trash. He was sure they would prefer to pick this up at the City's complex than spend that 10 or 15 minutes emptying all the trash cans. Lang said his proposal, if the Mayor were to call him back, was to have four hours on a Tuesday or a couple hours on a Friday or Saturday to have it

open. This would help those who work during the day during the week. He stressed providing the yard waste dump service again. The City took away this service and raised taxes. Lang said this had totally upset him and that he would wait for the phone call.

*President Renner asked if Mr. Hisle wanted to speak at this time on the facilities proposal. Hisle said that he was withdrawing his request, as another speaker had already said what he was going to say.*

*Max Orsley of 691 Vivian Ct., Gahanna, Ohio spoke in opposition to the proposed facilities project.*

Mr. Orsley said his opposition is grounded not in the money but the location on the proposal. The current Senior Center and City Hall feel like they are next to the community and places you can travel to on foot. With the location on Tech Center Drive, this is at the opposite corner from all the neighborhoods and is at the edge of the city. The infrastructure is not there in the same way that it is here where there are sidewalks on both sides of Hamilton. He said that while Hamilton is a busy road, it is not nearly as much as going past the freeway or down to Morrison. Orsley said he would be in support of the proposal if there was support for infrastructure so the community could access the new facilities.

*Ryan Spak of 211 Carlin Ct. E, Gahanna, Ohio spoke in opposition to the proposed facilities project.*

Mr. Spak echoed Orsley's comments. He said he had two concerns. He said he was not going to pretend to understand all the economics of what was involved with the project but that his understanding generally was that the economics of the proposal were pretty good. Spak said City employees and the police officers deserved better facilities, so he was not necessarily against that. His concern is that when the City redid the Land Use Plan two or three years ago, there were several principles to be followed in there, namely, fronting the street and putting parking lots in the back. This building [at 825 Tech Center Drive] does not exemplify that. He thought the City would be hard-pressed to find any city property that really exemplified that principle, even though the City asks developers to do this. This is also what modern cities should look like. Spak said the City would not be practicing what it preaches, which is a challenge for this location. Second, the City would be moving from one of the economic corridors of the city to just a corner of the city that is inaccessible by people who choose not to have a car or unable to travel by car. Spak said he was not sure how many people on Council would feel about traveling by bicycle down Hamilton Road. Spak said that with all due respect to a previous speaker stating this was an accessible location, if our idea of accessibility is getting to an airport or a highway and not driving through our community, we needed to question what City Hall is supposed to serve - the purpose and the people it serves. It is not just the quickest way to get out of town, it is about accessibility. Spak said his challenge to Council would be that if this is an economic benefit and going to save the millions of

dollars to commit to using those savings to invest in infrastructure and modernize the city to be competitive with Dublin, Hilliard, Worthington, and Westerville and other cities making these investments. He urged committing that money to a separated bike lane on Hamilton between the old City Hall location and this new location or something along those lines.

*President Renner said he wanted to ensure the public had an opportunity to weigh in on opposition. He asked one last time for any other speakers in opposition. There were none. He then moved back to the rebuttal portion of the hearing. He said he thought the Council had consistently heard that communications with residents was key. He opened the floor to Mayor Jadwin and administration.*

Mayor Jadwin said she appreciated everyone's comments on the communications. She said she would defer to Mr. Schultz on some of the other comments made tonight. With respect to communications, over the past several months, keeping in mind that this opportunity did not develop until March-April of 2022, there have been three newspaper articles, public Town Hall in Chambers on the YouTube channel, six Council discussions also available on YouTube, and focused information in monthly city newsletters that go out. She said she encouraged those who might not be getting these to sign up and offered to stay after the meeting to help make that happen. There were references to the public hearings on this in the newsletter, as well as social media posts. Jadwin said it was difficult to try to identify all the different ways to connect with residents between websites, emails, social media, newspaper, and short of knocking door-to-door that is not feasible in a community with 15,000 plus households. It is hard to identify how every resident wants communicated with. At the same time, she heard from people saying they had read newspaper articles, or read about this somewhere, which is why they were in Chambers tonight. Jadwin stated that the City is always open to identifying other opportunities to communicate with residents. She thought the City had done its very best in trying to hit every possible realm that was available within the short window that was there to communicate information. She said the City does utilize water bill inserts. However, these must go to the printer months in advance. She reiterated that this opportunity did not come to fruition in late April or May. By this time, information could not have been included with the bills. Jadwin shared that she knew it could be frustrating for some of the older community members who are not on social media or texting and would like to get the information. Jadwin said she appreciated all who showed up tonight for the commentary.

Mr. Schultz said one of the trends expressed in the speakers, whether proponent or opponent, is that there are City facility needs that we have, namely in the Police Department. The PD had been studied as far back as 2006. Since then and in the latest study in 2021, the PD needed to be over 300 times bigger than it currently is to meet modern policing efforts for the City of Gahanna. Schultz said this is the need that was established at the

impetus of this project with meetings with Council and workshops held at the Senior Center in January. Throughout the process, the City regularly engaged Council and the public through various meetings. Schultz said the City was well received by the seniors. They had indicated one of the challenges at the Senior Center is that they cannot provide certain programming because of the facility and lack of sufficient space. As the staff has gone out to a variety of places and had conversations on the project, the main question is how the project will be paid for. As the Mayor stated, Schultz said the project would be paid with Issue 12 dollars. An earlier speaker had asked something about when this money would run out. Schultz said this is an annual capturing of revenue and would be so from now into perpetuity unless voted on for some other reason. This is a dedicated funding stream that will go towards, not just facilities, but road projects and any capital improvement the City needs to make. With this pot of money, there are allocations to various capital projects identified as priority. Schultz said the project would not go back to the taxpayer for an additional levy. A second question would be what would happen with the existing property. Schultz said this was a question that did not need answered tonight, as it was an 18-to-24-month question to be answered. Right now, Schultz said the administration needed to know what the will of Council was for moving off this property. Therefore, once that is known, then the City can begin to determine what happens with this existing property. The City has worked regularly with the school district on this property and had investigated as part of the project other vacant office buildings throughout the city. The team visited six other buildings, including Clark Hall, to see whether City Hall and/or the Police Department could fit there. The problem with Clark Hall and other vacant facilities is that the Police Department cannot just go into any building. The last speaker noted how the proposed building is arranged. Schultz said that from a public safety standpoint, this building is arranged perfectly because it does not sit on the street like the existing PD, which creates certain safety concerns. Ideally, the PD is off the road to eliminate opportunity for nefarious characters wanting to do things on the road frontage. With this project, the City has an opportunity to modernize the way in which it conducts business, not just from a police standpoint but in the way City Hall operates. The current building is not big enough for the City for decades to come. The building at 825 Tech Center Drive is a center that meets the City's needs now and projected needs decades into the future. This is a big point. Schultz said the City is not solving a problem for five or seven years, but one that is being solved for 20, 30, or 50 years into the future for police, City Hall, and Senior Center.

