



City of Gahanna

Meeting Minutes

Committee of the Whole

200 South Hamilton Road
Gahanna, Ohio 43230

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

Jeremy A. VanMeter, Clerk of Council

Monday, May 22, 2023

7:00 PM

City Hall, Council Chambers

A. CALL TO ORDER:

Vice President of Council Trenton I. Weaver, Chair, called the meeting to order at 7:00 p.m. The agenda was published on May 19, 2023. Councilmember Schnetzer arrived at 7:07 p.m. All other members were present for the meeting. There were no additions or corrections to the agenda.

B. ADDITIONS OR CORRECTIONS:

Vice President Weaver announced reordering of the Items from Planning Commission and the Facilities Update under Discussions. ORD-0045-2023 would be discussed first, followed by the Facilities Update.

C. ITEMS FROM PLANNING COMMISSION:

[ORD-0045-2023](#) AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF GAHANNA ADOPTED BY ORDINANCE 198-96 ON NOVEMBER 19, 1996, AND SUBSEQUENTLY AMENDED; CHANGING THE ZONING DISTRICT OF +/- 16.666 ACRES LOCATED AT 0 HAMILTON ROAD, PARCEL ID 025-013767 FROM LMFRD AND SCPD TO LMFRD; CRESCENT WOODS APARTMENTS, GRIFFIN CALDWELL, APPLICANT

Director of Planning, Michael Blackford, presented a brief PowerPoint to provide background information on the rezoning request for 16.5 acres located at the Crescent at Central Park. He mentioned that a previous rezoning request for 14.5 acres and 240 units had been approved by the City Council in 2021, resulting in a density of approximately 16.5 units per acre. A related development agreement was renegotiated with City Council, which included economic development incentives and certain parameters relevant to the current discussion. The development agreement specified a limit of 296 units for the property and identified an area of 16.66 acres suitable for rezoning to MFRD (multi-family residential district). The rezoning being considered in the meeting was for 16.6 acres and 294 units, just below the

maximum allowed by the development agreement. Blackford displayed a map indicating the approximate location of the proposed rezoning in red, adjacent to the existing MFRD zoning to the south. If approved, the zoning map would reflect this change, designating the area as an MFRD. He clarified that approving the rezoning would essentially grant development rights to the developer, who had already submitted plans for 294 apartment units following the Planning Commission process. He also highlighted that the Crescent at Central Park was primarily intended for non-residential uses, as outlined in the development agreement. Additionally, he mentioned that in 2021, another developer had donated 34 acres of land to the city as part of the rezoning process. Blackford presented the site plan, noting that it closely resembled the plan from the previous rezoning application in 2021, with the exception of a two-and-a-half-acre area facing Tech Center. He informed the attendees that the Planning Commission had recently reviewed the proposal and unanimously recommended approval. The planning staff also recommended approval, as the rezoning aligned with the land use plan, which designated the property as suitable for multi-family use. The rezoning was deemed consistent with the relevant zoning code sections. Blackford briefly discussed the demand and availability of land for multi-family use, noting that staff frequently received requests for multi-family land but found limited availability, particularly in the 16-acre category. Blackford concluded his presentation and made himself available for questions. The applicant's team was also present to address any inquiries from the attendees.

Councilmember McGregor sought clarification regarding the meaning of "L" and "F" in the zoning designation. Director Blackford explained that "L" stands for limited, and "LMFRD" represents a limited multi-family residential district. He further elaborated that the overlay restricts the number of units in accordance with the development agreement.

Councilmember Bowers inquired about the maximum allowed acreage for multi-family development under the previous year's development agreement. Director Blackford responded that it was specified as 16.6 acres, with a maximum of 296 units.

Councilmember Bowers sought confirmation if the current rezoning proposal adhered to those maximums. Director Blackford confirmed that they were within the specified limits of 16.66 acres and 296 units, as mentioned in the document. He encouraged the council to refer to the relevant clauses in the report for additional verification.

Councilmember Bowers acknowledged finding the information in one of the "whereas" clauses on the first page of the document.

Director Blackford reiterated the figures of 16.66 acres and 296 units, emphasizing that they were following the agreed-upon maximums outlined in the report.

Vice President Weaver thanked Director Blackford and Mr. Canini and Mr. Caldwell for being available for questions.

Introduction/First Reading on Regular Agenda on 6/5/23; Public Hearing Scheduled 6/20/23; Second Reading/Adoption on Consent Agenda on 6/20/23.

