



# 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*

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Monday, February 13, 2023

7:00 PM

City Hall, Council Chambers

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**A. CALL TO ORDER:**

*Vice President of Council Trenton I. Weaver, Chair, called the meeting to order at 7:00 p.m. The agenda for the meeting was published on February 10, 2023. All members were present for the meeting. There were no additions or corrections to the agenda.*

**B. ITEMS FROM COUNCIL OFFICE:**

[RES-0005-2023](#)

A RESOLUTION CELEBRATING THE 150 YEAR ANNIVERSARY OF THE COLUMBUS METROPOLITAN LIBRARY AND OPENING OF THE NEW GAHANNA BRANCH BUILDING ON MARCH 4, 2023

Councilmember Bowers said she was excited to present the Resolution for Council's consideration. Clerk VanMeter and Bowers were able to get some content from the communications department at Columbus Metropolitan Library (CML). The Resolution incorporates their content in addition to known history that about the Gahanna Library. Bowers thanked Vice President Weaver for his collaboration on the Resolution. Bowers added that she requested through Kristin Sutton, Government Relations Manager for CML, if Council could present this Resolution as a group to leadership at CML as part of the grand opening of the new Gahanna Branch Library on March 4, 2023. The response back was to instruct members to meet a little bit before the formal ribbon cutting ceremony, closer to 8:45 am, Council can do a presentation and photos with CML CEO Pat Losinski and Branch Manager Nate Oliver. Bowers stated she is also excited about celebrating the employees there. The expectation is that Council would pass [the Resolution] first and then instead of having a presentation at regular Council meeting, Council would present it as part of their ribbon cutting ceremony.

Councilmember McGregor asked if it would be appropriate to put somewhere in the Resolution that Gahanna resident Mike Suriano was the designer of the building. Vice President Weaver thought that was a great idea. McGregor said she did not know where it would go within the body of the Resolution. Mayor Jadwin said it was included in her Proclamation. McGregor thought there

could be some place to recognize this in the Resolution. Councilmember Angelou said it looked like the Mayor had already done this. Councilmember Bowers said that she could work a sentence in on McGregor's suggestion to have it ready for the agenda next week. She thanked McGregor for the reminder. Weaver asked if this would come back to Committee. Bowers said that in order for the timing to be right, Council would need to pass it on February 20 in order to have it for March 4. Because this is not being presented for vote at the moment, Bowers said it will not need to be amended but new language with those additions and recognizing the donors who supported the library financially. Angelou agreed that the donor recognition should also be included.

**Recommendation: Introduction/Adoption on Consent Agenda on 2/20/2023.**

**C. ITEMS FROM THE SENIOR DIRECTOR OF OPERATIONS:**

**1. Facilities Update - 825 Tech Center Drive Renovation and Expansion**

[2023-0042](#)

COTW - Schematic Design Update - February 13, 2023

Kevin Schultz, Senior Director of Operational Services, said the last time he presented to Council on 825 Tech Center Drive was October 2022 when the City hired MSA, our design architect. First, Schultz said he would give an update on 825 Tech Center Drive and where the City is with the design process. Second, he is requesting a construction manager at risk (CMAR) contract. The Administration's plan is to be at the first Committee of the Whole meeting every month as we go through the construction. Schultz began with a review of a prepared PowerPoint Presentation (see file attachment "COTW - Schematic Design Update - February 13, 2023"). He noted that the daily project team is made up of Mayor Jadwin, President Renner, Chief of Police Jeffrey Spence, Senior Director of Administrative Services Miranda Vollmer, Director of Parks & Recreation Stephania Ferrell, Director of Planning Michael Blackford, Director of Court Services Amanda Parker, and also Schultz. This team works with the design architect on a weekly to bi-weekly basis in order to bring the design and building up and out of the ground. A lot of the departments that are represented are public-facing departments. He said there is a good mix of folks, including the Police Department, that are involved in the overall schematic design of the building. There will be focus groups where Council, as an example, will be brought in to discuss Council Chambers and to discuss the offices. There will be other focus groups to discuss the Engineering Department and how that functions and flows inside of the building as we get deeper into the design process. Schultz said the first thing the architect walked through with the team is what were the objectives of the project and what do we want to see 825 Tech Center Drive become. On the screen, he noted there are 10 or 12 different objectives that the group discussed. He highlighted a few of the objectives as follows: create a clear civic presence, create a community and service-focused facility (a warm and welcoming facility for members of the public), and for the facility to be safe and secure for the employees that that

work in it. The other part that was important to the group when discussing and working through some of the design options was the building and rebranding and the unique identity of the facility itself. He shared a slide on the current site. A key element that popped out with the site was the wooded area that is adjacent to the property (not City-owned). This is seen as a resource to the site. It is always nicer to look at trees than concrete surfaces. There are certain parts and pieces of this environment that we want to maximize in the project. Additionally, Schultz noted the two drainage features on the facility, highlighted in blue on the map. There is a mature drainage facility on the southern portion of the property. The team wants to try and maximize and maintain that as a resource. There are tremendous sight lines as well. If anybody has driven up Tech Center Drive since the City purchased this building, Schultz said one would recognize 825 Tech Center Drive as “a beacon on the hill.” How do we maximize those sight lines as the building is reconstructed, renovated, and then expanded? Further, there is a big multi-use trail that runs along Tech Center Drive. Every time Schultz is at Tech Center Drive, which is probably at least once a week, if it is at any time during lunch, he said there are always people walking up and down this trail and using the property to walk and recreate during the lunch hour. The team also sees that as a resource. They have already talked to the architect about potentially using the City’s parking lot on a Saturday afternoon as a trailhead so that people and families can utilize and access that trail corridor more effectively. The team has been discussing some of the issues and challenges that we have with the site. He showed a slide emphasizing current vulnerabilities, noted as a red arrow showing a big “runway” of which a vehicle could reach 60 miles per hour and drive into the front of the building. How do we secure the building in a way to ensure it is not vulnerable from outside influences? On the same slide, he noted the team discussed the overall look and feel of several buildings in the area looking like big “W’s” from the sky. How do we rebrand the building so that it gives the City of Gahanna and a municipal complex a different look and feel than just an overall 100,000 square foot building? The purple dots on the slide to highlight the multiple buildings in the area represent not a very unique look in the vicinity of the future municipal complex. In the next couple slides, Schultz noted Council would see some of the things that the team has been discussing from a design standpoint. The design architect is charged with giving us a variety of options in order for us to imagine the site and the configurations that work best for us. First, they put massing studies in front of the team with six different options (displayed on the slide). He noted the team has seen some additional options since these original six. For some options, the team did not spend very much time on, such as number four, which is a separate police building. When going through the options, the team landed on options one, five, and six. The team likes different elements about each one of them. On the next slide, Schultz zoomed into these three, noting the project objectives that were satisfied (filled dot), partially satisfied (half a dot), or not at all satisfied (unfilled dot). The blue components of the building represent additions. In the first arrangement, the blue portion of the expansion is a portion of the building off the back. The team did not like the fact that portion sits on the existing drainage feature on the site that they are looking to maximize; however, it does build a very nice lobby off of the front of the building that is extremely welcoming to folks coming to visit. Schultz said it

