



City of Gahanna

Meeting Minutes

City Council

200 South Hamilton Road
Gahanna, Ohio 43230

Merisa K. Bowers, President
Trenton I. Weaver, Vice President
Jamille Jones
Nancy R. McGregor
Kaylee Padova
Stephen A. Renner
Michael Schnetzer

Jeremy A. VanMeter, Clerk of Council

Tuesday, January 16, 2024

7:00 PM

City Hall, Council Chambers

City Hall was closed January 15, 2024 in observance of Martin Luther King, Jr. Day.

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

Gahanna City Council met in Regular Session on Tuesday, January 16, 2024, in Council Chambers. President of Council Merisa K. Bowers called the meeting to order at 7:00 p.m. Councilmember Jamille Jones delivered an Invocation and led members in the Pledge of Allegiance. The agenda was published on January 12, 2024.

Present 7 - Merisa K. Bowers, Jamille Jones, Nancy R. McGregor, Kaylee Padova, Stephen A. Renner, Michael Schnetzer, and Trenton I. Weaver

B. ADDITIONS OR CORRECTIONS TO THE AGENDA:

President Bowers noted that Council would present in absentia the Resolution Recognizing Martin Luther King, Jr. Day with remarks by Councilmember Jones at the conclusion of Hearing of Visitors.

C. HEARING OF VISITORS:

Carolyn Harding of 156 N. Roosevelt Ave, Bexley, OH spoke on Columbus Water protections.

Ms. Harding addressed the council regarding the protection of Columbus's water. She emphasized the city's growth and increasing water needs, particularly with the influx of Intel. Ms. Harding highlighted the significance of safeguarding water, as many suburbs, including her own, rely on water purchased from Columbus. She distributed a white paper titled "Risks to the Greater Columbus Water Supply from Oil and Gas Production," which was created collaboratively with scientists and focused on the potential threats posed by oil and gas activities to the local water supply. Ms. Harding explained that the Columbus Community Bill of Rights and its educational arm, the Columbus Community Rights Coalition, aimed to raise awareness about the toxic radioactive waste endangering Central Ohio's water sources. Ms. Harding discussed the grassroots organizations' efforts over the past

decade, engaging with city representatives, conducting field trips, and seeking information about the city's plans to protect water sources. The white paper served to inform people about the risks associated with oil and gas activities, providing comprehensive data for a better understanding. She urged the council to review the asks outlined in the distributed materials, emphasizing a collaborative relationship with the Columbus Water Department. Ms. Harding encouraged council members to visit the Columbusbillofrights.org website for further information and expressed a desire to work together to protect the region's water from potential contamination. The white paper was made available on the clerk's desk for those interested.

Councilmember Renner introduced himself to Ms. Harding and provided information about his role as the director of the Sanitary Engineering Department for the county commissioners. Under the Ohio Revised Code, he mentioned that it is his department's responsibility to regulate waste, including brine waste from fracking and oil wells. Councilmember Renner informed Ms. Harding that a resolution was passed last year outlawing the use of brine spreading in the unincorporated areas of Franklin County. Ms. Harding acknowledged the information and specifically inquired about brine spreading. Councilmember Renner confirmed that the resolution prohibited the use of brine spreading on roads for ice and dust. He encouraged Ms. Harding to inform him if she heard about any instances, and he assured her that appropriate action would be taken. Ms. Harding expressed appreciation for the information, describing the white paper as informative for both laypersons and professionals in water departments.

Resolution Presentation by City Council

President Bowers introduced a resolution recognizing Martin Luther King Jr. Day and the National Day of Service on January 15, 2024. The resolution would be presented to Gahanna resident Reverend Joel King Jr., the president of the Baptist Ministerial Alliance and widower of the late Mrs. Nancy Hayes King.

Councilmember Jones offered remarks in the absence of Reverend King, acknowledging his significant contributions to the community. Reverend King, the former pastor of Jerusalem Second Baptist Church, was noted for his role as the president of the Baptist Ministerial Alliance of Columbus. Councilmember Jones highlighted Reverend King's diverse leadership, civil rights activism, and community service. She shared a quote from him: "We have to wake up and challenge each other. We can't be afraid to let Dr. King's dream die and we can't afford letting it become a nightmare either." Councilmember Jones also acknowledged Mrs. Nancy R. Hayes King, Reverend King's partner in life and service, who passed away the previous year. Mrs. King was involved in various community organizations, including the March of Dimes, the Kidney Foundation, and GJPS PTOs. Together, Reverend and Mrs. King exemplified the spirit of Martin Luther King Day and the National Day of Service. Councilmember Jones expressed gratitude and

honored both Reverend and Mrs. King for their dedication and contributions to the community.