D. DISCUSSIONS:

1. Facilities Update - Kevin Schultz, Sr. Director of Operations

[2023-0099](#)

COTW - Schematic Design Update - May 22, 2023

Senior Director of Operations, Kevin Schultz, began by acknowledging that it had been a few weeks since the last facilities update. He explained that the purpose of the meeting was to provide an update on the progress of the project, particularly focusing on the first floor of the building. Schultz reviewed the project objectives, which included creating an inviting and approachable space, establishing a clear civic presence, emphasizing community and service focus, ensuring efficient planning for future expansion, prioritizing safety and security, meeting square footage goals for additions and renovations, rebranding the building, and creating a unique identity, and maximizing daylight and quality of interior spaces.

Schultz reported that significant progress had been made since the last meeting, which took place approximately two months ago. The team had been actively working on the schematic design and refining the overall massing of the building to meet the square footage requirements. He mentioned several tactical engagements, including visits to various city council chambers and the Westerville Police Department site. Additionally, departmental stakeholder meetings had been initiated to gather input and identify commonalities for the overall design. Discussions during these meetings covered topics such as office space layout, finishes for different areas, and the types of amenities required.

While specific decisions regarding colors and finer details were yet to be made, Schultz mentioned some initial considerations, such as using carpet instead of tile for the meeting room. He also touched upon other details, including windowpanes with frosting, door closers for public-to-secure space, and the selection of light fixtures. Schultz highlighted that these discussions would continue throughout the process, and more stakeholder meetings were planned. He mentioned meetings with Clerk VanMeter, Chief of Police Spence, and Mr. Greenberg from the Planning Commission to discuss specific aspects like security and sustainability goals.

Schultz informed the council that they had applied for the MORPC grant to be part of a regional collaboration for EV charging stations on the site. They were hopeful to secure a six-figure grant to install up to eight charging stations. Discussions around mechanical systems, particularly HVAC and generator systems, were also initiated to ensure proper design and integration into the project.

Schultz presented an updated site plan and provided a detailed overview of the first floor. He highlighted the different areas, including the senior center,

planning department, utility billing, shared spaces like restrooms and staff locker rooms, the police department, Mayor's Court, and city council chambers. He mentioned that the blue dotted line would be discussed in more detail in the following presentation.

Director Schultz paused to allow the council members to review the floor plan and familiarize themselves with the layout.

Councilmember Bowers raised a question regarding a previous slide. She inquired about the yellow addition outside the red line on the site plan, asking if it was anticipated to be a single-story, a story and a half, or a two-story structure. Director Schultz responded, explaining that while the yellow addition represented one floor of space, it would have a varying height. He clarified that the city council chamber area would have two stories, while the other two ends of the addition would be a story and a half.

Councilmember Bowers further noted that the red section indicated three stories, but she wanted to confirm if it was only one floor of space. Schultz confirmed that it was indeed one floor of space, despite appearing as multiple stories. He clarified that the square footage was distributed vertically but represented only one floor.

Councilmember Bowers sought clarification about the facilities within the red section, specifically whether they were public restrooms. Schultz explained that the red section encompassed both public restrooms and other facilities. He mentioned the presence of two gender-neutral restrooms at the back with a janitor's closet in between. Additionally, there were separate men's and women's restrooms at the front, accompanied by a lactation room.

Councilmember Bowers asked if the gender-neutral restrooms would also be accessible to the public. Schultz responded that they would not be in the back side, off the pink corridor.

Director Schultz informed the Committee that the upcoming slides would focus on zoomed-in views of various parts and sections of the project. He acknowledged that the orientation of the council chambers had been a topic of discussion. Schultz proceeded to present two different orientations of the city council chambers.

In the first orientation depicted at the top of the slide, Schultz pointed out the inclusion of Mayor's Court, highlighted in yellow. He explained that the front counter for Mayor's Court, the waiting area, and an entrance leading to the courtroom were all located in this section. Schultz also mentioned the presence of three prosecuting attorney offices and a magistrate's office at the back, along with adequate record storage to meet current requirements.

Moving on to the lower portion of the slide, Schultz drew attention to the layout of the council chambers. He indicated the positioning of the dais on the south side, while a caucus room had been added by repurposing space from the main lobby. He estimated that the caucus room could accommodate around

21 people. Schultz noted that there were two access points from the dais to the secure hallway, providing an additional option in case of security issues. He also highlighted the presence of glass on a specific wall, allowing interaction with the lobby area and potential overflow arrangements with a video wall in the conference room.