Mr. McClurg said with the \$8 Million that was being discussed, he thought it was like \$60 Million. However, he said he assumed that the \$8 Million could be recouped from selling the existing buildings or land. He added that he heard the land was worth more than the buildings on it because of the frontage on Hamilton Road. McClurg said that someone would need to tear down the buildings and then there would probably be asbestos to worry about. He asked whether this \$8 Million is taking into consideration the payback from selling the property. Schultz responded that no, the conversation that the City has had on this existing property is that there was an appraisal done which

came in at \$4.8 Million as of June. If the buildings were razed, the City could see a significant increase in the value to the property. This was not included inside the overall project estimate. In other words, the City is not taking the \$4.8 Million as the appraisal and reduce the project's budget. Schultz said the project is estimated to cost the city \$61 Million. The purchase of the building is \$8.75 Million, of which the administration is asking Council to act on tonight. The City has \$300,000 in cash. Schultz said to answer McClurg, the value of this existing property has not been realized in this project now but would potentially be realized with other projects depending on what the priority is. McClurg confirmed whether this was \$8 Million to buy the building and then \$60 Million to build an additional building and renovation. Schultz said it was \$53 Million to renovate and build the additional 31,000 square feet on the site. McClurg asked whether the 31,000 square feet needed to be built right away. Schultz said that a portion of it needed to be built right away because primarily it is the space the police needed for things such as holding cells, evidence storage, sallyports, and things that cannot be put into an office building readily. McClurg said building costs would go up. He noted the school district had \$100 Million to build a high school and the community is already hearing there would be trouble financing the high school with everything the school wanted because the cost of everything is going up, including materials and labor. Additionally, he said Intel is going to suck up all the labor and pay premium to get all the workers. McClurg wondered whether the City needed to build the other building right away or wait until economic conditions favored the City in terms of costs. Jadwin added that as Schultz identified, the project would be paid through Issue 12 dollars. She reminded that this had been passed in 2019. This was the additional one percent income tax increase. Of the one percent additional, 75 percent of this goes for capital projects. When Issue 12 was being discussed, Jadwin said it had been created to address all the deferred projects the city had not been able to address when the income tax was 1.5 percent. Facilities, and the issues that had been identified for the last 15 years, were specifically discussed as one of those deferred projects that would be covered by Issue 12. Jadwin said that when talking about Issue 12 dollars paying for this project, the City did not have \$60 Million in a pot of cash right now. The City would issue a note and issue bonds that would be paid back over a period of 25-30 years. There have been two financing discussions in Council Chambers on what this would look like. The annual payment would be part of the City's capital project every year that is rolled into the budget, along with other capital projects the City would continue to do.

Mr. Hisle said with moving the police station and the Senior Center, why could the City Hall not just stay here and move some offices to the police station. He said he understood the police station wanting a bigger and better place. Why not move them down [to Tech Center Drive] and City Hall take the old police station? The Senior Center could stay where they are. Hisle asked whether the City knew the Tech Center Drive location was in a flight path. He was sure some of the seniors were not going to like being there and have them just fly over the building every 20 minutes. Hisle said his concern was that the City did all this stuff talking about money and what could happen is the City keep the existing buildings and just move an upgrade the police

station. Schultz said that when the City first started discussing this project, when 825 Tech Center Drive was discovered as a potential option for the project, Mission Critical Partners (MCP), a public-safety niche firm that the City worked with in the past, provided an estimate as to what it would cost for the 825 Tech Center project. The 825 Tech Center project in total, including the purchase, renovation, and expansion is a \$60.9 Million project. Schultz shared that MCP looked at what it would cost to take that same project and build it somewhere else. That figure came to \$99 Million. This was to replicate the 825 Tech Center project on a different eight acres of land somewhere in Gahanna. As the Mayor said before, this land does not really exist in the City of Gahanna. Next, Schultz said the City extrapolated the cost to just build the needed Police Headquarters, or 80,000 or so square feet, on about five acres of land. This came back with an estimate of \$70 Million. What the whole conversation has been, to do the 825 Tech Center project, where the PD gets a known and compatible tenant next to it, such as City Hall, this project could be done in less money than it would be to just do a new PD on five acres or in a renovated space. The PD, as a mission critical facility, needs to withstand an EF5 tornado. Therefore, the biggest part of the construction and renovation is to meet a high bar for renovation for a mission critical facility. Given these circumstances, Schultz said it was probably a no-brainer that a \$70 Million project to build what the PD needs versus a \$61 Million project to basically move this entire parcel down to 825 Tech Center Drive is a project that is worth the City's effort in investigating. Schultz added that 825 Tech Center Drive is located on the same bus line as City Hall. Access from a public transit standpoint, maybe not from a multi-modal or bicycle standpoint, is about a 10-minute extra ride via bus.

