



# City of Gahanna

## Meeting Minutes

### Committee of the Whole

200 South Hamilton Road  
Gahanna, Ohio 43230

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

*Jeremy A. VanMeter, Clerk of Council*

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Monday, January 8, 2024

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 was published on January 5, 2024. All members were present for the meeting. There were no additions or corrections to the agenda.*

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

[2024-0015](#)

825 Tech Center Drive Facilities Update to Council 1.8.2024

Kevin Schultz, Senior Director of Operations, provided an update on the 825 project during the meeting. He introduced the design team, including Maria Rosmarin, Keith Hall, Katie Freeland, and Santiago Alvarez from MSA Design. Brandt Quinn, the construction manager with Elford, was expected to join the presentation. Schultz explained that since the last presentation in August, the team had been working on developing the construction documents based on the 60% drawings presented earlier. The goal was to provide an update on the full design of the building, including the site details. He highlighted that while there might not be significant visible changes to the building, the team had been refining the design, [it was appropriately sized and aligned with the project's goals and objectives. Before turning over the presentation to the design team, Schultz then outlined the next steps, indicating that the 825 project would be presented in upcoming committee meetings. He mentioned that on January 22nd, the discussion would delve into budget and bond legislation. At the conclusion of this presentation, Schultz noted the legislative item seeking permission to bid on the project.

***Presentation Outline/Project Objectives***

Mr. Hall expressed his excitement about being present to provide an update on the project, noting that the design phase was nearly finished. He highlighted the anticipation of moving forward to the construction phase, which marked an exciting time for the project. The agenda for the presentation was displayed, with Mr. Hall emphasizing that he would focus on

storytelling to provide background information on the design evolution. He mentioned that some of the images presented would be familiar, serving as a recap.

Mr. Hall then delved into the project's design objectives, emphasizing their significance. The objectives included creating an inviting and approachable building, establishing a clear and civic presence, being community and service-focused, efficient in planning, allowing for future expansion, ensuring safety and security, meeting square footage and program goals, building rebranding for a unique identity, and incorporating sustainability and green design, with a particular emphasis on daylighting. He expounded on each objective, emphasizing the importance of transparency, community engagement, and creating a welcoming environment. Mr. Hall stressed the need for the building to represent the community and be distinguishable within its surroundings. He touched on the efficiency of planning to ensure responsible sizing, meeting square footage and program goals, and allowing for potential future expansions. The discussion shifted to safety and security, with Mr. Hall acknowledging the existing facility's security challenges and expressing confidence that the new design would address these issues effectively. He highlighted the significance of accommodating diverse functions within the building, including spaces for seniors, administration, and police, while maintaining distinct areas for each. Mr. Hall touched on the concept of building rebranding and establishing a unique identity for the new facility. He emphasized the importance of daylighting as a sustainable feature, enhancing interior spaces with natural light to create a more inviting and workable environment.

### ***Program Analysis***

Mr. Hall turned to the program analysis conducted for the project. He acknowledged that when they joined the project, a programming exercise had already been undertaken to assess the current needs for the planned operations within the building. The identified requirements at that time included approximately 61,000 to 62,000 square feet for Administration in City Hall, around 65,000 square feet for the police, and about 8,500 square feet for the senior center. This totaled to approximately 135,000 square feet. He highlighted that the existing building, with three stories and around 30,000 square feet per floor, prompted the consideration of an addition of approximately 35,000 to 40,000 square feet. This addition was primarily directed towards the police, considering their unique needs such as a firing range, detention facilities, and a sally port. However, as the design process progressed and efforts were made to manage square footage more efficiently, it became evident that the initial assumption about the distribution of space did not fully align with the evolving design considerations.