Schultz further explained that the seating capacity in the council chambers was approximately 150 individuals, with additional storage available at the back of the room. He mentioned that tables and chairs could be rearranged to accommodate larger meetings. Comparing the two orientations, he emphasized that the upper left orientation was considered more favorable from a safety and security perspective due to the presence of two access points from the dais to the secure area.

Councilmember Schnetzer then asked about the capacity of the council chambers and whether any seats were being sacrificed. Schultz responded, stating that the capacity remained very similar in both orientations. He noted that there might be a minor reduction in seats in the specific orientation being discussed but nothing significant. He clarified that the seating capacity should be calculated based on the assumption of seven square feet per person, which indicated that the room could accommodate more chairs than currently shown on the screen.

Councilmember Padova expressed difficulty understanding the proportions and questioned if the entry doors differed in the two orientations, specifically referring to the purple dot on the diagram.

Schultz acknowledged the slight variation in scale between the two diagrams and explained that the entry doors were indeed different. He mentioned that the door indicated by the purple dot in the older diagram had been redesigned, with adjustments made to its position and size. He pointed out other discrepancies, such as the absence of a certain space and the closing of a white gap, further highlighting the differences between the two orientations.

Councilmember Padova sought clarification on the location of the caucus room in the newer version. She asked if it would be in the same area as the older version but just not shown.

Director Schultz explained the two versions of the orientation. He mentioned that the bottom version represented the older layout, while the top version was the newest one from last week. The middle version was presented in the middle of April, indicating an intermediate version. Schultz proceeded to discuss the main lobby area and the customer service window. He mentioned that there were previous conversations regarding this area during staffing presentations held last week. He pointed out that the main doorway remained in the same orientation, leading to the main lobby area in front of the building. Transparent glass windows provided visibility into the city council chambers. Additionally, a closer look was given to the caucus room and the proposed video wall on a specific wall. Schultz explained that when a customer or a member of the public arrived during regular working hours, they would enter

the building through the main double doors. Immediately upon arrival, they would be directed to the customer service desk and windows. He emphasized that this area served as the starting point for all city functions, such as applying for building permits, renting shelters, or having discussions related to property appeals. The management analyst, the customer service supervisor, and customer service staff manned the front window, answering the incoming phone calls received through the front desk's 4000 phone number. This arrangement aimed to eliminate staffing challenges and ensure efficient service at the front desk, which was previously limited to one person at a time. Schultz mentioned an ongoing conversation regarding all payments, which would be facilitated through the customer service window. For example, paying for a building permit would be done at this window, even if the individual had discussions with the planning department. Referring to the upper portion of the drawing, Schultz highlighted various areas. A package room was designated to receive packages securely. The customer service windows were also present, along with two secure conference rooms. These conference rooms would be used for meetings with the planning department or engineering staff. Staff from the engineering department would come down from the second floor, while planning department staff would access the rooms from the back side of the building. Schultz explained that a specific area referred to as the soft lobby required visitors to be welcomed. This area allowed individuals to wait for staff to come down and also provided space for light plan reviews and meetings with the zoning clerk. Here, visitors could discuss more nuanced aspects of zoning and building permitting, where they could engage with a specialist rather than conducting the work at the front window, which could be more cumbersome.

Councilmember McGregor asked about the width of the red section. She sought clarification on the dimensions of this particular area. Schultz acknowledged the question but admitted difficulty in providing an immediate answer. He apologized and assured Councilmember McGregor that he would obtain the accurate measurements. He mentioned that the hallway to the north was approximately 15 feet wide, while the one referred to as east and west measured around 10 feet. He noted that the northern hallway was slightly wider than the east-west corridor.

Councilmember McGregor expressed her observation that there seemed to be wasted space in the design. She shared her concerns regarding the utilization of the available area. Schultz addressed the concerns raised by Councilmember McGregor, stating that the middle of the building presented a more dynamic and challenging space. He explained that due to the location of the caucus room, there was limited room between the walls. He referred to a picture to provide a better understanding, emphasizing the limited space available.

Councilmember McGregor clarified that she was specifically referring to the space above the caucus room and sought further information about its dimensions and utilization. Schultz acknowledged the focus on the space above the caucus room. He emphasized that the architect aimed to ensure the correct depths and widths for specific rooms, such as the council

chambers and the Mayor's Court. He explained that optimizing square footage and making necessary adjustments to the building's length were part of the ongoing process.