also gives us some opportunity to build a double high ceiling, such as what presently exists in Council Chambers. In the current facility, there are no double high ceilings. This would be a space where we would be able to potentially construct a Council Chambers more similar [to the current Chambers] as opposed to fitting into the facility that is there now. Also, he noted that the screen shows the first-floor plan, which identifies different departments and how they would be organized throughout the building. This is getting into greater detail as we move through some of this process. Schultz moved on to option five. With this option there is a very clear navigation throughout the front of the building. In blue in front of the building gives the public and the staff that separation that is critical in securing the facility. In this instance, the public would be allowed into the blue area that is an "L" shape, not the blue area on the right representing a new portion. This allows the public to traverse the building and go to a variety of different services that they might be looking for, whether it was to go to the Senior Center, pay a utility bill, pay a parking ticket, or come to a Council meeting. He noted that the criteria, or the project objectives in the upper right-hand corner, have changed considerably with this option. For option six, the team began to focus more attention because it met some of the same criteria that in the previous two examples. On the upper left-hand portion of this schematic is what would be the area for the Senior Center with a small addition on the front side of that part of the building. This design would continue the L-shaped corridor throughout the front of the building. Then, the big space on the right-hand side of the building would be the Police Department expansion. Schultz stated that after this first workshop, the team told the architect to go back, shake up the puzzle pieces, and then begin to present the options to us. He stressed that this is an iterative process that we go through over and over until we get to a schematic that meets 99 percent of the objectives and that everybody feels comfortable with. At the last workshop, which was last Wednesday, the team went over some massing strategies (see "Massing Strategy" slide in the attached presentation file). The design architect highlighted different parts and pieces of the facility. In the first picture in the upper left-hand corner is the public circulation and entry of the building, as Schultz pointed out earlier as the "L" shape in the front where the public would interact with the variety of staff and do business within the building. He highlighted there is also a double high ceiling, so the lobby is much more inviting and welcoming to somebody coming into a municipal facility. The next drawing to the right required double high ceilings. Those double high ceilings would be present in the three blue portions of the building (in the Senior Center on the front left side of the building, in the area off of the front of the building and for the lobby, and then for a back portion for different sallyports and garage spaces that the Police Department requires for securing vehicles. Drawing number three in the lower left-hand corner is to isolate sensitive functions, namely the Police Department. This allows for a secure Police Department with good access to the building by the public but no access through hard and soft lobbies into the facility. The Department would gain the things that we do not currently have within the current Police Headquarters. Schultz shared a slide with a site plan for where the team ended up. He noted you can see the expansion areas of the building and the existing building. What the team is going to do now is make it a lot smaller because right now to the naked eye the building looks a lot bigger building than previously

presented. He said this was intentional on the architect's side. The architect wants to start big and be able to whittle away and get us down to a satisfied space program that is amenable to the Administration, Council, and ultimately to the taxpayers' budget, which ultimately drives the renovated space and expansion space budget. In this particular plan, in the upper left-hand corner of the site as it enters Tech Center Drive, the team has eliminated the long "raceway" that goes into the front of the building by adding an access point. That could be a very nice, neat laneway for the Police Department to access their secured parking, which is on the left-hand side of the of the picture. They have reoriented the parking lot in front of the building, adding some island spaces so somebody could not just drive from Tech Center Drive all the way to the front of the building. Also, this design secured the front of the building with bollards and other types of safety mechanisms used to protect the building. The big factor here is that the lawn, the back side of the building, remains untouched. The parking lot, as it exists today, and the way in which you access Tech Center Drive would remain 100 percent the same, including in the drainage area that is on the southern portion of the property. As we go through this iterative process where we go in, we sit down, they present us material, they go away, we sit back down again, and they present us different materials based on the conversation and the feedback that we are having, this is ultimately to get us down to a design that maximizes the program. Schultz said the team's next steps are to continue to refine those new spaces, define the renovated spaces inside, and the departmental adjacencies that are necessary for efficient use of operations. For example, does it make sense for the Planning Department, which is planning building, and zoning, to be in three different parts of the building? No, this would not make sense. How does Mayor's Court interact with Council Chambers as the courtroom on a Thursday afternoon? This step is to begin to flesh out these examples. In addition, the team will be doing some benchmarking, which involves visiting some of our neighbors who have like facilities, looking at what is 1,200 square feet, what can you put in it, etc. What is the capacity of Council Chambers? Is it sufficient? Does it need to be bigger or smaller to accommodate an average meeting? The benchmarking will help advise the program in a tremendous way. From there, the team will have some focus groups. They will sit with Council and discuss Council Chambers, Council Office, caucus rooms, law libraries and things that like we have presently in the existing spaces that might not make the cut in the new facility. Other focus groups, such as staff focus groups, police officer focus groups, senior citizen focus groups, etc., will be included in the design process. The schematic design process, the process that we are currently in, will run through March and potentially linger into April. At that point, we can begin to have a very good idea as to what the exterior surfaces look like, and what the parking lot might look like in the future. Schultz explained that from there, we then roll into the ultimate design phase, where we are putting walls on paper and identifying different offices for different people and for different functions and understanding the flow and function of the building. This gets us to about an October timeframe for construction to begin. There are a lot of different meetings, conversations, emails, and a lot of moving parts at this point in time and a lot of questions at the same time. Schultz opened for questions from Council.

Councilmember Angelou clarified whether the Police Department was going to be in their own separate place or attached to the main building. She also asked the same thing with the Senior Center. She said she thought they were each going to have their own standalone spaces. Schultz said they will have standalone spaces within the building but they will be attached to the existing structure. Angelou asked if this was what was envisioned to begin with. Schultz said yes. Angelou said she must not have gotten that part. Schultz responded that one of the reasons why it was important to have attached to the existing structure related to (in the six options previously shown in the slide presentation) a separate police facility would require different HVAC systems and other security and other parts and pieces that adds to the security that we need to construct the City Hall facility. If a standalone, we would need two storm shelters, for example, so the price grows exponentially. This is one of the things that the architect talked about in the first kickoff meeting the team had. They asked what the group's feelings about having a separate Senior Center or separate Police Department. If we can fit things within the budget, that would be good, but Schultz said he thinks the reality in building the size needed for a Police Department is that it needs to be attached to the building. Angelou responded that she thought that was what the theory was but that this envisioned plan looked good.

Councilmember McGregor said she thought the sallyport was going to be in a different place than where Schultz showed it. Is there still going to be room for a gun range? Schultz said there would be. The current conversation is to have an excavated basement that would serve as a storm shelter or emergency communications center. The firing range would be down there with proper ventilation and those types of things that conform to modern construction standards. The workout facility, the gym, the tactical mats, etc., would also be in the basement. Dropping weights and other gunfire is more appropriate in a basement just from a sounding standpoint. Schultz noted this would be under the far left-hand portion of the picture on the site plan.