### ***Existing Conditions/Aerial View***

Mr. Hall provided an overview of the existing site, emphasizing its location on Tech Center Drive as the second building on the right on the screen. He noted the lack of distinctive differences between the two buildings and highlighted the subtle planning notations in the area. The existing building,

constructed in the late 1990s, was described as a three-story structure with 14-ft floors. Over the years, it has served various purposes, primarily as tenant improvement space. Moving on to the design, Mr. Hall pointed out key features of the site, including wooded areas on the eastern and southern sides, bike paths, and existing green spaces. He discussed how the team addressed challenges, such as reconfiguring the bike path to enhance safety and security, creating bio swales for water filtration and for serving both sustainability goals and passive security measures, incorporating EV charging stations, and reworking traffic flow to minimize direct access to the building. Mr. Hall also discussed the implementation of secured parking for the police on the western side, incorporating covered parking with solar panels for city-owned vehicles, and creating a trailhead to support cyclists. He emphasized the main entrance as the primary point for visitors, with secondary entrances designated for the senior center and police. Mr. Hall also mentioned a back entrance for seniors and administrative staff to facilitate easy access to specific areas, taking into consideration security and functionality.

### ***Front of Building & Landscaping***

Mr. Hall presented images of the front of the building, emphasizing the improvements made during the renovation. He explained that the decision to focus on the front facades was driven by the challenge of incorporating story-and-a-half spaces within the 14-ft high floors of the building. This challenge led to the strategic placement of these spaces along the front of the building. The multi-use room associated with the Senior Center and the police department were highlighted as stone bookends, connected by a transparent glass structure, or curtain wall, to enhance daylighting. He described the main entrance, characterized by a tall point with stone and glass, strategically designed to draw people intuitively. The emphasis on transparency throughout the building aimed to create openness and a Civic presence. Mr. Hall showcased another view featuring the senior multi-use room and entrance, underscoring the architectural design to attract visitors to the main entrance. The presentation also included landscape images illustrating passive security measures incorporated into the site design. Circulation spines on the inside were mirrored by trellises on the outside, creating outdoor spaces resembling living rooms. The varied elevations and vegetation within these areas aimed to provide a park-like atmosphere, contributing to a seamless transition as one moves from the outdoor space into the building.

### ***Lower Level and First Floor***

Mr. Hall proceeded to discuss the first-floor plan, beginning with the main entrance, which featured a heightened area of the building. He emphasized the strategic placement of the council chambers right off the lobby for easy accessibility. The location was chosen to prevent unauthorized access further into the building, addressing security concerns. He pointed out transaction windows for utility bill payments and highlighted the designated public space in the red zone, allowing visitors to move through the building without compromising security. The purple area represented the multi-use room for seniors, offering a versatile space for various activities.

Administrative spaces, denoted in orange, were primarily on the first floor, catering to public engagement needs, such as submitting building permits. The blue section encompassed police-related facilities, including the sally port, detention area, roll call, main entry, evidence storage, and a shared gym space situated in the corner for both city and police staff. Mr. Hall explained the intentional separation of police and administrative areas due to the nature of their work. He highlighted the basement, positioned beneath the angled piece on the floor plan, which housed the firing range with 10 lanes and a virtual firing range in the corner.

### ***Second & Third Floors***

Moving on to the second floor, Mr. Hall shared that, similar to the first floor, the blue section continued to represent police facilities. This floor predominantly housed police locker rooms, investigative spaces, and administrative areas. Meanwhile, the rest of the floor, in varying shades, comprised City Administration spaces. Mr. Hall specifically drew attention to the location of council offices on the second floor. These offices were designated for council members to utilize before meetings or for other official business, emphasizing the restricted access to the second floor, ensuring that only individuals with the necessary credentials could access this area.

On the third floor, Mr. Hall detailed that the majority of the space was allocated for City Administration. This included various functions such as Human Resources (HR) and the Mayor's office. Additionally, he pointed out that this floor housed what could be described as the executive level of the police department, accommodating offices for the chief, lieutenants, and other related personnel.

### ***Final Programming & Interior Details***

Mr. Hall provided an overview of the project's original program, which was initially scoped at 135,000 square feet. However, through the process of right-sizing and efficient programming, they successfully narrowed it down to the mid-120s square footage, allowing for a more streamlined and effective use of space. He mentioned the presence of about 5,000 square feet designated as storage but potentially convertible to expansion space in the future.