Councilmember McGregor inquired about the presence of a drop-off location for utility bills, where residents could conveniently submit their payments. Schultz confirmed that there would indeed be an external drop-off point for utility bills and similar transactions.

Mayor Jadwin requested a visualization of the pedestrian flow through the space and further discussions regarding the potential use of the lobby area. Director Schultz presented options for the lobby area, referring to it as a medium space that could facilitate collaboration or serve as a setting for constituent hours. He likened it to a coffee shop environment with comfortable furniture. He described the access points along the east-west and northern corridors, leading to Mayor's Court, the police department, the customer service desks, the planning area, and ultimately the senior center. He emphasized the objective of ensuring that these spaces did not feel narrow or cramped, aiming for a width of approximately 10 to 15 feet.

Councilmember McGregor raised a question regarding the presence of an entrance, specifically a sally port, for individuals being brought in from a detention facility for court proceedings.

Director Schultz referred to a picture and described a set of doors and staircases that provided access to the secure section of the police department. He pointed out an elevator connecting the basement to the third floor, exclusively for the police department's use. He mentioned a double-sided door that allowed access to both the pink corridor and another corridor. This configuration enabled prisoners to move from the holding area, through the door, and up to Mayor's Court to appear before the magistrate. The same route could be used to return to the secure area after the court proceedings. Schultz acknowledged the challenges involved in bringing detainees or individuals appearing before the magistrate from the holding area to the courtroom. He explained that in the current orientation, they would need to walk through the entire lobby of Mayor's Court. However, in the alternative orientation he described, they would simply proceed down the hallway and be in front of the Magistrate, creating a smoother and more seamless process.

Councilmember Bowers expressed interest in understanding the flow and functionality of the lobby space, assuming it would be a one-and-a-half to two-story area. She inquired whether there would be open access to the second floor above the lobby, potentially creating an open atrium-style space. Director Schultz provided information about the second and third floors, explaining that their designs were still undergoing revisions. Currently, a four-foot glass wall separated the second floor from the lobby, with some cafeteria or break room seating in the front, overlooking the first floor. The possibility of closing off or opening up this space was being discussed. Similarly, the corridor on the second floor, running parallel to the red hallway, was also open to the first floor. These aspects were still subject to further

development and decision-making.

Director Schultz proceeded to discuss the main features of the senior center located in the north portion of the building. These features included a sizable multi-purpose room, which could be divided into smaller rooms using proposed dividers. He mentioned a warming kitchen, a staircase leading to the second floor (part of the existing building), and a pre-function area, which served as a larger lobby. Restrooms were available for the multi-purpose room, along with a secondary lobby for socializing, staff cubicles, staff offices, storage areas, interior restrooms for senior center staff, an art room with a kiln room accommodating two kilns, and ongoing discussions regarding storage and cabinetry needs in the space.

Councilmember Bowers asked what the green room was above the women's restroom. Director Schultz mentioned that if the space were rented, it could serve various purposes. For example, it could be used as a changing room for the bride or groom. Due to the angle of the building, it presented an interesting space that could potentially be converted into an IT closet or additional storage. Currently, it was listed as a green room, designed to accommodate specific functions in the multi-purpose room.

Councilmember Bowers inquired about the possibility of including a universal restroom on the backside of the building. Director Schultz acknowledged that the space posed some challenges but expressed willingness to investigate the feasibility of such an addition.

Director Schultz pointed out that the layout offered an opportunity to have a secure lobby, which could be accessed through an extra door. This configuration allowed the space to be potentially utilized after hours, providing a secured area similar to the current arrangement, albeit in closer proximity to the senior center's belongings.

Councilmember McGregor raised a concern about the number of women's restrooms available in relation to the potential usage of all the rooms within the multi-purpose area. Director Schultz informed the Committee that the team was in the process of conducting fixture counts to determine the appropriate number of restrooms needed in each area of the building. This assessment aimed to ensure compliance with code requirements and provide suitable accommodations, surpassing the minimum standards.

Councilmember Padova pointed out the storage areas indicated by the yellow sections on the drawing and asked if they all served as storage spaces. Schultz explained that there are two storage areas bookending the space. In the middle, there are two staff offices. He mentioned that it would be helpful to view the storage areas on an iPad.

Councilmember Bowers inquired about whether the senior center would have access to the main lobby. Schultz confirmed that the senior center would have access to the main lobby. He explained that although the red hallway is technically a secure area, seniors can enter through the purple dot, make a

right turn, and then a left turn into the senior center. He mentioned the possibility of a dual entrance at the back side of the building but clarified that it is still in the discovery phase.