Councilmember Bowers said that on that point, could Schultz speak to the need or why we are incorporating the firing range, why the current process is not working, and why it is being incorporated here? Schultz deferred to Chief of Police Jeff Spence. Chief said that from a historical perspective, the existing police facility did have a range dating back to the original construction in the early 1970s. When it was remodeled in 1992, moving forward in the mid-2000s, we found out that the HVAC system within the building was essentially recirculating the lead from the range. Those two systems were cross-contaminating each other. Since the mid-2000s, the Department has not had a range. It is one of the most perishable skills. It is also one of the most serious things that police engage in from a training perspective. Chief said that the Department spent an inordinate amount of time in travel and expense related to either renting range facilities or traveling to those facilities. That is lost time. Every time the Department travels to another location, that is time that taken away. If the Department was in its own facility, that is time they could be on the range. He added that they must schedule time at other facilities. They do not have the ability to just to pull people off a shift for 20 or 30 minutes and do some quick qualification or quick training. Not having our own range adds exponentially to our costs. Spence said he has been doing

this job for 31 years. He is not as proficient as he would like to be. The benefits of being able to be within the Department's own facility, having our own range staff, having our own control over that range complex, and being able to go down there and train amongst ourselves without competing for other agency time, is invaluable. He reiterated that these are very perishable skills and with the expectation that [the police] are the best at firearms handling and ability to deploy those weapons in situations, that training is of the utmost importance. Bowers asked if Chief could speak a little bit on the certification process and why this is a skill that officers need access to a range for practice. Chief responded the state requires that officers qualify annually. There are minimum qualification requirements that the state mandates for officers. That is all of the weapon systems, including handguns, rifles, and shotguns. There are individual qualification standards for each one of those firearms. That involves multiple times on a range. He said this was the state minimum. Gahanna has never really trained just to minimum standards. The Department spends additional time and has additional qualifications throughout the calendar year and within the Department's in-service training. These are additional standards that the Department has self-imposed to increase proficiency. These are more hours the Department devotes internally to ensure that officers are not just meeting the minimum qualification standard but are exceeding it. Bowers asked if Chief expects that access to our own range is going to change the focus of a de-escalation and community-based policing Department that we currently have. Chief stated that having our own training spaces, not just focusing on the range, in conducting in-service training would benefit the Department. He said they have to travel for training, going to 400 West Johnstown and other facilities for in-service training. The bulk of the training is on things such as constitutional policing, de-escalation, emergency response tactics, and all of those things that the community has come to expect. The range is just one component. He said unfortunately that is the most expensive component and the most perishable skill that officers have. Having the range will not change what Bowers has referenced. He said it will in fact enhance the Department's abilities. If they have several people working on the street, the Department can pull one or two just during a shift and do a quick 20 or 30-minute firearms training. This is going to increase the Department's efficiency and skill level.

Councilmember McGregor added that when you go to a range, you shoot a target. This is not just shooting at a target. Here, you would have the ability to set up scenarios and do shooting on the move, behind barriers, and different things that you do not always have at a range. Chief confirmed this as correct. He said old facility was very cramped. Officers had very little room. Modern range facilities are wider as McGregor mentioned. Chief said they would be able to set up scenarios to transition from a firearm to a less lethal type of device like a taser. One of the basic principles in policing is "contact and cover." After seeing some things in situations around the country where the contact and cover principle is not repeatedly trained. This is to have one officer contact an individual while another officer provides cover. Those are things that you can do in a wider, more expansive range facility. You are not just practicing shooting rounds down range. You are practicing those transition skills to identify the threat. If the threat is no longer a lethal threat, you transition to a less lethal device or maybe hands-on or some other force

option or completely de-escalate and separate the situation. Chief said all of those things must be done in a controlled environment. Having a range of significant width and length to allow officers to move freely, there is also a safety component to all of that. They must do those things in a safe environment for officers. Right now, officers must go outside, and the Department training in not an ideal situation because they have to cobble together some of those exercises. In their own facility, officers would have all of those materials readily available and can do it with much greater ease, speed, efficiency, and it is going to save money.

President Renner said to dovetail a little bit on this conversation, would the Chief say that the facilities he needs would provide ample space for all the different types of training that the community asks for our police to do? Chief responded absolutely it would. He said he did not want to focus on just the range, which is a key component to this facility. There are other training spaces just as important. When it comes to the Department being able to host classes and bring people in, if we can bring those 20 or 25 from different agencies and host a critical incident team training within our own facility, that is a savings for the Department to not have to send officers elsewhere. Chief spoke on the assets of the 825 Tech Center Drive location. There are hotels right next door, restaurants, and access to an airport. From a regional training perspective, for these courses around the country, such as through the University of Louisville and all those that do hosted trainings at facilities all over the United States, 825 Tech Center Drive is a perfect location that will help the Department in being able to host those trainings versus sending officers and paying for travel expenses. From this perspective, the facilities will provide for a whole new level. Some of the things like the Citizen Police Academy, where we took a hit in that program with COVID-19, the Department is working on bringing that back in a couple of different iterations. Chief said that being able to do that in-house not only showcases the City but it also showcases what the Department can do. The Citizen Police Academy walks people through all the training that officers go through in a mini course. Chief stated this gives people a perspective of some of the things that the Department does in much greater detail. A lot of that is de-escalation and recognizing various situations. Chief believes this is going to kind of set the bar for the Department regionally.

Councilmember Padova asked about the size of the Senior Center. What is the size of the one shown compared to what we have currently? Schultz responded he thinks the design space in the facility at 825 Tech Center Drive is about 8,500 to 9,000 square feet. Currently, we have about 5,500 or 6,000 square feet of not just functional space but also includes their storage and everything in the existing building. If you include the foyer, it is about 6,900 square feet. Padova asked if the new one will be just one floor. Schultz said yes, it would be on the ground floor. Padova asked if it is still going to be able to be rented out. Schultz said this was something they had talked about, having the senior space be secured in a way where a renter could access the building in a lot more meaningful way than they even currently do but still not have access to the whole entire facility. They would have access to the rented hall and the kitchen for catering purposes. This is part of the current discussion. Padova said it looks like there would be a separate door just for



the Senior Center in the front. Is that correct? Schultz stated there are really three entrances, not necessarily on the back for staff, but on the front with the Senior Center entrance, one in the middle of the building which would be the general City Hall entry, and then a separate entry for the Police Department on the far side of the building.

Councilmember Angelou said she thinks it is necessary to have that much bigger space for the Senior Center. She added that seniors have been coming in and saying that they were hoping they would be getting a bigger space. Schultz agreed. The 8,000 to 9,000 square feet is pretty solid in the space program at this point.