Moving on to the interior details, Mr. Hall showcased the lobby, emphasizing that it was designed to create a positive first impression. The lobby featured positioning right next to council chambers, a double-height space with an open walkway on the second floor, offering views down into the lobby. He recommended the installation of a video board on the back wall of the lobby for community announcements and events and potential use for meeting overflow. Next, he presented an interior view of the lobby from the second level, emphasizing the merging of clean and industrial design elements. Mr. Hall pointed out the retention of certain aspects of the existing building, like exposed brick and cross bracing, to create a harmonious design. He emphasized the infusion of natural light into common spaces, enhancing the overall ambiance.

Moving to the council chambers, Mr. Hall expressed excitement about the unique features of the space. He described a tiered ceiling design with a clear story along the edge, allowing abundant natural light to filter into the room. The presence of a corridor on the outside further facilitated the flow of natural light into the space. Finally, he highlighted the elevated platform or dais area. The image showed a distinctive experience in the new council chambers.

### ***Existing Building Challenges***

Mr. Hall discussed the challenges and considerations associated with the existing building. Despite its added value, the 14-foot floor-to-floor height posed limitations, especially concerning the necessary spaces such as council chambers, sally port, and a firing range, all of which required a higher bay type space. The essential facility requirements mandated structural reinforcements to meet a higher level of resilience, ensuring the building's functionality post-disaster. Security concerns, both for the site and the building, led to the decision to address the existing parking lot's vulnerabilities and reevaluate the exposed parking situation for the police. Sustainability features were notably lacking in the original design, offering an opportunity for improvements. This, coupled with the need for essential facility requirements like a storm shelter, influenced the decision to extend the building's life expectancy to 50 years or more. Mr. Hall emphasized the challenges in incorporating the storm shelter into the basement, where the firing range was situated. Despite the complexities, he highlighted that these renovations and enhancements would contribute to the building's long-term durability and lower maintenance costs. The focus on site and building security was paramount, particularly in addressing the separation of access between the administration and police departments. This required the inclusion of separate building cores for each, ensuring secure and distinct access points to maintain safety and functionality.

### ***Sustainability Features & Green Design***

Mr. Hall provided detailed insights into the sustainability features incorporated into the building, showcasing advancements in various aspects. The introduction of EV charging stations at the front of the building, coupled with the utilization of solar power, demonstrated a commitment to environmentally conscious practices. Stormwater detention improvements were made, addressing the compromised existing system and integrating bio swales for enhanced efficiency. The HVAC systems, recognized as crucial components, would be upgraded to state-of-the-art, highly efficient units. Additionally, Mr. Hall highlighted the use of finishes made from recycled materials, showcasing the evolution and progress in construction material sustainability since the building's original construction in the late 1990s.

To further enhance sustainability, the incorporation of low-flow fixtures in the bathrooms was emphasized. These fixtures contribute to water conservation, aligning with responsible water usage practices. The transition from fluorescent to LED lighting throughout the building was emphasized,

promoting energy efficiency. Advanced room controls, including automatic sensors for turning lights on and off based on occupancy, were highlighted as essential elements in creating a facility with responsible green initiatives, ensuring a sustainable approach for the building's long-term operation.

### ***Building Identity***

Mr. Hall concluded by highlighting the successful outcome resulting from the comprehensive design approach. The unique design of the building ensures its distinctive presence as Gahanna's Civic Center and City Hall. Emphasizing the key principles of safety, security, openness, and transparency, the design achieved a balance that resonates with the community. Throughout the planning process, the focus on efficiency and effectiveness was a priority. The layout and organization of the spaces within the building were carefully considered to prevent congestion and provide clear, distinctive areas for various functions. Mr. Hall expressed confidence that the public would appreciate the improved engagement experience with clear navigation and defined spaces. Furthermore, the new facility was positioned as a valuable asset for recruiting and retaining top-tier employees in the community. The enhanced amenities and thoughtful design elements were identified as factors that would contribute to making the facility an attractive and advantageous workplace for both administrative and police personnel.