Director Schultz provided a detailed explanation of the hard lobby and interview rooms located near the police department. He described the various features, including the records clerk window, property exchange room, benches, and access to City Hall. He highlighted the presence of a safe room, which provides secure communication with dispatch and can protect individuals in danger. He mentioned the existence of a soft lobby area where visitors could wait for investigators or community liaisons. There are interview rooms and a larger family interview room available. He also mentioned the presence of a universal restroom in that area.

Councilmember McGregor inquired about the 24-hour access to the safe room. Schultz confirmed that the interior door of the safe room remains closed at all times, while the exterior door into the hard lobby remains open. He explained that the room has bulletproof glass and an intercom system connecting it to the dispatchers for communication. The glass allows officers to see inside the safe lobby while maintaining privacy for the person inside.

Councilmember McGregor raised a question regarding the elevator shown in the presentation, asking if it was an original elevator or a recent addition.

Schultz confirmed that the elevator shown was a new addition. He clarified that it is a police department-only elevator. Currently, there are only two elevators in the central portion of the existing building.

Councilmember Padova expressed her curiosity about the rationale behind having a hard and soft lobby.

Chief of Police Jeff Spence provided a detailed explanation of the purpose behind having a hard and soft lobby. He explained that the intention is to segregate the interactions that people have within the building. The soft lobby serves as a safe space with soundproofing where individuals, including victims of crime, can interact with police officers without being subjected to the constant flow of people entering and exiting the building. It provides both building security and safety for visitors. Additionally, it helps maintain separation and prevents the need for people to move throughout the building, contributing to enhanced security.

Councilmember Padova sought clarification on the process for victims of crime entering the building and reporting their situation at the window. Chief Spence confirmed that the customer service-facing element, which includes the window, is located in the soft lobby. Victims of crime would come through the doors or be buzzed in, and then they would have a seat in the soft lobby with the doors closed, ensuring their separation and security. Director Schultz provided an example of another location, Westerville, which did not have a hard and soft lobby concept. Instead, they only had a hard lobby that directly opened up to Mayor's Court.

Director Schultz mentioned that the project is progressing on multiple fronts, and the team is actively working on various aspects. The second and third floors are still undergoing changes, so those were not covered in the current presentation. However, the team plans to present the second and third floors to the attendees in the coming weeks. The city council office has been added to the second floor, and alterations are being made accordingly. The team is also working on schedules, budgets, and gathering additional information to present to the attendees. Exact dates were not provided, but the team is committed to sharing the information as soon as it becomes available. Schultz thanked everyone for their time and offered to answer any further questions.

President Renner expressed appreciation for the comprehensive summary provided thus far, particularly regarding the sustainability aspect. He referred to the mentioned meeting with Mr. Greenberg and inquired about the status of their discussions.

Director Schultz informed the Committee that the design group has been identifying sustainability goals and targets for the building. They met with Mr. Greenberg to leverage his expertise and determine both feasible and ambitious objectives for the facility. During the meeting, they discussed various aspects, including the replacement of lights with energy-efficient ones and the implementation of proper room mechanics with monitoring to optimize energy consumption. Mr. Schultz emphasized that even seemingly small changes can have a significant impact. The outcome of the meeting was a two-page document outlining the sustainability goals and objectives, which will be shared with the attendees for their input and suggestions. Furthermore, they are coordinating with the architects and engineers to ensure that these goals are integrated into the planning process. The sustainability goals encompass rain gardens, lighting improvements, on-site composting, and other related initiatives. Mr. Schultz mentioned that they are also considering future sustainability goals such as wind generation, making sure that the building's infrastructure is designed to accommodate such features in the long run.

Mayor Jadwin characterized the conversation with Mr. Greenberg as an initial, high-level discussion to identify low-hanging fruit and prepare for the upcoming phase of the project. She highlighted the importance of considering various aspects, from small-scale improvements to more substantial investments in HVAC systems, as they move forward.

Councilmember Angelou inquired about the conversation regarding solar energy. Director Schultz confirmed that they have considered the installation of solar arrays on the covered parking areas for police cruisers and the city fleet. They have also explored a new federal tax credit available for governments and have consulted with Baker Tilly for guidance on applying for the credit. The tax credit could potentially cover 30 to 40 percent of the investment, including infrastructure improvements required for solar installation. Mr. Schultz further mentioned ongoing investigations into EV

charging stations and other related components.