## 2. Requested Action Item:

[2023-0043](#)

COTW - Elford Council Presentation - February 13, 2023

[ORD-0009-2023](#)

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH ELFORD, INC. FOR CONSTRUCTION MANAGER AT RISK SERVICES RELATED TO THE RENOVATION AND EXPANSION OF 825 TECH CENTER DRIVE, WAIVING SECOND READING, AND DECLARING AN EMERGENCY

Senior Director of Operational Services Kevin Schultz noted that when the Administration came to Council back in October 2022, they talked about the design architect. At that point in time, Schultz said there would be one more key piece to the puzzle, which was to hire a construction manager. The construction manager builds the project that the architect designs. The Administration is before Council now for authorization to hire that construction manager. On October 6, the City released a request for proposals (RFP). The RFP had two different sets of criteria. There is a pre-construction phase (includes budgeting and scheduling, identifying long-lead time items like generators and elevators and electrical switching equipment, and things that currently are seeing a supply chain issue that would ultimately impact the schedule). The construction manager at risk (CMAR) would identify those items as we begin to walk through the process with the design folks. They would pre-qualify contractors who would ultimately work on the project and be establishing at the end of phase one (pre-construction) a guaranteed maximum price or GMP. That is where you get the "at-risk" portion of the service. They are saying that construction for this project will cost us no more than X number of dollars. They will agree to that, and if it costs them one more dollar to construct, it is on them. Schultz explained that is their "at-risk" portion. There will be more than one GMP established for this project. For example, there will be a GMP to establish a long-lead time item so that we can get those on order. This includes things like HVAC, generators, and electrical switching equipment. For items that they identify, they know how long it takes to get a generator. Schultz shared that from what they have heard, a generator could take almost as much as 12 to 13 months to get on site to be installed. These things impact the ultimate schedule in which we would need to construct the facility. Schultz said Council would most likely see two GMPs presented. When presented, they will be presented as an

amendment to the contract that Council is ultimately voting on. What Schultz is presenting for the body tonight is just Phase I of the contract. It is coming forward as one complete unit, though, because ultimately that is where we get further down the road into the process with Phase II of the project. Phase II is the bidding and awarding for the construction management, the permitting and inspecting, and the post-construction and warranty phase of the project. They bring the project up out of the ground once the architect is done designing it and is ready to be built. They also hire the subcontractors. Schultz shared the City received four proposals. The architect told the team that the City got the four best construction management companies to bid on this project for scale and scope. These proposals were evaluated by the internal committee, the same committee that identified MSA as the architect. Since the City only got four proposals, the committee thought it was prudent to interview and shortlist all four of those firms. They all presented their services. The median price point of all four proposals was \$3.742 million dollars. The difference between the high vendor and the low vendor was just under \$400,000. They all pretty much hit it all within about ten percent of their listed price. The committee selected Elford as the preferred vendor. They are a locally owned and operated construction management company. Schultz said Elford has multiple business sector experiences, have built projects across every industry, great governmental project experience, renovation and expansion project experience, not just for the private sector but also for municipal government, and they assemble the best teams to build the project. The importance of relationships was very much stressed in their interview with the committee. Schultz noted that when we look at their set of services, they sit with us in the design process worry about primarily two things - budget and schedule. They identify the long-lead time items but also advise us on the selection of materials and whether what we select is going to increase the budget. There will be much back-and-forth with the budget to ensure the project is hitting the numbers that we need to hit. That will ultimately get them to identify the GMPs and from there, they will bid the job and do the hiring. Schultz shared a slide with various contractors needed that will be hired, such as construction, electrical, plumbing, HVAC, and technology. Elford discussed in their interview having a public engagement process. What they meant by this was getting high school interns, as an example, who might want to investigate the construction management trade as a potential career opportunity. Elford would potentially bring them on board to work on this project alongside the construction manager. They are interested in science, technology, engineering, and mathematics (STEM) programming to offer to a Boy Scout troop, for example. Elford would bring the troop in to tour the facility, see it come up out of the ground, etc. Since this is a public facility, we can bring the community on board through things like this. What are those communication strategies with the community and how do we communicate things like a groundbreaking ceremony or a ribbon cutting ceremony? These are things for the City and Elford to work together on. Schultz said the company would like to set a diversity, equity, and inclusion (DE&I) goal and objective for the project. This would be defined as minority-owned, women-owned, or veteran-owned small businesses regionally but also locally owned Gahanna businesses as well to construct this project. Right now, there is a loose goal of 10 to 15 percent of DE&I on the overall construction subcontractors that Elford would bring in and

pre-qualify. Schultz said if we can get that number closer to 20 percent, that would be great. In talking to Director of Economic Development Nate Strum about this number, Schultz added that Strum thought that a 10 to 15 percent goal at this point was a very good goal. That said, there is the understanding that Elford knows the biggest and best players in order to bring this project to fruition and what those impacts are across the board. At this point, Phase I of the contract is \$87,500. This covers pre-construction services. When this contract goes through Council for approval, Council is only voting on the pre-construction services, or the \$87,500. Schultz said he listed Phase II services because when we get to GMPs, the administration will be presenting authorization for construction administration services at \$1.4 million, general conditions at \$89,000 and fees, bonds, insurance, and contingencies fees at 5.5 percent of the construction cost. Schultz explained that with the assistance of our City Attorney and some third-party counsel, this contract was reviewed in total. The third-party counsel was extremely helpful, along with Mr. Mularski, in ensuring that the City's best interests are at hand in this contract. With this action, Administration is respectfully requesting an ordinance authorizing the Mayor to enter into an agreement with Elford, Inc. for CMAR services related to the renovation and expansion of 825 Tech Center Drive with emergency and waiver. Schultz said the reason for the emergency and waiver is so that they can begin budgeting and scheduling this project as soon as possible and not wait another minute. He said that time becomes money and will impact the schedule.

President Renner said he wanted to make sure he understood what he was reading. It looked like paragraph 7.2.1 concerning prevailing wages is being deleted. Is that true? Is this just a formatting issue? Renner wants to ensure that prevailing wages are being paid and wants to ensure that if the option is that we are sidetracking that, what do we know about the wages of the different laborers? Attorney Mularski said prevailing wage will be paid, as it has to be paid. Renner said that is what he thought. So, is this just a format error? It looks like it is being deleted but it is not. Renner clarified that the paragraph is 7.2.1, the document labeled A133-2019 Standard Form. Schultz said yes, that is the main American Institute of Architects (AIA) standard contract in which Elford, Mr. Mularski, and third-party counsel went through and reviewed. Renner asked if Mularski could confirm that paragraph is not being deleted. Did something before that paragraph get deleted? Mularski said in section 7.2.1 he thinks Renner is referring to the parentheses that says, "paragraph deleted." Renner said yes. Mularski said he did not know why that is in there. That paragraph is not being deleted. Renner thanked Mularski for confirming.