President Renner said he did not believe the City would be able to satiate everyone's questions. He asked Schultz where people could learn more about this and being cognizant of the fact that maybe not everybody has a computer or desires a computer to get information. Schultz said the City could make print copies available of any of the reports desired. He mentioned that on the City's website is all the materials on this subject dating back to January (the four workshop presentations, the presentations given in Council Chambers, all the three reports referenced, along with a brief video where the Mayor, Chief of Police, and others describe what this project is). He said people can get a good summary from the video on the condition of not just the Police Department and what they deal with on a regular basis but also the issues and challenges of the City Hall. Schultz said while Chambers is a wonderful space, he did not know of anyone who would dispute there being a significant inequitable distribution of employee to space. This comes through in some of the video footage on the website.

McClurg began to speak again. President Renner said that while this is a very important subject, the meeting was starting to get outside the bounds of how the Council has handled public meetings. Renner acknowledged Mr. Koebel who had been waiting in the aisle for a comment or question. Koebel said he was impressed with all the communication avenues that the Mayor listed, including everything except TikTok. Koebel said that when the City has a tax



issue on the ballot, the residents get mail to “vote yes”. He asked for the communication to be put in the mailbox. As to what would happen to this real estate and the response being this could be talked about 18-to-24 months down the road, Koebel said this was unacceptable. For all that he knew, this could be a haunted house at Halloween in 18 months. He stressed that citizens and taxpayers want to know what the City is going to do with this current location. Now that the City is floating bonds, it is paying interest. He said this is \$60.9 Million plus interest that will need to be paid. Schultz said there is interest on the \$60.9 Million but it is low interest and had been considered in the plan with the 25 to 30 year note the City would be taking out at a future point. With the action before Council tonight, it is for the \$8.5 Million requested to purchase the building. Schultz said as the City goes through design and engineering and construction, they would go through the renovation and expansion project to firm the budget even more. Once the City is in the construction window, it would be issuing bonds on that stage of the project, which is not expected to exceed the \$60.9 Million total. Interest does come into effect after that. McClurg said this was like a mortgage. He asked if it was possible the Senior Center could be utilized to show some of the videos on YouTube so older folks or those without internet could view the materials. He said it is not feasible to mail out the information to residents all the time. Schultz said these avenues could be made available for anyone who wants it. It could be setting up a laptop for people to watch the videos. There was a Town Hall on July 20 that could be shown that goes over everything.

Mayor Jadwin thanked everyone for coming tonight and sharing concerns. The Town Hall that Schultz referenced had a packed Chambers. There had been a lot of engagement on what this project is about, how the City got to the point, and why everyone was here today. She said this started with a problem that needed to be solved, the condition of the Police Headquarters most notably. The City has an incredible opportunity with 825 Tech Center Drive in solving the immediate problems with the Police Department space and the longer-term problems with the City Hall and Senior Center needs. This is ultimately a cost savings for the City. The challenge is that if not this project, there is still a problem that needs to be solved and there is no present solution for it. Jadwin said the alternative of building a new Police Headquarters are far more expensive than what this project is. This could be a bigger burden to taxpayers down the road. Jadwin said she hoped people understood this was not a situation where they drove past the building and the City said, “Oh, that looks nice. Let’s go there!” This was months of evaluation and exploring options to fit pieces of a jigsaw puzzle together in finding a solution to a problem in the most cost-effective way the City could. The 825 Tech Center Drive location gives employees room to work, gives us room to have community meetings to show videos, and provide more opportunities for services for our residents. She said this was something that will positively impact this community and take the issue of the Police Headquarters, City Hall, and Senior Center off the table and resolve for the next 30 plus years. It makes sense.

*President Renner closed the Public Hearing at 8:34 p.m. Renner thanked all*

*participants. He recommended those still looking for answers to engage any councilmember or the Mayor or staff or visit [Gahanna.gov/facilities](http://Gahanna.gov/facilities) to learn more.*

[2022-0238](#) Facilities for the Future City Webpage

**E. CONSENT AGENDA:**

**1. Minutes - To Approve:**

[2022-0258](#) COTW Minutes 8.8.2022

**These meeting minutes were approved on the Consent Agenda.**

[2022-0259](#) FN Minutes 8.8.2022

**These meeting minutes were approved on the Consent Agenda.**

[2022-0260](#) CN Minutes 8.15.2022

**These meeting minutes were approved on the Consent Agenda.**

[2022-0261](#) COTW Minutes 8.22.2022

**These meeting minutes were approved on the Consent Agenda.**

**2. Resolutions:**

[RES-0025-2022](#) A RESOLUTION AUTHORIZING THE MAYOR TO PREPARE AND SUBMIT AN APPLICATION FOR THE 2022 OHIO PUBLIC WORKS COMMISSION ROUND 37 GRANT/LOAN FUNDING OPPORTUNITY; AND AUTHORIZING THE FINANCE DIRECTOR TO ESTABLISH A SPECIAL FUND FOR THE PROCEEDS, IF AWARDED

**This Resolution was Introduced by President Renner and Adopted on the Consent Agenda.**

**3. Ordinances for Introduction/First Reading, Waiver, Adoption:**

[ORD-0049-2022](#) AN ORDINANCE AUTHORIZING A SUPPLEMENTAL APPROPRIATIONS AND WAIVER OF SECOND READING - Workers' Compensation Self-Insurance Fund

**This Ordinance was Introduced by President Renner and Adopted on the Consent Agenda.**

[ORD-0052-2022](#) AN ORDINANCE AUTHORIZING THE MAYOR AND DIRECTOR OF PUBLIC SERVICE ENTER INTO CONTRACT WITH THE RIGHTER

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COMPANY FOR THE CHERRY BOTTOM ROAD STABILIZATION PROJECT, AND WAIVING SECOND READING

This Ordinance was Introduced by President Renner and Adopted on the Consent Agenda.

### End of Consent Agenda

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

Yes: 7 - McGregor, Angelou, Bowers, Weaver, Padova, Schnetzer and Renner

### F. ORDINANCES FOR INTRODUCTION / FIRST READING:

[ORD-0051-2022](#) AN ORDINANCE AUTHORIZING THE MAYOR AND DIRECTOR OF PUBLIC SERVICE TO ENTER INTO CONTRACT WITH AMERICAN ROCK SALT CO LLC FOR ROAD SALT FOR THE 2022-2023 WINTER SEASON

This Ordinance was Introduced by President Renner and read by title.