President Renner expressed his enthusiasm for ongoing discussions on sustainability and suggested exploring strategies to incorporate natural lighting into the building. He shared a website called Strategies, which offers designs and opportunities for buildings seeking to maximize natural light.

Director Schultz assured the Committee that the architect is mindful of the importance of natural lighting. Given the building's favorable northern exposure, they are actively incorporating features such as transoms and windows to allow for even distribution of natural light throughout the space.

President Renner expressed his intention to share a website that collates designs and ideas for cost-effective integration of daylighting, heating, and cooling systems. He promised to forward the website link to Schultz.

Councilmember Padova mentioned the MORPC grant for EV charging stations and inquired whether the existing charging station could be relocated or if it would require additional installations. Director Schultz shared that he had recently considered this possibility. He explained that taking the charging stations with them during the relocation process seemed feasible. Although some technical aspects needed clarification, Mr. Schultz believed it would be a relatively easy task. The plan included a bank of level three chargers funded through the MORPC grant, totaling fifty thousand dollars. Additionally, there would be four program level two chargers, which provide a 20-minute charge from empty to full and are suitable for longer parking durations. Mr. Schultz expressed confidence that they could repurpose the charging assets when vacating the current facility.

Director Schultz highlighted their commitment to responsible reuse of materials. He mentioned exploring the adaptive reuse of various components, such as the tempered glass from the 825 building, to avoid unnecessary purchases. They aimed to maximize the reuse of suitable parts while adhering to sustainability goals. However, he noted that certain items, such as lighting fixtures, might not be suitable for reuse due to sustainability considerations. Mr. Schultz further emphasized the importance of a responsible demolition contract, ensuring proper recycling of materials and minimizing landfill waste. He mentioned that the demolition process might even yield credits on the bill for salvaged items like doors and lighting fixtures. Additionally, he acknowledged that the initial use of a vacant 100,000-square-foot office building itself was a sustainability measure.

President Renner commended Schultz's remarks and emphasized the significance of developing performance objectives in the project.

Vice President Weaver expressed gratitude to Schultz for his hard work and appreciated his efforts in addressing the orientation of the council chamber, as requested.

E. ITEMS FROM THE COUNCIL OFFICE:

[RES-0018-2023](#) A RESOLUTION RECOGNIZING JUNE 2023 AS LGBTQ PRIDE MONTH IN THE CITY OF GAHANNA

Vice President Weaver said he believed Clerk VanMeter had put some updates into the Resolution. Clerk VanMeter responded the only update was changing the date to reflect the current year.

Recommendation: Introduction/Adoption on Consent Agenda on 6/5/23.

[RES-0019-2023](#) A RESOLUTION RECOGNIZING JUNETEENTH, JUNE 19, 2023, IN THE CITY OF GAHANNA

Vice President Weaver said he believed this was also similar to last year with the only update being for the year.

Recommendation: Introduction/Adoption on Consent Agenda on 6/5/23.

[RES-0020-2023](#) A RESOLUTION RECOGNIZING JUNE 1-7, 2023, AS NATIONAL CPR AND AED AWARENESS WEEK

Vice President Weaver introduced an important topic that had gained attention recently, particularly among local families. He mentioned that he had prepared some information on the subject of CPR and AED awareness and anticipated the presence of guests at the June 5th meeting. He expressed openness to making any necessary edits based on feedback.

Councilmember Nancy McGregor shared a remarkable incident involving a referee at Columbus Academy who collapsed after a game. She highlighted the fact that quick action, including the use of an AED device and the presence of a physician in the audience, resulted in saving the referee's life. She expressed her astonishment at the incident and the positive outcome.

Vice President Weaver confirmed the presence of Mr. Roll and his family at the meeting [He was the subject of the incident referenced by McGregor]. He referred to their incredible story and mentioned that what Mr. Roll experienced was referred to as "the widow maker."

Councilmember Angelou shared her personal experience, expressing surprise at the severity of the widow maker incident. She emphasized the urgency of recognizing when something feels wrong and taking immediate action. Councilmember Angelou emphasized that women, in particular, may not exhibit obvious symptoms, and it is crucial to act swiftly.

Councilmember Bowers acknowledged that the current week was National Emergency Medical Services Week. She appreciated the connection between this topic and the ongoing awareness campaign. She expressed gratitude for bringing this matter forward.

President Renner inquired about the availability of training programs provided

by the city or Mifflin Township.