Councilmember Bowers thanked Schultz for the presentation, and asked Schultz to elaborate on the October 6 RFP and the subsequent evaluation and scoring process of the four responses that were received? She wanted more details on the timeline after responses were received and where that went. Schultz said responses were received a week before Thanksgiving. Interviews were held the week after Thanksgiving (the week of November 28). The internal committee shortlisted on December 9. There was a vendor that was not fostering the level of a relationship that the City needed to foster on this project. Schultz said that the committee voted unanimously to switch

directions and go with what he would refer to as their #1 (B) choice. For the first contractor shortlisted, the committee felt they may have slightly better experience in building a public safety facility, but it was a #1 (A) and a #1 (B) situation. There was a robust conversation that the committee had about whether it would be the first contractor that was shortlisted or Elford. About two or three weeks ago, Schultz said the committee made the decision that it needed to switch directions. Schultz first reached out to the first contractor December 9 to make them the preferred vendor. When the committee chose to switch directions, Schultz still did not have a draft contract that was executable or being able to be presented before Council. With Mr. Mularski's assistance and the third-party counsel and Elford's attorneys, they were able to turn around the contract in four days. Mayor Jadwin said Mr. Schultz, Mr. Mularski and the outside counsel worked diligently for about six weeks to try to get a finalized contract with the preferred vendor and were not getting to where we needed to be. She said we already had identified at the outset that we have a very aggressive timeline with this project. Right now, with the construction market, every day that we do not move forward is a day that costs us, and we want to be very cognizant of the fact that we are spending taxpayer dollars. She stated this is a huge public investment. That was why, as a committee, they unanimously decided that the City needed to move in a different direction. As Schultz just shared, within four days the City had a contract buttoned up and done. Bowers said to talk a little bit about process because there is a waiver and emergency requested here, she thinks that - and this is no criticism of the administration - because Council consists of elected public servants, they have a duty to constituents and on large-scale projects like this need to be very cognizant about the process in which Council is doing things. Bowers said she knows Administration is very cognizant of that process as well. She stated that waiver is an easy one, as Council just does not have a second reading and would vote on it at next week's regular Council meeting. Emergency, she said, would curtail the 30-day window under which anyone could potentially file a claim to stop the City from moving forward on this, though that rarely happens. Practically speaking, Bowers asked whether not having an emergency attached creates any actual delay in this contract, assuming Council votes on it next week and hypothetically passed it with just waiver. Schultz said it absolutely would. The schematic design is supposed to close at the end of March or early April. If this CMAR service does not begin immediately, then the City fails to begin to identify long-lead time items, establishing the first GMP, and ultimately puts the project 30 days behind. When the City did the design architect contract, given the holidays, Schultz said it probably did not cost the City as much. In this case, he said it definitely costs time with scheduling and budgeting for the project. Elford would go through this process on an iterative basis as the team sits with the design architect. Bowers asked if Council passed this next week, Elford submits an invoice to the City for Phase I, the \$87,000, does not passing it with emergency mean that we cannot pay that invoice. Schultz said the Mayor cannot sign the contract until the 30 days expires. Mayor Jadwin said they cannot begin the work until she signs the contract. Attorney Mularski said by having emergency, Council is not really taking away any rights a person has. They still can contest it. That just gives them, if they want to run in and ask for an injunction or something like that, they would have that delayed time period of 30 days. A judge still could grant an injunction. Mularski

reiterated Council would not really be taking away rights, Council would just not be giving them time, the 30 days, in order to do something before the City cuts that check. Bowers thanked Mularski and agreed.

Vice President Weaver said he had a general discomfort with waiver and emergency but understands Council is given broad discretion in the Charter and in Council rules for these matters. He has a general ask to avoid these, if possible, moving forward. He appreciated Schultz's general update and the work on the contract from the City Attorney, Mayor, and administration.

**Recommendation: Introduction/First Reading/Adoption with Waiver and Emergency on Regular Agenda on 2/20/2023.**

**D. ITEMS FROM THE DEPARTMENT OF PARKS & RECREATION:**

[RES-0006-2023](#)

A RESOLUTION TO AUTHORIZE THE CITY OF GAHANNA TO APPLY FOR AND ACCEPT ASSISTANCE FROM THE CLEAN OHIO CONSERVATION PROGRAM FUND ADMINISTERED THROUGH THE OHIO PUBLIC WORKS COMMISSION

Stephania Ferrell, Director of Parks & Recreation, said in 2022, Council approved funding through the American Rescue Plan for the research and evaluation of a multi-use trail connection from Shull Park to the new Columbus Metropolitan Library Gahanna Branch. The Department of Parks & Recreation is seeking alternative funding for the construction of that project going through Clean Ohio Conservation Fund. The grant requires a Resolution of Authorization as part of that application. Therefore, the Administration is respectfully requesting a Resolution of Authorization to apply for the Clean Ohio Conservation funds.

Vice President Weaver said since joining Council a little more than a year ago he continues to be impressed by the number of opportunities where the various departments are seeking outside funding and being good stewards of constituent dollars. He thanked Ferrell for her work as part of that.

Councilmember McGregor asked what kind of a bridge would be going over Rocky Fork. Ferrell responded that this is actually part of the evaluation. There are three different options, a pedestrian walkway, a boardwalk, and one that is drivable with steel reinforcements, which is the most preferred. This would be evaluated further as the project moves forward. McGregor said the only concern she has is that when they did the bridge over the Big Walnut, you cannot go when the water is high, which is an impediment to canoers or kayakers. It is a drowning trap that McGregor would like to avoid with this one. McGregor said she knew the flow is not as great on Rocky Fork. Ferrell said this makes sense.

**Recommendation: Introduction/Adoption on Consent Agenda on 2/20/2023.**

[MT-0004-2023](#)

A MOTION AUTHORIZING THE DIRECTOR OF PARKS & RECREATION TO BID CONTRACT FOR RENOVATION OF RESIDENTIAL PROPERTY LOCATED AT 94 PRICE ROAD FOR A RECREATION PROGRAM CENTER

Director Ferrell noted that the City applied for and was successful at gaining \$100,000 for renovation of a property located at 94 Price Road through state capital funding. She said the City recently received the signed agreement, which requires the funding to be hosted in a separate account. She will be returning to Committee in February to request that. Over the course of the last two years, Ferrell explained that the Parks & Recreation department has been working in coordination with M&A Architects to create a plan to transform this property into a recreation program center. The department is working on finalizing those documents and is prepared to go to bid at the end of the quarter. The Administration is respectfully requesting permission to bid the Price Road Project.

**Recommendation: Approval on Consent Agenda on 2/20/2023.**

**E. ITEMS FROM THE DEPARTMENT OF FINANCE:**

[ORD-0008-2023](#) AN ORDINANCE AUTHORIZING SUPPLEMENTAL APPROPRIATIONS  
- General Fund Wages and Professional Services

Joann Bury, Director of Finance, said that what is in front of Council is a request for supplemental appropriations related to a lawsuit filed by a former employee. The claim is covered by the City's insurance, but the City is required to pay first and then request reimbursement. She said reimbursement has already been made. Since this was not settled before the 2023 appropriations were passed, it was not included, which is why the Administration is requesting the supplemental appropriations now for \$70,000, of which there is \$21,932.25 for IT full-time wages and \$48,067.75 for Law Professional Services.