### ***Concluding Thoughts: Challenges = Opportunities***

Mr. Hall acknowledged that challenges had been viewed as opportunities throughout the design process. The collaborative effort of the design team and staff was highlighted in addressing challenges with a forward-thinking approach, aiming to enhance various aspects of the project for the long term. One notable outcome of this approach was the incorporation of additional green and sustainable initiatives. The need for high-bay space, driven by essential building requirements, contributed to shaping a unique and efficient building design. Mr. Hall emphasized that these measures collectively positioned the project as a 50-year solution, providing a sustainable and resilient infrastructure for the community. In his closing remarks, Mr. Hall underscored the significance of the new building plan in enhancing the City's capacity to effectively serve the community.

### ***Timeline/Next Steps***

Senior Director Schultz provided an overview of the next steps in the project timeline. He outlined the upcoming milestones, including seeking permission to bid on the project, presenting the project budget at the January 22nd meeting, and addressing various elements such as contingencies, allowances, and bid alternates. The discussion at the next Committee meeting will delve into the comprehensive project budget, covering not only construction costs but also factors like the purchase of the building, contingencies, and other associated costs. Schultz emphasized the importance of understanding soft costs, such as design fees and insurance,

in the overall project budget.

Further details about the project's development plan and any required variances will be presented to the Planning Commission at the end of February. Schultz mentioned the intention to introduce Construction Contract #1, representing the guaranteed maximum price for the initial phase of the project, at the March 25th meeting. Following legislative approval, the notice to proceed is anticipated around April 15th, with groundbreaking and demolition starting at the end of April.

Construction Contract #2, covering the remaining portion of the project, is expected to be introduced in mid-May, with a notice to proceed for that phase around May 21st. Schultz outlined a rough construction schedule spanning 18 to 24 months, targeting completion by Christmas day in 2025. He concluded by expressing readiness to address any questions and noted the upcoming formal action of seeking permission to bid.

### ***Presentation Q&A***

Vice President Weaver expressed gratitude to Director Schultz and the project team for the comprehensive presentation and their dedicated work on the project. He acknowledged everyone's efforts and highlighted the excitement generated by the progress made. Vice President Weaver then opened the floor for discussion, inviting comments or questions from his colleagues.

Councilmember Renner expressed appreciation for the exciting summary of the new building and envisioned walking through the described floors. He raised two high-level questions. Firstly, he inquired about the building's sustainability goals and the specific performance indicators the team aimed to achieve. Secondly, Councilmember Renner sought information on the demolition process, focusing on the recycling of materials. He wanted details on how the team planned to handle materials during demolition, whether anything would be recycled into the new building, and the broader plan for the materials post-demolition. Councilmember Renner emphasized the importance of understanding the fate of materials to avoid significant landfill contributions.

Ms. Freeland, the Director of Columbus Studio at MSA Design, addressed Councilmember Renner's question regarding the performance strategy of the building. She highlighted the inherent sustainability of the project by repurposing an existing building, emphasizing the positive environmental impact compared to demolishing a structure of that size. While the project might not be pursuing LEED certification, Ms. Freeland mentioned that they are incorporating many LEED strategies into the design and construction process. The technical specifications and building features are aligned with performance criteria associated with LEED standards, showcasing a commitment to sustainability without seeking formal certification.

Brandt Quinn from Elford provided insights into the construction waste

management plan. He mentioned that the majority of the building being demolished is the circular section of the front entry, primarily composed of steel, concrete, brick, drywall, and insulation materials. Elford plans to transport these materials to a construction and demolition facility, likely in Lancaster, for sorting and recycling. The steel and concrete will be recycled, with concrete potentially reused in new construction or roadway base. Additionally, materials like drywall and insulation will undergo recycling at the facility. Quinn emphasized the importance of sustainability not only from an environmental perspective but also as an economically feasible strategy. The demolition contractor considers the scrap value of materials like copper conduit and feeders, which factors into the overall bid for the demolition project. This approach aligns with both environmental and economic goals, maximizing the reuse and recycling of materials while minimizing waste sent to landfills.

Councilmember Renner sought specific details about the performance indicators targeted for the building, such as LEED, BREEAM, or other certifications. He expressed the need to understand the performance indicators before delving into the project.