[ORD-0053-2022](#) AN ORDINANCE AMENDING GAHANNA CODIFIED ORDINANCE CHAPTER 521.06(b) FOR CONSTRUCTION, REPAIR AND REPLACEMENT OF SIDEWALKS, INTEGRAL APPROACHES/APRONS AND RELATED AREAS

This Ordinance was Introduced by President Renner and read by title.

### G. ORDINANCES FOR SECOND READING / ADOPTION:

[ORD-0046-2022](#) AN ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO AN OFFICE & INDUSTRIAL INCENTIVE AGREEMENT WITH COLUMBUS AESTHETIC & PLASTIC SURGERY FOR A PERIOD OF 10 YEARS

Vice President Bowers stated that she believed it was discussed at Committee of the Whole to move forward with amending the Ordinance such that the Council substitutes the incentive agreement with the red line version with edits to items three and four as discussed.

Bowers said that there was a lot of conversation on this item. She thanked Director Strum for his work on the incentive. She thought it was important to note there was an agreement by CAPS to make sure their employees were being compensated adequately and at market rate, not just in their direct pay but also with benefits. Bowers thanked administration for ensuring this was included, as she believed this to be an important part of the incentive. She added there were no additional incentives that go along with the project, such as tax abatements or TIF. This is a single incentive that goes with the project. She was excited to welcome this industry to Gahanna and saw this as a great option for renovation on a business that was the old Penzone Salon at Cherry

Bottom.

**A motion was made by Bowers, seconded by Schnetzer, that the Ordinance be amended by accepting the Exhibit A redline changes to the incentive agreement. The motion carried by the following vote:**

**Yes:** 7 - McGregor, Angelou, Bowers, Weaver, Padova, Schnetzer and Renner

**A motion was made by Angelou, seconded by Schnetzer, that the Ordinance be Adopted as Amended. The motion carried by the following vote:**

**Yes:** 7 - McGregor, Angelou, Bowers, Weaver, Padova, Schnetzer and Renner

[ORD-0047-2022](#)

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A PURCHASE AGREEMENT WITH FJF OH GAHANNA, LLC FOR PROPERTY LOCATED AT 825 TECH CENTER DRIVE

Councilmember McGregor said one thing that was most important to her was that the City was looking to upgrade the police station. This was going to cost about \$71 Million to buy land and construct the building. When this opportunity presented itself, it was not what the City had intended to do but became too good of a deal to pass up. McGregor stated that not only will the City Hall move, but the Senior Center and police station would go into an upgraded facility for less than what it would cost to build the police station alone. McGregor said this was not the timing that was intended but when these opportunities come up, sometimes you must grab them.

Councilmember Angelou stated she thought Council had put all this through and talked about it numerous times. If Council had to do this later, they would not be able to find a deal like this. She reiterated this was studied and shared with Council and at the Senior Center about what was the best route to take on facilities. With respect to taxes, Angelou said she thought this could only be a positive. She did not know what was going to happen with the current facility. She had been in City Hall since it was built in 1994. She was in it prior to that construction in 1981. She said it has felt like home. However, Angelou thought the home for the next 50 years was probably at 825 Tech Center Drive.

Councilmember Padova said the first thing she did after being elected was meet with Chief Spence. He gave Padova a tour of the police station. She said she was very surprised by what she saw. It was cramped and crowded. She said she noticed how desperately needed an upgrade was for the police. This was good for her to see in person. There had been a lot of pictures in facilities meetings and information on the City's website, but Padova said seeing it in-person had opened her eyes. Padova echoed McGregor's comments on the opportunity with the 825 Tech Center Drive with a deal that would combine the City Hall, Senior Center, and Police Headquarters. She thanked everyone who came out to speak on the proposal. She acknowledged the communication needs that had been expressed. She said

the City had tried with outreach and engagement. In addition to the water bill insert and Senior Center ideas, she asked for the public to provide any other feedback on additional means for communication. She said she would have liked to have heard from even more people than those who had attended tonight. Padova said that as Dr. Gokcen had stated, she believed the project was wise, strategic, and forward-thinking, which is why she would be voting in favor.

Councilmember Weaver thanked everyone who participated in the town halls and public hearings or who had reached out directly through email or phone calls or conversations in-person. He thanked administration and staff, particularly Mr. Schultz who had been the public face since the beginning and did a great job fielding questions from the public and Council. Weaver said it was not a decision to be made lightly or an easy decision. He heard people say that "if not this, then what?" He thought this did not quite do justice to the solution presented by 825 Tech Center Drive. He said this was a good solution, albeit maybe not the ideal solution many had hoped for. This would be a good solution for challenges that the City had been facing for decades. If the City could go back in time 30 to 40 years, in hindsight perhaps it could have been anticipated in terms of the city's growth. He added, however, at the end of the day the facilities are inadequate and have been inadequate for some time. As the city has grown, it has become clear that the dedicated staff and officers are now impacted by the limitations imposed by the current facilities. This has a direct impact on the services the City can provide. Weaver noted that in terms of cost, Director Bury, staff, and outside counsel have done a great job making the financial case. He said Bury had taken his questions even up to this morning. While this is a large undertaking, Weaver believed it was achievable due to the generous support of residents through Issue 12. Upgrades to the facilities and City's infrastructure was what part of Issue 12 was meant to do. While not the perfect solution, he said this does present an affordable opportunity while there are not any other affordable options available to Council in the city. Weaver stated he heard folks on the communication and accessibility. He challenged the administration to continue proactively reach out to residents should the project move forward and work to promote accessibility as it is broadly understood. He is voting yes on the Ordinance and looking forward to what the future brings for the city.