Mayor Jadwin confirmed that both the city and Mifflin Township offer training programs. Additionally, she mentioned that the Parks and Recreation Department provides CPR training. Mayor Jadwin noted that various community organizations, particularly churches, had shown interest in arranging training sessions at their facilities. Kenny King, a community paramedic, was involved in coordinating these opportunities.

President Renner suggested highlighting these training programs and opportunities, acknowledging their significance. He mentioned his son's certification in CPR and AED and expressed appreciation for the availability of such training.

Councilmember McGregor shared her daughter's experience with the advanced health program at the high school. She mentioned that her daughter had successfully performed the Heimlich maneuver twice in the school's lunchroom. Councilmember McGregor stressed the importance of teaching first aid and CPR to high school students.

President Renner expressed a vision of having AED devices readily accessible on every street corner, recognizing their significant impact in emergency situations.

Vice President Weaver offered to include additional information in the resolution, particularly during the presentation portion of the meeting, and welcomed suggestions.

Recommendation: Introduction/Adoption on Consent Agenda on 6/5/23.

F. ITEMS FROM THE SENIOR DIRECTOR OF ADMINISTRATIVE SERVICES:

[ORD-0044-2023](#) AN ORDINANCE TO AMEND ORD-0078-2022 ESTABLISHING THE SALARIES FOR PERSONNEL OF THE CITY OF GAHANNA FOR THE PERIOD JANUARY 1, 2023, THROUGH DECEMBER 31, 2023, WAIVING SECOND READING, AND DECLARING AN EMERGENCY

Vice President Weaver noted that this item had been postponed during the previous council meeting and was requested to be brought back to the committee. He expressed appreciation for Director Bury's presence and participation.

Director of Finance Joann Bury provided an update on the revenue performance during the first quarter. She mentioned that the revenue was slightly higher than anticipated at around nine percent. However, she stated that this growth rate would not be sustainable as they observed a slight decrease in May. Based on the current data, she projected a six percent increase for the future, while the budgeted increase was three percent.

Councilmember Schnetzer confirmed with Director Bury that the revenue

figures discussed were year-over-year to date, to which Director Bury affirmed.

Councilmember Bowers inquired about the expected delivery date for the Q1 report to the council.

Director Bury responded that she was finalizing the annual report and, subsequently, the Q1 report would be completed. However, due to the onboarding of new finance staff and the completion of the annual report, there was a slight delay. She informed the council that the Q1 report was scheduled to be delivered at the June 12th meeting.

Councilmember Bowers sought clarification on whether the projected revenue increases were distributed across different funds.

Director Bury explained that while she mainly focused on the general fund, which had been a primary concern, the same percentage increases would apply to the special funds and the Capital Improvement Fund as well.

Councilmember Bowers expressed gratitude to Director Bury for her insights and updates.

Senior Director of Administrative Services Miranda Vollmer sought clarification on whether the situation still qualified as an emergency.

Vice President Weaver confirmed that the emergency status had not changed and expressed appreciation to Director Bury for providing clarification on the matter.

Recommendation: Introduction/First Reading with Waiver and Emergency Adoption on Consent Agenda on 6/5/23.

G. ITEMS FROM THE DEPARTMENT OF ENGINEERING:

[ORD-0046-2023](#) AN ORDINANCE TO AMEND ORD-0081-2021 AUTHORIZING THE MAYOR TO ENTER INTO CONTRACT WITH FISHBECK FOR PHASE ONE OF THE CREEKSIDE FLOOD IMPACT MITIGATION PROJECT TO INCLUDE PHASE TWO PROFESSIONAL SERVICES

Director of Engineering Tom Komlanc presented three items related to the Creekside flood mitigation project. He explained that the first two items were associated with a companion ordinance and requested a supplemental appropriation to consolidate all the necessary components. Director Komlanc began by providing background information, starting from November 2021 when his predecessor presented an update on flood protection in the Creekside area. At that time, Fishbeck was recommended to be awarded the contract for providing flood mitigation services. Following their phase one preliminary engineering, Fishbeck submitted their findings, which led to the modification request for the design contract associated with the flood mitigation project.

Director Komlanc discussed various elements of the flood mitigation project, particularly focusing on the clay cap flood protection along the western side of the Creekside area, which includes the western bank of the Big Walnut Creek. He highlighted the need to relocate certain elements, such as fuel tanks, mechanical ventilation systems, domestic potable water, and fire pump, as they were located below the design flood elevation. In addition, he mentioned the opportunity to address areas showing signs of wear and tear after nearly 20 years of Creekside's existence, such as the brick pavers patio area and the waterproofing of the base structure beneath the parking garage. Director Komlanc emphasized the importance of evaluating the entire Creekside public space realm and considering public engagement to envision future programming and amenities.