Mr. Hall explained the decision-making process regarding mechanical systems in the building, focusing on efficiency and cost. The engineering team conducted a comparison of available systems, considering factors such as efficiency and cost. The final decision included sticking with rooftop units but opting for highly efficient ones. Mr. Hall noted that the building code already aligned closely with LEED standards, making achieving LEED Silver relatively straightforward. He emphasized that the project embraced sustainability by upgrading systems, such as transitioning from fluorescent to LED lighting. While specific performance indicators were not explicitly outlined, Mr. Hall expressed confidence that the project was in line with LEED Silver standards due to the comprehensive improvements made in HVAC, lighting, and overall building materials.

Councilmember Renner sought specifics on the project's energy efficiency, particularly in terms of power utilization. He mentioned a general estimate of around 20 to 25 kilowatt-hours for a building of this size and expressed a desire to understand the targeted power utilization upon completion and the strategies employed to achieve such efficiency.

Mr. Hall acknowledged that specific sustainability targets weren't set at the project's outset. Instead, the focus was on identifying and implementing opportunities as they arose during the construction process. He mentioned that sustainability wasn't an overarching requirement from the project's inception. The team's approach involved making the best choices based on available opportunities, which included features like bioswales and solar panels. While he acknowledged the limitations of the solar panels, he emphasized their contribution to the project's overall sustainability. He acknowledged that defining specific targets was challenging to answer.

Ms. Freeland addressed the sustainability aspects related to material and performance requirements, highlighting specific expectations for materials



like glazing in the curtain wall system. She emphasized the importance of comprehensive evaluations against specified minimum standards for all products and systems during the procurement process. Regarding power efficiency, Ms. Freeland acknowledged the challenge of measuring against specific metrics before the building is operational. However, she mentioned the team's commitment to thoughtful planning, incorporating features such as occupancy sensors for lights and other energy-efficient equipment.

Councilmember Renner sought clarification on the approach to sustainability, summarizing that the team had broad ideas and would assess outcomes during the construction process. Mr. Hall concurred, specifying that while energy consumption might not have specific targets at this stage, there were definite criteria, especially in material selection and performance, where specific targets and standards had been set.

Councilmember Renner acknowledged that a year ago, he had requested information on performance indicators and discussions on the same with respect to the project. He had hoped that the current discussion would shed light on the progress made in that regard. Moving on to the next subject, Councilmember Renner inquired about the process of bidding and administering the contract concerning Disadvantaged Business Enterprise (DBE), Minority Business Enterprise (MBE), and related aspects. He highlighted that this was also a topic he had raised over a year ago, seeking a better understanding of the procedures involved.

Mr. Quinn responded by providing detailed information on the minority participation tracking conducted on all projects. He mentioned running a recent report, revealing 1,015 references to diverse contractors across various categories such as Encouraging Diversity, Growth and Equity (EDGE), Women Business Enterprise (WBE), MBE, DBE, among others. Over the past five years, the organization had issued over a hundred million dollars in contracts, direct subcontracts, and purchase orders to diverse subcontractors. Addressing Councilmember Renner's specific question about the current project, Mr. Quinn clarified that there wasn't a specific target set, but a commitment was made to try to achieve 15% diversity in the project. He outlined the proactive steps taken, including actively seeking local contractors and budgeting the project for about eight months to involve diverse contractors early in the process. Regarding the bidding process, Mr. Quinn explained that they were actively looking for bidders interested in the project. They encouraged diverse participation in bids and highlighted the importance of early engagement to increase motivation. Mr. Quinn acknowledged that discussions on tracking acronyms (MBE, WBE, EDGE, etc.) were ongoing, and once finalized, they could narrow down the focus and maximize opportunities. He further discussed potential scenarios where a diverse contractor might not submit the lowest bid and emphasized the importance of open dialogue in such situations. Mr. Quinn elaborated on their bidding process, which involved electronic bidding and an open-book approach, sharing bid tabulations to ensure transparency. He highlighted that recommendations for the best value of subcontractors would be made to Director Schultz and the team. Mr. Quinn assured that the bidding process would be open and transparent, with detailed information available on all bids

and the reasons behind the selection of subcontractors.