D. CONSENT AGENDA:

1. Minutes - To Approve:

[2024-0012](#) CN Minutes 1.2.2024

The minutes were approved on the Consent Agenda.

[2024-0013](#) COTW Minutes 1.8.2024

The minutes were approved on the Consent Agenda.

2. Motions:

[MT-0001-2024](#) A MOTION AUTHORIZING THE DIRECTOR OF ENGINEERING TO BID CONTRACT FOR THE 2024 STREET PROGRAM (ST-1110)

The Motion was approved on the Consent Agenda.

[MT-0002-2024](#) A MOTION AUTHORIZING THE DIRECTOR OF ENGINEERING TO BID CONTRACT FOR THE 2024 SIDEWALK MAINTENANCE PROGRAM (ST-1110)

The Motion was approved on the Consent Agenda.

3. Resolutions:

[RES-0001-2024](#) A RESOLUTION RECOGNIZING MARTIN LUTHER KING, JR. DAY AND NATIONAL DAY OF SERVICE, JANUARY 15, 2024

The Resolution was adopted on the Consent Agenda.

4. Ordinances for Waiver, Adoption as an Emergency:

[ORD-0003-2024](#) AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A FINAL AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE REHABILITATION OF THE HAMILTON ROAD BRIDGE OVER I-270; WAIVING SECOND READING AND DECLARING AN EMERGENCY

The Ordinance was adopted on the Consent Agenda with waiver of second reading and an emergency declaration.

End of Consent Agenda

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

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

E. MOTIONS:

[MT-0003-2024](#)

A MOTION AUTHORIZING THE SENIOR DIRECTOR OF OPERATIONS PERMISSION TO BID THE RENOVATION AND EXPANSION OF 825 TECH CENTER DRIVE

President Bowers initiated the discussion on the motion authorizing the senior director of operations to bid the renovation and expansion of 825 Tech Center Drive. She mentioned that this topic had been previously discussed at the Committee of the Whole meeting the previous week. President Bowers then opened the floor for discussion, starting with Councilmember Renner.

Councilmember Renner expressed gratitude and stated that he preferred to hear from the administration, particularly from Director Schultz, before providing his comments.

Senior Director of Operations Kevin Schultz addressed the Council, expressing gratitude and acknowledging the presence of representatives from MSA and Elford in the audience. He proceeded to provide a summary of additional questions that had been raised after the previous week's meeting regarding the Invitations to Bid (ITBs) for the renovation and expansion project at 825 Tech Center Drive. Schultz highlighted the inquiries about Diversity, Equity, and Inclusion (DEI) initiatives, mentioning that there were discussions about increasing the participation of diverse contractors in comparable-sized and complex projects. He referred to Mr. Quinn's statement about seeing 18 to 20% diverse contractors bid on such projects. Schultz then introduced a proposed statement to be included in each ITB, aiming to address concerns and formalize DEI initiatives. He mentioned having additional information to share following the reading of the proposed statement:

The City of Gahanna and Elford, Inc. are committed to providing opportunities for Diverse Businesses (MBE, DBE, VBE, WBE, SEBE) to serve as subcontractors and material supplier, and support construction services for the 825 Tech Center Drive Renovation and Expansion project.

The project goal for participation is 15% of the total Cost of the Work. Each bidder shall include the Diverse Participation included in their base bid on the Bid Form, and the participation percent included in the base bid may be taken into consideration in the determination of the "Best Value" subcontractor selection for the project. Throughout Construction, the diverse participation inclusion, including valid diversity certificates, will be tracked using Elford's Textura Payment Application system.

In addition, the city of Gahanna and Elford will encourage the participation of local Subcontractors, service companies and suppliers (defined as the City of Columbus), with priority of those businesses whose corporate office is located within the city limits of Gahanna.

The bidder's list will be submitted to project team for review prior to both GMP1 & GMP2 being published. Prevailing Wages are required for this project, and that is stated in several areas in the bid documents, including the Instructions to Bidders, and scope of work. It will also be a requirement within the subcontracts held by Elford. Both union and non-union companies can bid the project. Elford is signatory to the Carpenter's and Laborers Union. Organizations like Elford make commitments to utilize Union Contractors. Organizations such as Elford are award to non-union companies in the event there aren't union bids, or if the union bids are not competitive. The subcontractor prequalification criteria requires the subcontractors to state if they have ever been penalized for discrimination.