**Recommendation: Introduction/First Reading on Regular Agenda on 2/20/2023.  
Second Reading/Adoption on Consent Agenda on 3/6/2023.**

**F. ITEMS FROM THE DEPARTMENT OF ENGINEERING:**

**1. 2022 Sidewalk Maintenance Program Discussion**

[2023-0044](#) COTW - Sidewalk Update - February 13, 2023

Tom Komlanc, Director of Engineering, presented on the 2022 Sidewalk Maintenance Program Area with an update for Council. He displayed the map of the Program Area, consisting of 24 to 25 streets in the Program. This had been presented to City Council in July 2022. For context, he said the 2021 Program was recently bid and awarded to Newcomer Concrete in January. We have not been through a full cycle of a program yet and still in the infancy of the Sidewalk Maintenance Program. For the 2022 Program, Komlanc shared that the field assessments were conducted in the fall last year prior to the budget. These efforts concluded in December and the Department started vetting the information that was available from the roughly 619 properties within the Program Area. The engineer's estimate is \$2.3 million for construction activity, with probable costs based off of what was learned from

the 2021 bids. When the 10 percent contingency is added on top of that, we are at about \$2.5 million in projected costs associated with the 2022 Program Area. There is approximately \$900,000 available for overall construction as a part of the what the Department budgeted for. They did not have the benefit of the inventory associated with the assessments that had been conducted in the field nor the bid results from the 2021 Program at the time. The 2022 Program has 21 percent more deficiencies than the 2021 Program. The 2021 Program actually came in at 9.7 percent higher than the engineer's estimate. He concluded that there have been some compounding items that come into play as we look at the Program. Komlanc said if we stepped through things systematically and through a cadence, we would have gone through the 2021 Program, had all of the 2022 data available to be able to inform what a true projected cost of construction would have been to bring that forward within the budget, and would have budgeted accordingly for the streets that we were presented to fit within a programmed budget amount that we could afford. He said the 2022 Program is articulated through three program areas that are approximately the same size and number of parcels. Program Area #1 has 189 parcels on Agler, Codet, Lincolnshire, North Creekway, and South Creekway. The slide he showed for each of the three areas broke down the estimate without contingency, with contingency, what the property owner's probable cost would be, and the City's cost. Program Area #2 has 224 properties (Ashford Glen Ct, Ashford Glen Dr, Avonwick Pl, Brookhill Dr, Frances Ct, Greencroft Rd, Haymarket Pl, Hunters Run, Laurel Ridge Dr., and Vivian Ct). Program Area #3 consists of 205 parcels (Dark Star Ave, Dark Star Pl, Dunoon Dr, McCarron Ct, Moon Glow Ct, Riva Ridge Blvd, Taurus Ave, Tim Tam, and Warlock Ct). Given all this information, Komlanc said we have a couple of options. One would be to move forward with the 2022 Program. This would require in excess of \$1.6 million as a supplemental appropriation if none of the property owners were otherwise to opt-out of the Program and be a part of the assessment process. Another option is we could scale the Program down to one of the three areas that fit within the budget. The third option would be to scale it down to two of the three areas. This would still require a supplemental appropriation for approximately \$800,000. The last option is that we pause the 2022 Program and utilize technology to capture deficiencies city-wide and create a baseline understanding of where all the deficiencies are in the order of magnitude and cost associated with a program such as this. The technology does exist. The Department is hoping to deploy it in 2023. For both the sidewalk programs and street maintenance programs, the Department is looking to use enhanced technology that is more efficient and cost effective. He explained that this technology is like 3D Point Cloud. It is on a Segway scooter, capturing through laser scanning processes the cross-slope defects and so forth as it traverses across each one of our sidewalks. Komlanc said that should the City deploy such a system, the present cost per parcel is about \$105 per parcel to capture the raw data, whereas in doing something such as this the City would be at less than \$30 per parcel. The cost for capturing the entire city for approximately 9,300 parcels with sidewalk, the City would be spending just under \$1 million just in data capture. He said we could capture this information for \$250,000 with the added benefit of capturing the City's ADA ramps as well. Komlanc strongly believes in this technology and is something that he looks forward to deploying throughout the city in capturing

the information. It will be more informative as we look towards 2024 Program and beyond. Komlanc shared a slide with images and information on technology that will similarly use scanning technology for pavement for rating purposes. This technology speeds up the process of data collection for the City. With this technology, one can drive the streets, capture the information, and have it readily available for to use in a budget. The Department is looking to deploy technologies such as this going forward to help make informative decisions on not only a sidewalk program but also for our street and roadway curb ratings. The staff's recommendation is to pause the 2022 Program to capture the information through the ULIP technology, understand what the base condition is, and then to put in place a program that has criteria based on our priorities. If there are areas within close proximity to a school or a park, it could be that we put a higher priority in ranking on those areas so that investment is in areas that are likely to see a higher pedestrian volume. Komlanc said he is open to any comments, suggestions, and dialogue about the best path forward.

Councilmember Schnetzer asked if pausing the program based on staff's recommendation would reorder the naming of [the programs]? That would avoid some of the confusion that we visited. Komlanc responded the Administration definitely plans on having the 2024 Program actually occur in 2024. Schnetzer said the way the program has been delivered to Council, at least one of the aspects thus far, has been that the sidewalk program would essentially follow the street program but with some delay. Schnetzer believed the driving factor behind that is the ADA ramps. Does this recommendation alter that prior objective? Komlanc said the way he is looking at it is that when the City goes forward with the 2024 Program that the street program is in the same target areas or there may be some areas that are in proximity to a school. The Department would capture that information and be in a position this summer to know where those areas are so that when we head into the budget cycle, Council knows the key areas targeted for 2023. Then, in the fall the Department would be providing notice to those areas that have a deficiency on the property, that they have the opportunity to take corrective action on their own accord, and understand that sidewalks are a property owner's responsibility, give them the opportunity to take corrective action through the fall up to Thanksgiving, and those that do not perform the work are then in the program and would be a part of the 2024 Street Program that would have maintenance, reconstruction, and all that activity would occur in the same scope and breadth of that project. Schnetzer clarified that this recommendation would not implement a policy or a practice whereby sidewalk work is being done and then some subsequent time later, two years or five years, coming in and redoing a street and tearing up what is in essence relatively new sidewalk work. Komlanc confirmed that it would not.