Councilmember Renner sought clarification on diversity percentages in bidding documents. Mr. Quinn responded that while there were no specific percentages mandated, efforts were made to encourage and increase diverse participation organically. He highlighted recent projects with 18 to 20% diversity without mandatory requirements. Tracking and reporting mechanisms would monitor diversity participation, and updates would be provided during the GMPs and final project stages.

Councilmember Renner inquired about the bidding process, asking whether it was more like a Request for Proposal (RFP) or an Invitation to Bid (ITB) and seeking clarification. Mr. Quinn responded that it was a competitive bid, confirming it was closer to an ITB. He mentioned the extensive documentation involved, including contracts, safety plans, and various paperwork, emphasizing the complexity of the process. Councilmember Renner shared his familiarity with such processes, drawing on his experience running the County Sanitary Engineering Department.

Mr. Hall added that the design team is EDGE certified, indicating diversity spent on design fees. He emphasized that both organizations recognize the importance of diversity on projects and proactively support bringing in diverse businesses.

Vice President Weaver inquired about the rationale behind dividing the contract into two parts, seeking further clarification on the decision.

Mr. Quinn explained that the decision to break the contract into two parts is a common practice in today's market. He pointed out that due to supply chain challenges, especially in obtaining certain mechanical and electrical systems, they are looking at multiple GMPs (Guaranteed Maximum Prices) or two contracts. The goal is to address the extended lead times for critical equipment, such as electrical components, which may take 12 to 16 months to procure. Procuring these items earlier allows them to ensure timely delivery and avoid delays in turning on power and HVAC systems when the building is ready for occupancy. Additionally, it enables a phased approach to design, prioritizing critical components and advancing the project's critical path.

Mr. Hall explained that bid package one primarily focused on the core and shell of the building, allowing for the initiation of construction activities such as demolition, foundation work, site work, and site utilities. This phased approach enabled construction to commence while the interior portions of the building were still in the design phase. The intention was to expedite the construction timeline, facilitating an earlier occupancy of the building.

Senior Director Schultz added that from an administrative perspective, they were considering two bond issuances to align with the split contracts. This approach allowed them to bond up to the known cost of each project phase, providing more accurate financial estimates as the project progressed. He

emphasized the importance of advancing the project schedule to optimize efficiency and control overall costs.

President Bowers expressed gratitude to Mr. Schultz, the administrative team, and the MSA and Elford teams for their hard work. She commended the beautiful renderings and the incorporation of Gahanna's elements into the design. President Bowers looked forward to the upcoming presentation on the council space design. She also appreciated Ms. Freeland's recognition of the sustainability aspect of repurposing an existing building. Building on Councilmember Renner's comments about LEED certification, she expressed interest in pursuing LEED silver certification if feasible, considering its positive impact on sustainability efforts and the city's commitment to forward-thinking practices.

[MT-0003-2024](#)

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

Senior Director Schultz sought formal approval for the 825 Renovation and Expansion Project, emphasizing that the request covered both contract one and contract two. He refrained from delving into the project details any further but indicated the need for a motion granting permission to proceed with the bidding process.

**Recommendation: Introduction/Adoption on Consent Agenda on 1/16/2024.**

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

[ORD-0001-2024](#)

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

Director Komlanc presented the city's recent receipt of bids for water tower rehabilitation work. Two bids were received, with D and Six Sons emerging as the lowest and most responsive bidder, slightly under the engineer's estimate. The project had a budget of just over \$1.2 million. The scope of work included cleaning and coating the interior and exterior, along with miscellaneous repairs to hatches, ladders, rails, roof fence, and potential replacements. All activities adhered to the EPA Clean Water Act and relevant standards such as AWWA.

Councilmember Renner expressed his enthusiasm for painting elevated tanks, highlighting the visual enhancement it brings to the city's assets. He suggested capturing before-and-after images using drones, referencing a similar practice with Matt McGregor's services. Director Komlanc informed that the city already manages this in-house with Joe Collin, utilizing his pilot's license for aerial photos, covering various projects, including the Taylor Station Claycraft and street programs.