Relating to previously expressed sustainability concerns, the demolition scope of work will include a requirement to provide reports on the diversion of demolished materials. Elford will require off-site sorting of construction dumpsters and diversion reports for the entire duration of the project. These reports will be submitted to MSA and Gahanna.

Director Schultz opened for questions, again noting that Mr. Hall and Mr. Quinn were in the audience, who would also be available to answer some more specific questions.

Councilmember Renner expressed his appreciation for the proposed statement and commended the city and Mayor Jadwin, for raising the bar on Diversity, Equity, and Inclusion (DEI) initiatives. He acknowledged the aspirational goal set by the county at 12% and lauded the city for aiming higher at 15%. Renner genuinely thanked the administration for this commitment. In seeking clarification on the process, Renner directed a question to Elford about how the utilization of Small Business Enterprises (SBEs) and other related entities would be monitored. He sought information on the accountability measures in place to ensure that the general contractor adhered to DEI initiatives and fulfilled their commitments accurately.

Brandt Quinn, Vice President of Elford, explained the process for tracking diversity and inclusion initiatives in subcontractors. He outlined the various acronyms used, such as EDGE (Economically Disadvantaged), SEBE (Small Business Enterprise), and MBE/WBE (Minority/Women Business Enterprise). Quinn sought input from the council on which criteria were essential for Gahanna's tracking purposes. Elford requests information from subcontractors on their diversity and inclusion practices, asking them to specify the value and percentage of their bid that involved diverse subcontractors. Payments were contingent on the submission of relevant certificates, and a monthly report summarizing diversity participation was

provided to the city. Quinn also discussed the good faith effort made by Elford to solicit bids from diverse companies, and he highlighted the company's commitment to diversity and inclusion, emphasizing that Elford has had a diversity director for about 20 years. He mentioned that Elford takes these initiatives seriously, participating in various councils to encourage and support small and diverse businesses. Regarding penalties, Quinn noted that there hadn't been penalties initiated on any public projects he was aware of. He mentioned that the City of Columbus was considering instituting penalties, but generally, a good faith effort is expected, and companies are held accountable through the submission of evidence supporting their efforts. Elford, as a company, has a long-standing commitment to diversity, mentorship, and supporting small and diverse businesses.

Councilmember Renner expressed appreciation for the clarification provided by Mr. Quinn. He sought to understand the documentation reflecting the utilization of diverse subcontractors and how monitoring would occur during pay applications. Councilmember Renner mentioned the use of affidavits by the county and expressed satisfaction with the information provided by Mr. Quinn.

Councilmember Jones inquired about the frequency of choosing Union contractors over non-Union contractors. Mr. Quinn explained that on prevailing wage projects, where wage requirements are equivalent for both types of contractors, they typically use Union contractors in over 90 percent of cases. However, for non-prevailing wage projects, especially in the context of multifamily apartment buildings, the mix is more varied, and non-Union contractors may be chosen more frequently.

Councilmember Renner expressed appreciation for the sustainability efforts related to recycling demolition materials. He acknowledged the value of such initiatives and thanked the team for incorporating them into the project.

President Bowers thanked the representatives for returning to provide additional information and answer questions, expressing appreciation for the valuable discussion and the insights provided.

A motion was made by Schnetzer, seconded by Renner, that the Motion be Approved. The motion carried by the following vote:

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

F. ORDINANCES FOR INTRODUCTION / FIRST READING:

[ORD-0001-2024](#)

AN ORDINANCE AUTHORIZING THE MAYOR AND DIRECTOR OF ENGINEERING TO ENTER INTO CONTRACT WITH D AND SIX SONS PAINTING, LLC, FOR THE WATER TOWER REHABILITATION PROJECT

President Bowers introduced the Ordinance and the Clerk read it by title.

[ORD-0002-2024](#) AN ORDINANCE TO ACCEPT A GENERAL WARRANTY DEED FROM 307-309 W JOHNSTOWN ROAD LLC FOR 0.197 +/- ACRES OF RIGHT-OF-WAY DEDICATION ALONG A PARCEL LOCATED AT 307-319 W JOHNSTOWN ROAD

President Bowers introduced the Ordinance and the Clerk read it by title.