Councilmember Bowers referred back to the options slide. She understands what the Department's recommendation is, but thinking about what these options are with the concept of selecting one program area or selecting two program areas, how would the City do that? Is there a proposal on how the one or two of the three would be selected? Komlanc responded he would have to take a hard look at those program areas. There was one area that was shown that had properties along Agler Road. With this one, there is a mix



of commercial properties with residential properties. Komlanc said he also knows there is some work occurring around Codet. Therefore, program area #1 would likely drop out. He would have to take a harder look between program areas #2 and #3. Bowers asked if Komlanc would try to employ the same kinds of principles in terms of access to schools and parks in making that evaluation. Komlanc said yes. Bowers asked if homeowners had been quoted any potential costs on any of these yet. Komlanc said, no, they have not. If the City was going forward with one, two, or all three of the program areas, that would be next on the agenda for the Resolution of Necessity and then requesting permission to bid. The notification process then would come thereafter. The City has that information where it could provide it, but at this point the order of magnitude merited a conversation with Council. Bowers asked if we were to scale back to what Komlanc determined to be the highest priority area of the three program areas that were identified, could we do that one program area in addition to moving forward with the technology deployment? Komlanc said, yes, we could do that. Bowers responded that this would help in not losing a year. Komlanc said in addition to doing the 2021 Program this year, the City could add one of the 2022 Program areas to show good faith effort.

President Renner said he wanted to probe a little bit more on Bowers' question for Komlanc. With the Segway technology, how long does that actually take? Komlanc said the City would enter into contract and they could have the information available to the City over the summer. He thought the City would likely have the information in late June or early July. Renner asked if what Komlanc was speaking of was doing the city-wide analysis. Komlanc said that is correct. Renner asked if we were wanting to use some smarts about certain regions of the city that are probably going to be really bad, can we use one of those technologies for a quick analysis (shorter time span) and be able to try to piecemeal? Renner said he shared Bowers' thought of not wanting to lose time. He is trying to understand if there is a different way that we actually gain here. Renner does not know if those program areas that were shown are even the next set of priorities. Maybe that is what Komlanc is wrestling with? Komlanc said the Department has within the budget money available to do this, not only the pavement but the sidewalk rating as well. So, that is independent from the construction activities. One thing with that is the mobilization and re-mobilization to piecemeal that data collection rather have them come in and capture it all at once. The City would be paying for costs for each time that they come into town (they are coming in from St. Louis). They would come in, set up operation, and then leave, and come back. He said it is less efficient. Renner asked if Komlanc thought that there is a way that the City can still do that but try to pick something and be smart about it in a smaller area for a sidewalk project. Komlanc stated he would look at two of three areas, look at those streets, see proximity to schools and parks, and start looking at that criteria that would lend itself to choosing one program area over another.

Councilmember Angelou asked if EMH&T is still involved in this. Komlanc said that they are still involved within the 2021 and 2022 programs. They have been doing the on-site inspection activities for capturing the data and are under contract to provide the construction administration and inspection

services as the work is performed. Angelou asked if that would continue on. Komlanc responded the City will have the data available from this technology so the upfront assessment would not necessarily be required, but then a local firm could otherwise be used for the construction administration and inspection services. We would use local resources for those activities.

Councilmember McGregor said she knows that Engineering has been taxed with the amount of work, but if it is not too much, she would prefer doing one program area this year just to keep going. She understands it has been a slow start in rolling it out, as it is a new program. McGregor preferred to do one area this year and then do the new program next year. Mayor Jadwin asked if McGregor meant one program area of the three. McGregor said yes, just one of the three areas this year to keep the City moving and so people do not begin to ask, "Why did I have to do that and the next people do not?"

Councilmember Padova said she wanted to understand this correctly. With the Segway technology, will Engineering be moving forward with that regardless of what happens? Komlanc said that is correct. It is their intent to use that technology along with the pavement rating technology to capture that data to make informed decisions on the City's Capital Improvement Program (CIP), as well as the sidewalk program going forward. Padova said regardless of what we do with the 2022 Program, that is going to be capturing everything and will redefine what the 2024 Program is going to be. Komlanc said that is correct. Padova said that what Council needs to decide this year is whether we want to go over budget, stay under budget, or reduce the area. She agreed with McGregor in wanting to do a smaller area just to keep things rolling. Padova stated she was really excited about the use of this technology to capture the whole city and help ensure that Council is putting the dollars in the right places.

Vice President Weaver said he is inclined to see one of the program areas move forward while at the same time using this technology to see those deficiencies city-wide. One of the things Weaver said he has grappled with for the sidewalk program and the street program generally is how the City arrives at the different areas. It seems piecemeal. The question Weaver gets is would it just be better to pick one area and do that one area from a cost efficiency standpoint rather than one street here, one street on the east side, one street on the south side, etc. Weaver thinks the use of this technology would be helpful in explaining that but also in gathering the necessary data.

Councilmember McGregor asked if it would be possible to do one area that is not one of these listed and presented tonight but maybe a combination thereof. For instance, if one is near a school or a park, could this be targeted? It would not need to be specifically one, two, or three (of the program areas), but maybe some out of two, some out of three, etc. Komlanc said the Department had the data and that granularity. It is now just a matter of filtering the dataset to come up with those areas that meet the criteria of being in proximity to a school or park and so forth.

Councilmember Bowers asked if there were cons or drawbacks to where

Council seems to be headed. She asked Director Komlanc to tell Council if he thought what was being suggested was something that is not comfortable with the Department. Komlanc said, no, not from his standpoint. The 2021 Program that the City just bid and is about to start was 219 parcels. He noted the three program areas in the 2022 Program were anywhere from 190 to 225, so it would be consistent with the program.

Mayor Jadwin asked Director Komlanc, given Councilmember McGregor's question with regard to if you could look and find parcels that were near schools, what would that do in terms of his cost analysis? Right now, we have three defined program areas based on prior street programs. Is he able to parcel out and kind of mix and match? Komlanc responded that if you look at the map, we are kind of all over the board in regard to where these segments are. There are 24 or 25 roadways in the 2022 Program Area. He does not see this as being a challenge. Jadwin said she wanted to make sure she understood what he was going to need to do this.

Councilmember McGregor responded to Weaver's previous comment about people wanting to do a whole area at a time. She said they have to think about the consequences that the whole area will be blocked off with barrels everywhere. Nobody would be able to go anywhere, so that is kind of why they spread it out to alleviate having an entire area being blocked from their homes. Mayor Jadwin added that it is actually in all different wards around the city so one ward is not saying, "Why are you doing this to me" or "Why don't I get to be in this?" That was always the thought around it.

President Renner thanked Director Komlanc and the Mayor for restating because this is what he was asking. He was not sure and still not believing that those three program areas already defined were probably the right ones that we should target. Renner joins McGregor in using smarts about this. He believes there is a program area that can be devised and still use the Segway technology overall.