Councilmember McGregor inquired about the water tower painting process,

specifically asking if the entire tank needed to be emptied for cleaning and painting. Director Tom Komlanc explained that there would be a drawdown of the tank followed by a refill.

Councilmember McGregor sought clarification on the redundancy and water supply during the tower maintenance. Director Komlanc reassured that Columbus and the master meters would backfeed and support the tower while it was temporarily out of service. Concerning the color of the paint, Councilmember McGregor asked if the tower would be repainted in the same color. Mayor Jadwin expressed a preference for a color that does not require frequent repainting.

**Recommendation: Introduction/First Reading on Regular Agenda on 1/16/2024;  
Second Reading/Adoption on Consent Agenda on 2/5/2024.**

[ORD-0002-2024](#)

AN ORDINANCE TO ACCEPT A GENERAL WARRANTY DEED FROM 307-309 W JOHNSTOWN ROAD LLC FOR 0.197 +/- ACRES OF RIGHT-OF-WAY DEDICATION ALONG A PARCEL LOCATED AT 307-319 W JOHNSTOWN ROAD

Director Komlanc presented a procedural item related to a private development property on West Johnstown Road. He explained that as part of the Everett development, there was a requirement to deed additional right-of-way along the West Johnstown Road corridor for future widening and utility accommodations. This was in line with the city's Thoroughfare Plan. The property owner was fulfilling this requirement as part of the development project, and the request was made to have it recorded with the county recorder.

Councilmember McGregor inquired about a similar requirement for the apartment project, specifically asking if they had to install a sidewalk in front of the building. Director Komlanc provided information about the provisions for a multi-use path as part of the apartment project on West Johnstown Road. He mentioned that they were currently working through the accommodations with the developer for the implementation of the multi-use path. The timing for this would be determined based on project considerations and coordination with the developer.

**Recommendation: Introduction/First Reading on Regular Agenda on 1/16/2024;  
Second Reading/Adoption on Consent Agenda on 2/5/2024.**

[MT-0001-2024](#)

A MOTION AUTHORIZING THE DIRECTOR OF ENGINEERING TO BID CONTRACT FOR THE 2024 STREET PROGRAM (ST-1110)

Director Komlanc presented information on the 2024 Street Program and the 2024 Sidewalk Maintenance Program. The streets were identified based on recent optical data for pavement ratings, and over 3/4 of a mile of roadway rebuilds, 2 and a quarter miles of mill and overlay, and approximately 4 and a half miles of sidewalk maintenance were planned. The rebuilds would adhere to PROWAG standards, and residents were given the option to opt out, self-perform the work, or participate in the program.

President Bowers, recalling previous discussions, inquired about revamping

the sidewalk maintenance program to include recently repaved roads. Director Komlanc clarified that such integration was planned for future CIPs in 2025, 2026, and 2027, covering streets repaved in 2021, 2022, and 2023.

Councilmember Schnetzer commended the early presentation and sought clarification on the rebuild process, confirming through Director Komlanc that it involved a full removal down to the gravel base. He also mentioned the potential extension of golf carts for affected households.

Vice President Weaver inquired as to the planned communication and outreach efforts for affected residents. Director Komlanc assured that a communication plan was in progress, including town hall meetings to inform residents about the expected disruptions during the rebuild projects.

**Recommendation: Introduction/Adoption on Consent Agenda on 1/16/2024.**

[MT-0002-2024](#)

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

**Recommendation: Introduction/Adoption on Consent Agenda on 1/16/2024.**

[ORD-0003-2024](#)

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

Director Komlanc provided information about the scheduled reconstruction of the I-270 bridge along Hamilton Road in partnership with the Ohio Department of Transportation (ODOT). Preliminary legislation had been presented in August of the previous year, and ODOT was ready to bid on the project. The city's final legislation was required for approval by February 2nd to proceed with the bidding process. The city's responsibilities included enabling work for the Big Walnut Trail extension, which would feature a multi-use facility along the western side of the bridge, along with decorative railing and lighting. The engineer's estimate for the city's portion was just under 3/4 of a million dollars, with the city being responsible for any overage at the time of bid.