Councilmember Schnetzer said an economist once said, "There are no solutions, only trade-offs; and you try to get the best trade-off you can get, and that's all you can hope for." Schnetzer said this encapsulated the decision before Council, as it sets off a series of events that ultimately leads toward arguably the largest capital project that the City has undertaken, but still a very necessary one. He said Councilmember Padova had provided her a tour of the police facility when she came on board. He, too, had a tour of that same facility nearly a decade ago when he first came on board. Schnetzer underscored this to emphasize this has been a known problem for quite some time. He said he cannot imagine he was the first one to receive that tour and certainly was not the last. To the idea of no perfect solutions but only trade-offs, Schnetzer said there had been much discussion on location which

came up early on during workshops. He wished there was an eight-acre piece of land in the center of town that was affordable and only cost \$50 Million or \$60 Million to pull all of this off, but the reality is there is not. One of Council's primary obligations is to spend public dollars as wise as it possibly can. Given the compelling economics behind this, Schnetzer noted the City can vacate the current facilities to allow the City to repurpose the property and conceptually lower the net cost of this project. He added that the City can do three City services for the price of one and discussed by Mr. Schultz. This made for a strong case that the City ought to move forward with. He said he intended to support this and encouraged colleagues to do so as well.

Vice President Bowers thanked the many members of the public who weighed in. She said the process we heard tonight is not too far off from how she felt initially when this idea was presented and should come as no surprise that she is happy to bring a critical eye and dissenting perspective. Bowers said this vote is not made lightly. She has taken a pause on changing the look and feel of our "town." Yet, she said she is tasked with considering the project, weighing various factors, including safety of municipal employees, growth of the City, and being fiscally responsible. Bowers noted that Council heard tonight from the public not just about facilities but also about delivery of services. She said she is among the public in asking City staff to live up to extraordinarily high standards, to take a high-level of care with everything from plowing snow and maintenance to processing permits, negotiating deals with developers, and envisioning the highest and best use of resources, being stewards of highly valued natural resources and contributing to the upbringing of kids through recreation and ensuring the safety of residents and visitors in responding to crisis situations. For Bowers, if one thing came into dramatic relief over the pandemic and resulting workplace upheaval, it was that employees and members of an organization need to be supported. Ensuring Gahanna team members have a safe and effective place to do their jobs is a visceral way to ensure that support. A couple of weeks ago, Bowers attended the Columbus Metropolitan Club's meeting on Housing Strategy in Central Ohio. One of the panelists celebrated that the region is ahead of the curve but that all surrounding communities (suburbs of Columbus) need to be on board with sharing in regional population growth that is ahead of us. She said part of that is developing housing policy, workforce housing, and diverse housing solutions for the influx of new residents (with Intel), but another part of that is making sure that municipal infrastructure can also support a larger population. She sees these issues as intertwined and needing to be addressed holistically. This moves the City forward in its ability to serve residents. Bowers stated that Dr. Gokcen said it well, this new leaf moves Gahanna forward. Bowers is confident that this strategic relocation will indirectly at least deliver job growth and economic prosperity to our residents. Finally, Bowers said she heard the concerns about the location. It was important for her to hear from the administration but also from users that the bus transportation to Central Park is reliable. Bowers said she also heard the issue from Mr. Spak about walkability and bikeability. She lives in the south end of town. This [proposed location] is one of her favorite areas to ride her bike. It has a consistent multipurpose path that connects southern

neighborhoods to Central Park, and that bike path will be connected to the Big Walnut Trail once the connector is completed. She also heard Spak on the Land Use Plan. She served previously on the steering committee before serving on Council and understood Spak's points about best practices and what the City is trying to promote. She also understood that sustainability meant use of existing infrastructure. Overall, Bowers said she is grateful to all the voices that have been part of the chorus in helping us understand and weigh in this important decision, and grateful to be part of a historic vote that will hopefully serve our community for the next generation.

President Renner said he wanted to speak to some of the things he heard with some historical reference. When he started on Council in 2012, like his colleagues, one starts to learn about the conditions of the assets the City had. One starts to understand the Police Department and inadequacies of the Public Service & Engineering Department. He said one also starts to understand what the future is. One of the things he helped to bring forward in 2015 was an idea for a tax initiative on the ballot. Some of those on Council at the time recognized that the City was disastrously behind the eight ball in what the City needed to do to get to a future point. The 2015 tax initiative failed. He was reelected. Fast forward, Renner said there was another initiative in 2018 with Issue 29. The same things were said then. There were the receipts and the data and again the issue failed. With Issue 12, it was the same story, but the spin was to go to such great lengths as saying, "you are going to lose your parks" and other things. Then, eventually the tax issue passed. Renner said he was grateful for that. He said his point was the City had been working for a long time in making Gahanna something better and stronger. With Jadwin being the third mayor he had worked with, he said he was grateful the City had a mayor who gets what we want to do with our future self and what kind of Gahanna we want to become. Renner said on one of the speakers slips, one wrote the phrase "good government." He said he smiled, as this was something near and dear to his heart and that his colleagues would agree. Good government was something he spoke on in 2011 when campaigning and something that he continues to talk about. Good government involved process. For example, with the public hearing tonight going way out of bounds from normal protocol, it was important that the Council get to hear what people's comments and questions were. Renner said good governance behooved the City to do reports and analysis. He said this meeting was a distillation of the last nine months of work from the Mayor and her staff. Good governance meant spending dollars wisely and giving the public not just the best bang for the buck but building the Gahanna that the public wants. He said he was sorry that many were coming into this at a stage of hearing things for the first time. He said there have long been issues with communicating with residents over the 10 years he had been communicating as a councilmember. He said he believed every one of his colleagues could tell similar stories and give you the frustrations of how to reach people. Renner said nobody reads newspapers anymore. Renner said that at some point good government relies on the people. He said (speaking to the audience) you are our bosses. It relies on the public to do their homework. It goes back to high school and civics 101. If you are not up to date with what is going on at City Hall, read the minutes, ask a

councilmember, call the Mayor, talk with administration and demand to know what is happening at the local government. Renner said the Council seats were some of the most powerful in American democracy. The Council controls tax dollars and the laws of the City and zoning. Renner said the Council is working hard and has information for people. He knew some were dancing around and wanted to know things. He urged people to demand the mobility and the transportation studies, etc. He said what the City is trying to do is put the pieces and parts together to build the Gahanna we all love. This proposal was a step in the right direction. He said it was outside the area that he wanted. When he previously ran for mayor, he discussed putting City Hall where the skate park is and connected to the downtown and part of the vitality there. This was just not an economic reality. However, Renner said that with what the Mayor and staff have found is a good alternative. It is a vacant building. Assuming it goes forward, the City will purchase and then start building the security it needs for the public servants, people working for the city doing the parks work, the engineering work, and the police work more adequately for a future Gahanna that we want. Renner said he would be supporting this purchase.