President Renner inquired about the coordination between the project and the Army Corps of Engineers, specifically regarding the update of their maps. Director Komlanc confirmed that permitting and coordination with the Army Corps of Engineers would be included in the project's scope of work.

President Renner asked about the timing of updating the city's insurance on the garage portion during the project. Director Komlanc explained that the flood mitigation improvements would be carried out to meet the requirements of the National Flood Insurance Program. After completing the work, the city would seek certification to ensure compliance. President Renner requested Director Komlanc to send a simple email update to the council when the interactions with the Army Corps of Engineers were underway or completed.

Councilmember McGregor sought clarification on whether the presented work was the actual implementation or the design phase. Director Komlanc clarified that the presented work referred to the design phase of the flood mitigation improvements.

Councilmember McGregor inquired about the intended locations for relocated mechanical systems. Director Komlanc explained that the design and public engagement process would consider various factors, including aesthetics, available space, and potential accommodation for relocated mechanical systems.

Councilmember Bowers sought clarification on whether the listed bullet points in the report were included in the contract price. Director Komlanc confirmed that the listed bullet points in the report were encompassed in the contract price for the flood mitigation project.

Councilmember Bowers specifically asked about the inclusion of the upper plaza brick replacement in the refurbishment cost. Director Komlanc confirmed that the replacement of upper plaza bricks and the associated waterproofing were included in the refurbishment cost.

Vice President Weaver sought clarification on the distinction between the current project cost and the projected costs for future amenities mentioned in Fishbeck's project scope. Director Komlanc clarified that the flood mitigation

aspects of the project were estimated to cost between three to four million dollars for construction, while the brick removal and waterproofing were estimated to be between 1.5 to 2 million dollars. The cost projections for future amenities were still fluid and would be refined through public engagement to determine the final construction costs.

**Recommendation: Introduction/First Reading on Regular Agenda on 6/5/23;
Second Reading/Adoption on Consent Agenda on 6/20/23.**

[ORD-0047-2023](#) AN ORDINANCE AUTHORIZING SUPPLEMENTAL APPROPRIATIONS
- Capital Maintenance Fund for Creekside Flood Mitigation and Plaza
Improvements Professional Services

Director Komlanc addressed the supplemental appropriation associated with the flood mitigation project. He explained that an additional \$78,000 to \$80,000 was needed to supplement the existing budget of \$1.2 million. Komlanc provided an overview of the anticipated timeline for the project. He mentioned that the public engagement process was expected to last approximately four months for the development of concepts. Following that, the design phase was projected to take around 10 to 11 months. Finally, the construction phase was estimated to span from 18 to 24 months.

**Recommendation: Introduction/First Reading on Regular Agenda on 6/5/23;
Second Reading/Adoption on Consent Agenda on 6/20/23.**

[ORD-0048-2023](#) AN ORDINANCE TO ACCEPT A GENERAL WARRANTY DEED FROM
PAUL MICHAEL WELSH AND STACI LYNN JOHNSON FOR 0.158
ACRES OF RIGHT-OF-WAY DEDICATION ALONG A PARCEL
LOCATED AT 698 EAST JOHNSTOWN ROAD

Director Komlanc provided an update on the land dedication for 698 Johnstown Road. He stated that as part of the redevelopment on that parcel, a right-of-way warranty deed was executed to secure additional right-of-way in accordance with the city's thoroughfare plan.

**Recommendation: Introduction/First Reading on Regular Agenda on 6/5/23;
Second Reading/Adoption on Consent Agenda on 6/20/23.**

H. ADDITIONAL DISCUSSION:

Councilmember Angelou expressed her gratitude during the meeting. She shared a personal experience of receiving a heartfelt card from the Council Office following the loss of her sister's husband. Councilmember Angelou acknowledged the kindness and thoughtfulness behind the card, which brought her to tears. She extended her thanks to the Council Office, her Council colleagues, and Mayor Jadwin for their support and consideration during this difficult time. Councilmember Angelou emphasized the significance of remembering and cherishing loved ones through warm memories.

I. ADJOURNMENT:

With no further business before the Committee of the Whole, the Chair adjourned the meeting at 8:22 p.m.

Jeremy A. VanMeter
Clerk of Council

*APPROVED by the Committee of the Whole, this
day of 2023.*

Trenton I. Weaver
Chair