G. CORRESPONDENCE AND ACTIONS:

1. Clerk - None.

2. Council

President Bowers informed the council about her outreach to State Senator Michele Reynolds and Senate Minority Leader Nickie Antonio regarding the potential vote by the Ohio Senate to override the governor's veto on tobacco legislation. She shared that the Senate was expected to reconvene on January 24th and expressed her hope to advocate for home rule. President Bowers reiterated support for local decision-making and opposition to state preemption efforts, aligning with her consistent position on the matter.

H. REPRESENTATIVES:

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

Vice President Weaver provided a comprehensive report on the CIC meeting that took place on Tuesday, December 19th, at 7:30 a.m. at the golf course clubhouse. Chair Collins discussed the board's consideration of future projects and initiatives, expressing a desire for financial independence by exploring opportunities related to net fiber and emphasizing workforce development. The Mayor presented an update on the budget, including an economic development strategy and modifications to the Thoroughfare Plan. During committee reports, Director Blackford of Planning shared details about a workshop with the Planning Commission where the administration could not recommend support for a Sheetz project on Granville Street, though the company had the legal right to submit plans for review. Director Blackford also provided statistics on inspections, violations, permits, and Planning Commission activities in 2023, noting 5,500 code enforcement inspections, 1,700 building code violations issued, 1,900 permits issued, and 3,000 building inspections. Additionally, the Planning Commission reviewed 80 applications and there were 550 apartment units approved by the city including for the Crescent Central Park and the Morse Road Project. Director Hamons highlighted recent business retention visits, estimating that 70-80% of employee growth in the city stemmed from existing businesses. The CIC approved an agreement with the city, previously sanctioned by the council, incorporating amended contract language. Governance matters included the approval of changes to the executive committee's structure in the bylaws and the amendment of the records retention policy in compliance with Ohio

Revised Code section 149.3. Vice President Weaver concluded by mentioning discussions on lease extension possibilities and announced the next CIC meeting scheduled for tomorrow at 8:00 a.m. in the committee room.

2. Mid-Ohio Regional Planning Commission (MORPC) - Weaver

Vice President Weaver provided an update on the MORPC orientation attended on Thursday, January 11th. The orientation included an overview of MORPC programs and advocacy efforts, covering residential services like home repair, home weatherization, and housing advisory services. They discussed an upcoming annual salary and fringe benefit survey and informed about the Ohio EPA's plan to assess the water situation in every county. Furthermore, there was mention of an anticipated 0.5% sales tax initiative on the November ballot to support the LinkUS initiative. Vice President Weaver encouraged everyone to save the date for the MORPC State of the Region on March 15th. The next commission meeting is scheduled for Thursday, February 8th, and there will be a lunch and conversation featuring the CEO of the Columbus Regional Airport Authority beforehand.

3. Convention & Visitors Bureau (CVB) - Padova

Councilmember Padova provided a reminder about the upcoming soirée at The Sanctuary, scheduled for January 27th from 8 to 11:00 p.m. The event serves as a fundraiser to benefit Gahanna's 175th anniversary celebration taking place this year. Additional information about the soirée can be found at visitgahanna.com.

4. School Board (SB) - Jones

Councilmember Jones acknowledged January as School Board Appreciation Month and expressed gratitude to the Gahanna Jefferson Public School Board for their dedicated service to students and the community. She congratulated former School Board President Beryl Brown Piccolantonio on her appointment to the Ohio House of Representatives. Vice President Kara Coates assumed the role of School Board President following these changes. Councilmember Jones shared information about the upcoming events related to the school board, including a coffee and conversation session with Dr. Deagle and school board members, the regular school board meeting, a preview of Middle School East renovations, and the State of the Schools address. She encouraged community members to attend these events and engage with the school board, administration, and students. Councilmember Jones also mentioned the open seat on the school board and the ongoing process to fill it, following Ohio Revised Code guidelines.

I. OFFICIAL REPORTS:

1. Mayor

Mayor Jadwin provided an update on the activities in Gahanna for the first two weeks of January. She mentioned the efforts to welcome new City Attorney Tamilarasan and Councilmember Jones, expressing excitement about their contributions and insights. The Mayor acknowledged the ongoing preparations for Gahanna's 175th-anniversary celebrations in 2024, sharing information about the Soiree at the Sanctuary and other upcoming events. She noted the rescheduling of the kickoff fundraising event to May 10th. Mayor Jadwin highlighted events planned for February and March, including a storytelling event and the unveiling of a documentary on Gahanna's history put together by resident Tim Courlas. She encouraged residents to visit Gahanna175.com for more information. The Mayor announced the future State of the City event on March 28th, incorporating the Gahanna 175 theme. The Mayor also mentioned upcoming job opportunities for police and dispatchers, with postings starting on February 1st. She also intended to present a proclamation to Gahanna residents Alex and Nyki Alston for their impactful work in uplifting and supporting the black youth community. Due to weather-related delays, the presentation would be rescheduled. In closing, Mayor Jadwin shared a quote from Dr. Martin Luther King Jr., "Life's most persistent and urgent question is what are you doing for others?" emphasizing the importance of serving others and encouraging everyone to keep that question in mind each day.