**A motion was made by Schnetzer, seconded by McGregor, that the Ordinance be Adopted. The motion carried by the following vote:**

**Yes:** 7 - McGregor, Angelou, Bowers, Weaver, Padova, Schnetzer and Renner

[ORD-0048-2022](#)

AN ORDINANCE AUTHORIZING THE ISSUANCE OF NOTES IN THE AMOUNT OF NOT TO EXCEED \$8,500,000 IN ANTICIPATION OF THE ISSUANCE OF BONDS FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING, RENOVATING AND IMPROVING MUNICIPAL FACILITIES, INCLUDING CONSTRUCTING, RENOVATING AND IMPROVING ADDITIONAL PUBLIC SAFETY FACILITIES FOR POLICE DEPARTMENT OPERATIONS; FURNISHING AND EQUIPPING THE SAME; IMPROVING THE SITES THEREOF; ACQUIRING LAND AND INTERESTS IN LAND IN CONNECTION THEREWITH; AND ALL NECESSARY APPURTENANCES THERETO; AND APPROVING RELATED MATTERS IN CONNECTION WITH THE ISSUANCE OF THE NOTES

Councilmember Weaver said that this item logically follows the previous item. However, he wanted to add that as it relates to the existing property, as public property the Ohio Revised Code had limitations on what could be done with respect to the current property at 200 South Hamilton Road. He said he was sure the City Attorney would be looking into these limitations as the project moves forward. The City cannot simply give it away. Weaver said there were restrictions with what could be done with it.

**A motion was made by Bowers, seconded by Schnetzer, that the Ordinance be Adopted. The motion carried by the following vote:**

**Yes:** 7 - McGregor, Angelou, Bowers, Weaver, Padova, Schnetzer and Renner

**H. ORDINANCES FOR INTRODUCTION, WAIVER & EMERGENCY ADOPTION:**



[ORD-0054-2022](#) AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN INFRASTRUCTURE CONSTRUCTION AND LOAN AGREEMENT WITH SCIENCE ONE, LLC, RELATED TO THE EXTENSION OF TECH CENTER DRIVE IN THE CENTRAL PARK AREA OF THE CITY OF GAHANNA, WAIVING SECOND READING AND DECLARING AN EMERGENCY

Vice President Bowers thanked Attorney Mularski and the legal team that came in and thoroughly explained this item during Committee. She also thanked Director Strum for reducing everything to plain language.

**A motion was made by Schnetzer, seconded by Bowers, that the Ordinance be Introduced, Second Reading Waived, and Adopted as an Emergency. The motion carried by the following vote:**

**Yes:** 7 - McGregor, Angelou, Bowers, Weaver, Padova, Schnetzer and Renner

## **I. CORRESPONDENCE AND ACTIONS:**

### **1. Clerk**

Mr. VanMeter noted that the Council was aware and that for public record, the Planning Commission at their August 24, 2022, meeting had recommended for approval a rezoning application for 13.96 plus or minus acres of property located at 5503 Morse Road for the current zoning of ER-1 to proposed zoning of Multi-Family Residential District for a project called Morse Road 14. VanMeter said this has a timeline consisting of Council having 90 days to study the rezoning application and decide on it. In looking at schedule for a public hearing on this matter, VanMeter reported that October 17, 2022, would be the public hearing. Notices will be sent out to contiguous property owners.

### **2. Council - None.**

## **J. REPRESENTATIVES:**

### **1. Community Improvement Corporation (CIC) - Renner, Weaver**

President Renner said the CIC had nothing new to report. The next meeting will be September 20, 2022, at 8:00 a.m. in the Committee Room.

### **2. Mid-Ohio Regional Planning Commission (MORPC) - Angelou, Weaver**

Councilmember Angelou said the next meeting would be this Thursday. The executive committee met last Thursday. There are two proposed resolutions: 1) dealing with authorizing participation in a contract with Ohio EPA and wastewater infrastructure and 2) authorizing participation in a contract with Ohio Department of Transportation for cooperative purchasing. Angelou said

there were updates on the data advisory committee, as well as the regional policy committee and transportation policy committee.

Councilmember Weaver added that the Regional Policy Roundtable met on August 16, 2022. The executive director provided an update. There are two upcoming Intel Planning Committee meetings for September and November. Work on LinkUS continues despite COTA's decision to not move forward with the ballot initiative to fund parts of the program. Weaver said MORPC continues to look at alternative funding mechanisms to ensure work moves forward. MORPC's Diversity, Equity & Inclusion (DE&I) officer shared the comprehensive work plan which will guide key areas of MORPC initiatives with a focus on equity. COVID-19 has changed and reshaped the workplace. He noted that employers were becoming more creative in attracting talent. The workforce diversity goal should reflect the diversity of residents. MORPC has been focusing its efforts on increasing diversity, sourcing, recruiting, and retaining diverse talent. The DE&I Committee has been working with the National Association of Regional Councils on diversity and inclusion. The legislative update noted President Biden's signature on the law known as the CHIPS Act and the Inflation Reduction Act. The CHIPS Act provides resources for entities like Intel to continue their development. The reconciliation bill recently signed into law provides tax credits for consumer purchase and production of renewable energy, such as solar panels. He said there are also provisions for home efficiency upgrades, electric vehicle charging networks, and energy rebates. Weaver said that MORPC would be releasing one-page resource documents of both laws to provide concise summaries. The policy working group has established three meetings beginning September 15, 2022, to discuss next year's policy agenda. Weaver is also working with the policy working group. There was an update from the Central Ohio Defense Group. Senator Brown had submitted the Rickenbacker firing range project as a member-directed funding request in the federal appropriations bill. However, this bill is not expected to pass by the September deadline. He said it is likely this will move forward and pass by the holidays. Lastly, MORPC will host "Planning Together: Local Government and Schools" event to discuss the benefits of joint planning. The next Regional Policy Roundtable will be November 15, 2022.