Vice President Weaver asked the Administration if they felt they had a good sense of the will of Council on this. Komlanc responded that he did. Mayor Jadwin said that as long as Komlanc was good with it, she was good. Councilmember Padova asked Komlanc why it was the Department's suggestion to just completely scratch this Program Area rather than going with one like what has been talked about tonight. Komlanc said it was partially based on capturing the information from the pavement rating, as well as the sidewalk work. Komlanc said how he understands how the program was initially set up, it was going back 15 or 16 years to previous projects that occurred in the community. If you look at pavement cycles and treatments that may otherwise be needed, these particular streets could be coming due within three to five years of us actually performing the work on doing the sidewalk work here. That would have been the opportune time to address the wheelchair ramps at intersections as opposed to doing that now. He said that is part of the rationale. Mayor Jadwin added that it would be to avoid duplication.

## **2. Requested Action Items:**

[ORD-0010-2023](#) AN ORDINANCE TO ACCEPT DEEDS OF EASEMENT OF 0.850 +/- ACRES AND 1.000 +/- ACRES FOR DRAINAGE PURPOSES FOR PROPERTIES ALONG EAST JOHNSTOWN ROAD, WAIVING SECOND READING, AND DECLARING AN EMERGENCY

Director Komlanc said staff has been working on roadway drainage related issues on East Johnstown Road. The Department has recently been in contact with two of the property owners. There is not sufficient right-of-way to accommodate the improvements for the stormwater drainage. Easements have been prepared. The property owners have signed off and now the City is looking to accept those easements to facilitate some drainage improvements along East John East Johnstown Road. The next item request permission to bid those improvements.

Vice President Weaver said it was good to see these long-standing drainage issues are being addressed. Weaver said, as Komlanc noted in his report, there is only so much that private property owners can do. He appreciates the attention to this. The folks at these properties were one of the first residents who reached out to Weaver when he was first elected. He is glad to see this on the agenda and moving forward.

Councilmember Bowers said she would be remiss if she did not take the opportunity to ask about sidewalks in this area. Does Komlanc know if these particular parcels already have existing sidewalks? Komlanc said they do not. Bowers said if we are having a right-of-way easement, is there a potential opportunity for the installation of sidewalks? Komlanc said with that he would need to take a larger look at the corridor to see not only the drainage improvements but the roadway profile to get curb and gutter installed and changing it from side ditch drainage to curb and gutter section and the traditional tree lawn area with sidewalk or multi-use path. Something else that we need to take into consideration is whether it is a corridor for a multi-use path. The underlying infrastructure would be there to otherwise support those improvements in the future. Bowers asked from a legal perspective, would the easements give the City the right to make those improvements? Komlanc said he believed the easement was explicit to storm sewer, not necessarily to cover sidewalk. Bowers asked if the mechanism would be similar if we were to approach that in the future or is it something that could be amended? Attorney Mularski said he was not sure he understood the question. Bowers said she thinks the idea is that if we have got some parcels that have no sidewalk currently and they do not have sufficient right-of-way, so we are accepting these Deeds of Easement in order to do right-of-way work, is there the potential in order to avoid a second touch to do the easement such that it gives us future access to install sidewalks or multi-purpose paths? Mularski said his understanding was whenever the City rebuilds a street, then we add sidewalks if there are no sidewalks there, not just resurface it but rebuild it. That is the way it was explained to Mularski. Does that answer Bowers' question? Mayor Jadwin said right now we are looking to obtain an easement to do utility work within that area. She said what Bowers is asking is if three, five, or ten years from now the City wants to go back and put a multi-use trail or sidewalk there would that easement suffice or should we look at this

opportunity to have a broader easement so that we can anticipate that need in the future. Mularski asked if the easement specifically only relates to utilities. Komlanc said he believed it did. Councilmember Angelou said these people are living there without sidewalks currently. Perhaps that is what they want? Weaver said the easement is explicit to the drainage. Mularski confirmed. He did not see any reason why the easement could not be more encompassing. We would have to change the terms of the easement. The only thing that might stop it is if it prevented them from agreeing to an easement under those circumstances. Komlanc said on a property or a project that would cover wholesale improvements to the roadway itself and contemplating curb, gutter, and so forth, typically it would be far stretched past these two parcels and the City would have acquisitions as a part of that effort of the bigger project similar to work that is occurring at Taylor Station and Claycraft right now. There are four parcels there that the City is in the process of securing permanent right-of-way and temporary construction easement. Therefore, Komlanc said the City would handle that at the time. Mularski asked Komlanc if he was saying since this easement is so limited to just this amount, it is probably not worth. Komlanc said yes.

Councilmember McGregor asked if this location was where work was already being performed. She said there are two houses where it appears they are starting to put a storm sewer pipe or some kind of pipe drainage there. Komlanc said he did not recall them putting pipe in but it had been a while since he has been over there. McGregor said when you drive by, there is this pipe and it appears they have been doing some work where they dug it out. McGregor said she could not tell from the map to be sure this was the same spot.

**Recommendation: Introduction/First Reading/Adoption with Waiver and Emergency on Consent Agenda on 2/20/2023.**

[MT-0005-2023](#)

A MOTION AUTHORIZING THE DIRECTOR OF ENGINEERING TO BID CONTRACT FOR PUBLIC DRAINAGE IMPROVEMENTS IN THE VICINITY OF 493 AND 519 EAST JOHNSTOWN ROAD

**Recommendation: Approval on Consent Agenda on 2/20/2023.**

[MT-0006-2023](#)

A MOTION AUTHORIZING THE DIRECTOR OF ENGINEERING TO BID CONTRACT FOR THE CLAYCRAFT ROAD WATERLINE REPLACEMENT

Director Komlanc said he is requesting permission to bid for Claycraft Waterline Replacement. This is another project that the Department was hoping to start last year but are just getting underway now.

Councilmember McGregor asked if this is all of Claycraft for the waterline. Komlanc said yes. McGregor said her husband, former Mayor Jim McGregor, remembered doing part of it down where the brick factory was because the effluent or the outflow of it was real acidic and it had damaged part of it. Komlanc said the waterline is going from Morrison Road all the way to Taylor Station and Claycraft. The City is coordinating the efforts of the roundabout project with this project. So, it is the entire length.

**Recommendation: Approval on Consent Agenda on 2/20/2023.**

[ORD-0012-2023](#) AN ORDINANCE TO ACCEPT WARRANTY DEEDS AND DEEDS OF EASEMENT ASSOCIATED WITH THE CITY OF COLUMBUS ROADWAY IMPROVEMENTS FOR THE HAMILTON ROAD PHASE A PROJECT

Director Komlanc said as part of improvements that are occurring north on Hamilton Road, the City of Columbus did improvements on Morse Road. With those improvements, there are additional easements associated with that work that are within Gahanna's jurisdiction that we are requesting acceptance of those easements.

**Recommendation: Introduction/First Reading on Regular Agenda on 2/20/2023.  
Second Reading/Adoption on Consent Agenda on 3/6/2023.**

**G. ADJOURNMENT:**

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**Jeremy A. VanMeter  
Clerk of Council**

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

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**Trenton I. Weaver  
Chair**