[2024-0023](#)

Mayoral Proclamation - Martin Luther King Jr. Day 2024-01-15

2. City Attorney

City Attorney Tamilarasan expressed gratitude to the administration and the mayor for facilitating meetings with directors, helping her get acquainted with the city's operations. She anticipated concluding the introductions in the upcoming weeks. In the two weeks since taking office, she mentioned reaching out regarding pending litigation from 2022 that saw no action last year. The decision in that case was expected imminently, and she looked forward to potential developments on the litigation front.

J. COUNCIL COMMENT:

Councilmember Jones extended her gratitude to the mayor and the staff for their onboarding support. She expressed appreciation for her colleagues and the community during the transition to her new role. Councilmember Jones also thanked everyone for honoring Martin Luther King Jr. Day, emphasizing the importance of maintaining a service-oriented mindset throughout the year. She shared a reminder to consider the well-being of both housed and unhoused neighbors, especially in cold temperatures. Councilmember Jones highlighted the availability of warming centers in the community, such as the Gahanna Library, encouraging everyone to think of others during winter.

Councilmember Renner expressed appreciation for the acknowledgment and celebration of Martin Luther King Jr. Day by his colleagues and the mayor. He mentioned writing a post on his Facebook page and recommended listening to Dr. King's Nobel Peace Prize acceptance speech for its uplifting and optimistic worldview. Councilmember Renner shared that he came across a discussion from the *Harvard Gazette* on raising awareness and naming racism, featuring Dr. Camara Phyllis Jones and Dr. David Williams from the Ratcliffe Institute. He highlighted a quote from Dr. Williams about the importance of empathy, "When you lack empathy for a population, you don't feel their suffering and you do not support policies to address the changes the population faces". Switching topics, Councilmember Renner discussed the frigid temperatures and mentioned an upcoming webinar on climate resilience for an aging nation. The webinar, chaired by one of his professors, features author Danielle Arigoni, who specializes in the housing sector's impact on the aging population. Councilmember Renner invited colleagues to register for the webinar on Thursday, January 18th, at 3:00 PM.

Vice President Weaver echoed his colleagues' sentiments, expressing hope that everyone took advantage of the opportunity to reflect on the life and legacy of Dr. King. He encouraged individuals and the community as a whole to consider how they could contribute to furthering Dr. King's legacy in the pursuit of a better, more just, and more prosperous world for everyone.

President Bowers mentioned that she, Mr. Schnetzer, and Mr. Weaver have been meeting regularly with senior directors of the mayor to discuss matters related to the 825 Tech Center Drive project, including committee and budget schedules. President Bowers expressed her gratitude to Mayor Jadwin, Senior Director Schultz, and Senior Director Vollmer for their time and commitment to these discussions. She announced plans for a Committee of the Whole meeting and a Finance Committee meeting scheduled for the next Monday, the fourth Monday of the month, and expressed anticipation for the upcoming conversations. President Bowers incorporated her monthly constituent report for December 2023 into her updates. She shared details about activities, communications with constituents, and announced an upcoming constituent hour on January 23rd at 12:30 at the Gahanna Library. Reflecting on Martin Luther King Jr. Day, President Bowers shared a quote from civil rights icon Marian Wright Edelman, "Faith is taking the first step even when you don't see the whole staircase." She reflected upon public service requiring the exercise of faith, that our efforts are going to lead to a better outcome for our community and for generations that follow us. President Bowers expressed appreciation for this principle as she moves forward in the year ahead.

[2024-0014](#)

Councilmember Merisa K. Bowers' Constituent Report - December 2023

K. ADJOURNMENT:

With no further business before the Council, President Bowers adjourned the meeting at 7:49 p.m.

Jeremy A. VanMeter
Clerk of Council

*APPROVED by the City Council, this
day of 2024.*

Merisa K. Bowers

DRAFT