### **3. Convention & Visitors Bureau (CVB) - Padova**

Councilmember Padova said Visit Gahanna worked with a bride in supplying welcome bags for 50 guests coming to town next month for a wedding. She said she did not know this was something available but encouraged those interested in this to go to Visit Gahanna for more information. The Creekside Pumpkin Crawl will be Wednesday, October 26, 2022, from 5:30 to 7:30 p.m. People should start thinking about ideas on either carving or decorating their pumpkin. There will be chances to win prizes. The Spring/Summer Herbal Cocktail trail wraps up at the end of the month and the Fall/Winter trail begins October 1. The Ohio Herb Center gift shop welcomed many new faces during Supporting Gahanna Together Day and the Creekside District Boutique Hop. Padova noted that discounts and samples of Herbal "Mocktails" were offered to patrons during those events.

#### 4. School Board (SB) - Bowers

Vice President Bowers said she attended the school board meeting last month. This coincided with Chief Spence presenting to the school board regarding the SRO program. The City and school district are moving forward with an agreement to meet at least on a quarterly basis in addition to the construction meetings happening more directly with administration. Bowers said both City and school district leadership would be involved. The first meeting would be October 12, 2022, to make sure everyone is on the same page with these important infrastructure projects that are moving forward.

#### K. OFFICIAL REPORTS:

##### 1. Mayor

Mayor Jadwin thanked all of those who participated in the Supporting Gahanna Together Day on August 27, 2022. There were projects all around the city involving neighborhood litter clean-up. The City looks forward to another great event next year, as more and more organizations get involved. On Friday, September 16, 2022, there will be a dedication ceremony and unveiling of the city's first ever historical marker. This will commemorate the location of the Big Walnut Country Club at Friendship Park. This piece of history was not known very well until relatively recently, or at least within the last decade. Jadwin shared that this was one of the first country clubs for the black community in the nation. The marker will help generations to come to understand what this meant in the past and what it means today. There are several speakers slated to share the story of the Big Walnut Country Club, including their memories and experiences and impact on their lives. This is open to the public and everyone invited to attend. Jadwin thanked Council for passing the development agreement for Columbus Aesthetic & Plastic Surgery (CAPS) group. This is one of two projects now coming to Gahanna and estimated to bring in about \$9.75 Million of annual payroll over the next 10 to 15 years. The Governor's Office and JobsOhio announced through a press release that Ultimate Solutions, Inc., would be coming to Gahanna. This firm is a life science industry headquartered in Puerto Rico, with office located in Louisville, Kentucky and Madrid, Spain, and soon to be in Gahanna, Ohio at a location on Claycraft Road. Jadwin said they are a supplier to Amgen, who is locating in New Albany. When company representatives visited, Jadwin shared that they loved the community and the Creekside area, the parks and trails, and said their employees could truly call the City home. It is expected this will bring in \$3.675 Million in annual payroll, with 25 jobs. Jadwin added the Intel's groundbreaking would be this Friday, September 9, 2022. President Biden will be in town. There will be traffic impacts around various locations in the city. Information will be posted as soon as it becomes available. Lastly, Jadwin thanked all who came and stayed during the Council meeting tonight. She said she appreciated everyone's input, whether it was with respect to the facilities or any other issue. She understood concerns with communication. This is one of the most frustrating issues her office faces daily. She acknowledged Dan Pearlman, Public Information Officer, in attendance. She

said the City had two dozen ways in which it strives to share information with the community, and it never seemed to be enough. She said she appreciated the suggestions about doing something at the library or Senior Center. The City is always looking to incorporate new ways, such as with livestreaming Council meetings and town halls that can be viewed in real time or at one's leisure. She urged those with new ideas to come forth and share those. She pledged to strive to share information with the public in any reasonable way possible. She challenged residents to engage in a two-way street relationship. The City is here to do the best job possible in the most fiscally responsible good government manner. Information will be made available, but at the same time, Jadwin expressed that the public must also read, listen, and be engaged in the relationship. Regarding tonight's vote, Jadwin personally and on behalf of the City thanked councilmembers for participating in multiple workshops over the last nine months, asking challenging questions, offering input and insights and ideas in working together exploring possible solutions. There are years and years of projects that need to be addressed. This was one of them. Jadwin appreciated both Councilmember Weaver and Councilmember Schnetzer's comments in that this is not a perfect solution. In two and a half years of her term, she said we would never find a solution to make all 36,000 people all happy at the same time. She said it is not the perfect solution but the best solution. It makes sense. She commended Council and noted this was the biggest project in recent history and perhaps ever. The research and legwork had been done. Jadwin emphasized working together in the next phase of what needs to happen and pledged that the City would be open and communicative with residents, including on what can and cannot happen on the existing property.

## 2. City Attorney

Attorney Mularski said there had been three major issues that he had spent a lot of time and effort on that have come to fruition today. The first was negotiating the purchase agreement for 825 Tech Center Drive. As he indicated, he read every word of the 54-page contract and was glad to see Council accept this. The second was the construction and loan agreement for Science One. As Bowers had indicated, there were many twists and turns and unexpected things that happened with this. Mularski said this was probably the first and only time he would ever be able to say that there was no risk to the City in the resolution that was agreed to. He thanked Council. The third was the earlier resolution and MOA with the school construction contract. This took a lot of out-of-the-box thinking to come up with something that would work with everyone. Mularski said that today the school needed to move dirt. They had their pre-construction meeting. They moved some dirt and saved their tax-exempt status on their bonds, which saved residents millions of dollars.