President Bowers expressed excitement about the project, acknowledging the need for substantial work on the bridge. Vice President Weaver shared the enthusiasm, stating that the emergency waiver and the timeline set by the state posed no issues for him.

**Recommendation: Introduction/Adoption on Consent Agenda with Waiver and Emergency on 1/16/2024.**

**D. DISCUSSIONS:**

**1. Public Arts Policy - Status Update and Discussion**

Vice President Weaver deferred to the mayor and the administration regarding a report from the panel, indicating that his understanding was that the panel submitted a report in mid-December. Mayor Jadwin confirmed the submission of a draft report shortly before Christmas and mentioned ongoing efforts to formalize a policy with outside counsel. Updates would be provided as soon as they were available.

Councilmember Padova inquired about the timeline for the policy formalization, to which Mayor Jadwin responded, "ASAP."

## 2. Committee Schedule for 2024

President Bowers shared an update regarding the Committee schedule previously discussed during the organizational meeting. The council aimed to scale back a couple of committee meetings, particularly over holidays and in the summer, to provide staff and council members with some time off. President Bowers mentioned a meeting with the administration, senior directors, and Mayor Jadwin before the current meeting. As a result, there would be no Committee meeting during the week of Memorial Day (May 27th), and in July, Committee meetings on the 2nd and 4th Mondays would not be held. President Bowers anticipated that this adjustment would not cause disruption to legislation. Instead, they planned to stack a committee meeting at the July 15th meeting. To accommodate this change, a council rule update would be presented. The administration was reportedly pleased with the suggestion, and it was expected to provide everyone with some breathing room. The approach was likened to what was done during the Covid period, where Committee meetings were held immediately following Council meetings over Microsoft Teams. There was confidence that with sufficient lead time to the staff, this adjustment wouldn't disrupt legislation or necessitate additional emergency or waivers.

## 3. Resolutions Calendar

### [2024-0001](#)

Council Honorary and Commemorative Resolutions and Mayoral Proclamations - 2021-2023

Clerk VanMeter provided a historical snapshot of the resolutions passed by Council and proclamations presented by the Mayor during Council meetings over the last three years, focusing on commemorations and honorary recognitions.

Councilmember Jones recommended adding anticipated resolutions for Veterans Day and Military Family Month in November, as well as considering recognitions for Indigenous People's Day and Native American Heritage Month.

President Bowers expressed agreement with including Native American Heritage Month and mentioned bringing back Honoring First Responders Day in October.

Mayor Jadwin noted that some proclamations were presented outside of Council chambers, aiming to avoid duplicity. Vice President Weaver appreciated the collaborative approach and suggested being trendsetters with "procolutions," or joint resolutions between the Council and Mayor.

#### 4. Council Rules of Procedure

President Bowers discussed the need for revisions to council rules, specifically mentioning the Committee schedule changes referenced earlier. She proposed the formation of an informal working group, led by Clerk VanMeter, to address potential amendments to the Council rules of procedure. President Bowers invited Councilmember McGregor to participate, given her historical experience, and suggested involvement from Councilmembers Jones and Padova. The working group would collaborate outside of official meetings to propose amendments for Council consideration. Clerk VanMeter expressed support for the idea, and President Bowers encouraged other council members to share their ideas with Mr. VanMeter.

#### E. ITEMS FROM THE COUNCIL OFFICE:

##### [RES-0001-2024](#)

A RESOLUTION RECOGNIZING MARTIN LUTHER KING, JR. DAY AND NATIONAL DAY OF SERVICE, JANUARY 15, 2024

Clerk VanMeter presented the draft of the resolution to Council, which was previously considered in prior years, with minor updates to correct the day and year. Vice President Weaver acknowledged the presentation, expressing gratitude to Mr. VanMeter and opening the floor for any discussion on the item. There were no further comments.

**Recommendation: Introduction/Adoption on Consent Agenda on 1/16/2024.**

#### F. ADJOURNMENT:

*With no further business before the Committee of the Whole, the Chair adjourned the meeting at 8:27 p.m.*

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Jeremy A. VanMeter  
Clerk of Council

*APPROVED by the Committee of the Whole, this  
day of 2024.*

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Trenton I. Weaver  
Chair