### L. COUNCIL COMMENT:

Councilmember Angelou noted that the Big Walnut Country Club historic marker dedication at Friendship Park was exciting for her family. She noted that her husband was the first person to buy Friendship Park in the first role of

Parks & Recreation director. When she told him this was going to happen, he said he had not known about this. She said she encouraged him to attend and be able to tell the story. Angelou said she was proud of him and all that he had done. She also said she was proud of the Council this evening. They were able to do a lot of good things. She stated that taxes were going to the right spot. The City was doing double the number of roads it had ever done before. This was a positive thing. She thanked those who came and for those who disagreed with Council, she hoped they understood why the Council decided to act. She said she never dreamed that the City would be changing from the current City Hall to a new location. As Council was going through the discussions, Angelou said she arrived at this being the right thing to do. She specifically mentioned Mr. Schultz for everything that he did. She said he was very talented.

Councilmember McGregor said that with the historic marker, she had driven by many throughout Ohio, and it was exciting that Gahanna was going to have its own first ever marker. She mentioned Christy Evans and her work on a matching grant from the Ohio Humanities Council in the mid-2000s. She spent a year going through archives and records and figured out the Big Walnut Country Club. Having lived in Gahanna since 1977, McGregor had never heard of this. This was really digging out a part of the City's history that not many people realized. This was exciting to commemorate the event in Gahanna's past. She hoped most could attend the dedication on September 16.

Councilmember Padova thanked the Parks & Recreation Department and everyone in administration who worked on Supporting Gahanna Together Day. She knew there were a lot of people in the community doing a variety of things to support the city. Also, Padova said the Touch-a-Truck event at Hannah Park was well done. She shared many kids were running around and a lot of engagement with firefighters and other workers with the children all having a good time. The helicopter that came in stopped everyone. She said this was a highlight for her family. She knew there were a lot involved in putting this together and making it a success. She expressed her thanks for this.

Councilmember Weaver echoed sentiments of colleagues and thanked all in attendance. He thanked Mayor Jadwin for the Proclamation recognizing Childhood Cancer Awareness Month. He said unfortunately cancer can strike one's family or neighbors. He noted this happening in his own family. He hoped everyone can work together to end childhood cancer and raise awareness on the need for further research. Additionally, September is Suicide Prevention Month. This is a time to raise awareness of this often stigmatized and taboo topic. Weaver said that while progress has been made in recent years in breaking down barriers and stigmas, there is still a long way to go. Mental health is the same as bodily health. With the country having gone through several difficult years on top of the day-to-day stressors of life, Weaver urged those to check in with their friends and loved ones. If anyone was having thoughts of suicide or self-harm, Weaver asked people to reach

out and utilize the new National Suicide Prevention Hotline at 988.

Councilmember Schnetzer thanked everyone who spoke, either during Hearing of Visitors or during the Public Hearing. He thanked President Renner for overseeing a bit more “free-form” version of a public hearing. He was able to gather a lot of information about where the public priorities were. This was valuable.

Vice President Bowers said there was a Finance Committee meeting on August 8, 2022. During that time, Directory Bury had put together a 31-page report. This can be accessed through the [Gahanna.legistar.com](http://Gahanna.legistar.com) website. Bowers said that President Renner had walked Bowers through additional questions she had on this report. On page 28 of the document, there is a section regarding how Issue 12 dollars are divided among the Capital Improvement Fund, Public Safety Fund, Public Service Fund, and the Parks & Recreation Fund. The additional one percent approved by voters through Issue 12 is split with the majority going to the Capital Improvement Fund (75 percent of the one percent). Bowers said she had a resident ask if the City was adequately funding enough of the other things that people voted for as part of Issue 12. Bowers looked at this in how it was presented to voters and how the dollars were allocated. It was clear to Bowers that 75 percent of the one percent has always been intended for Capital Improvement, with less than 10 percent of this going to the Parks & Recreation Fund. Based on these numbers, it looked like the City was continuing to budget and divide revenues according to how it was presented to voters. She thanked Renner and Bury for putting this information out for transparency and accountability. Bowers also enjoyed participating in the Supporting Gahanna Together Day. She congratulated Director Ferrell and the Parks & Recreation team on closing out a successful but challenging aquatics season.

President Renner reiterated what had been expressed with thanks to those who have attended and stayed throughout the meeting. Renner stressed the importance of civic engagement. At the end of the day, for anyone who disagreed with Renner, this was fine. He said this was part of the American process. He encouraged people to keep it going and to keep the questions coming and for all to continue to engage with the City. Additionally, he thanked those involved in Support Gahanna Together Day. He thanked Jason and Colleen Ruark for putting together an event on the West side. Volunteers took on many streets and cleaned them up. At the end, there was a picnic and face painting. He thanked the Mayor and Chief Spence for one of the patrol cars there and available for people. There were also home businesses in the community that participated. It was a nice hometown feel for the West side. Renner reviewed several construction events occurring around the city. He said there will be more. On a personal note, Renner said his son had been injured at the library construction site in a bicycling accident. When his son passed the library’s fence that secured the perimeter, it had acted like a sail and caught his handlebars, twisted the bike, and his son kept moving. He wore his helmet, but still suffered a concussion from the event and took two weeks to heal. Having heard startling statistics at the doctor’s office, Renner

urged those to get kids and teens and adults to wear their helmet. Renner said the helmet saved his son’s life. He also asked people to be mindful of construction zones. With multiple projects happening, this has given Renner a renewed look at ensuring the security of those sites for pedestrians.

**M. ADJOURNMENT:**

*With no further business before the Council, President Renner adjourned the meeting at 9:38 p.m.*

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**Jeremy A. VanMeter**  
**Clerk of Council**

*APPROVED by the City Council, this  
day of 2022.*

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**Stephen A. Renner**