



City of Gahanna

Meeting Minutes

City Council

200 South Hamilton Road
Gahanna, Ohio 43230

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

Jeremy A. VanMeter, Clerk of Council

Monday, October 17, 2022

7:00 PM

City Hall, Council Chambers

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

Gahanna City Council met in Regular Session on Monday, October 17, 2022, in Council Chambers. President of Council Stephen A. Renner called the meeting to order at 7:03 p.m. Vice President of Council Merisa K. Bowers delivered an Invocation and led members in the Pledge of Allegiance. The agenda for this meeting was published on October 14, 2022.

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

B. ADDITIONS OR CORRECTIONS TO THE AGENDA:

None.

C. HEARING OF VISITORS:

1. Kelly Shellhammer of 143 Brookhill Dr, Gahanna, OH spoke on the Big Walnut Big Band.

Ms. Shellhammer said she was before Council as a representative of the newly formed Big Walnut Big Band. She served as the artistic director. The idea of the group came about prior to COVID-19. The group took a pause. During this last year, the group got up and running. She is here to introduce the idea to the community and thought it was appropriate to speak before Council, since Council passed the Resolution two weeks ago for Arts & Humanities Month. Approximately 68 percent of the group includes Gahanna Lincoln High School graduates. The remaining members are either retired or current teachers in Gahanna schools, except for one member who lives in Gahanna and had children graduate from Gahanna. They are a community group, a big band, or jazz band. They perform the music of people like Duke Ellington, Count Basie, and Tommy Dorsey. They are about pleasing their audiences, much like the great Louis Armstrong, a great trumpet player and jazz performer, was all about. Over the summer, the group performed at

Boom at the Brook, which is Stonybrook Church's celebration while the fireworks are going on. This was the inaugural performance. They have also performed at Sunrise Assisted Living on Hamilton Road. They went specifically to surprise Mr. Robert (Bob) Kessler and his wife Suzanne. Shellhammer said that Bob Kessler was the Gahanna band director from 1955 to 1985. Kessler had performed with a big band group and was very well versed in the music of big bands and jazz. Shellhammer also said that just on Saturday they celebrated Kessler's life. He passed away last month. She was glad they were able to perform for he and his wife. Shellhammer asked to play a short video clip from the performance.

Due to a mix-up in the video linked to display, Ms. Shellhammer was not able to showcase the correct performance.

Shellhammer concluded with the group being interested in performing at the Creekside Blues & Jazz Festival next summer and any other summer opportunities that might arise. They are also in talks with the Gahanna Area Arts Council. Shellhammer thanked Council for the invitation to speak. She said she appreciated Councilmember Weaver's communication with her in recent weeks.

2. Max Orsley of 691 Vivian Ct, Gahanna, OH spoke on speeding on residential streets.

Mr. Orsley said he wanted to address speeding and road behaviors on residential streets. He lives off Cherry Bottom. He likes to go throughout the city by walking or biking. He takes his kids to parks all around the city but does not feel safe crossing Cherry Bottom Road with the way people drive. He wants to challenge the City to create infrastructure that is more pedestrian friendly, more cyclist friendly, and more than a speed limit and enforcement after someone already breaks the rules. Orsley suggested putting in traffic smoothing and different surfaces that slow people down. These are ways to change behaviors rather than relying on punishments. He thanked Council for the time to speak.

3. Carlie Boos, Executive Director, AHACO, of 360 S Third St, Columbus, OH spoke on the source of income and Pay to Stay legislation.

Ms. Boos said she was speaking as the Executive Director of the Affordable Housing Alliance of Central Ohio (AHACO). She thanked Council for considering source of income and Pay to Stay ordinances that are now under review. These are timely and reasonable measures that respond to pressing needs in our community. Boos is grateful for Council's leadership and for debating them. Boos said to imagine that you won the lottery and in an instant the weight of the world drops off your shoulders for things like how you will pay for your kids' college, how you will retire, how you will support your parents in their old age. The Lottery Commission calls you. They say we have a check and where would you like them to send it. So, you go to your bank

and your bank says they would love to take this, but that is too large of a deposit. That requires specialized staff, which the bank does not have. So, they say “no thank you.” The next bank says that, regrettably, you would not fit in at that bank. You are “new money.” The bank says they cannot teach you how to be rich and that they do not want your deposit. The next bank says that they would love to take your money, but they are actually a really bad bank and afraid that if you bring that much money in, the regulators are going to find them, and they are going to come looking for them. They are going to close them down, so they say no. The next bank says they are opposed to gambling, and they won’t bank with you on principle. The next bank says that lottery winners have bad attitudes, so they say no. The next bank says that the lottery program is too slow and too clunky, so they say no. The last one says that although you are a millionaire now, you have overdrawn your accounts in the past and are a real credit risk, so they say no. Here you are at the end of a very long list of banks that have said “no.” You must go back to your family and say that this money, this lifeline, is not coming. Boos said to now consider this as your retirement check, your disability benefits, your child support payments, or any other source of income that you have rightfully and lawfully relied upon to support your family. That is source of income discrimination. This discrimination is pervasive in Franklin County. Among single-family rental owners, only 51 percent accept supplemental security benefits, which are designed to assist primarily those who are blind and disabled. Only 47 percent consider rental assistance, including from veterans. This takes a toll on families, as well as a community. It grows more difficult for employers to recruit staff without access to nearby housing. It strains the social cohesion of our community when our families are forced to relocate away from neighborhoods they have called home because their income sources change as they walk through the different stages of life. Boos said Council’s proposed source of income ordinance will resolve this separately, but equally important is the Pay to Stay provisions. These codify an existing defense to eviction and ensures even and predictable applications of the law. Ohio is one of only five states that lack this. Boos said these Pay to Stay protections now cover 1.4 million Ohioans. They are together part of a body of laws that protect our individual rights to be free from discrimination and our ability to overcome economic hurdles. This also helps create a prosperous life for our family. The Alliance supports adoption of these types of laws. Boos thanked Council for its leadership, stewardship, and for having this discussion.

4. Jerry Valentine, CEO, Renter Mentor, of 470 W Broad St, Columbus, OH spoke in favor of source of income legislation.

Mr. Valentine said he proudly serves as the founder and CEO of an organization called Renter Mentor. This is a for-profit social enterprise with a mission to help connect people to affordable housing and other supportive resources. Valentine is a former employee of Columbus Metropolitan Housing Authority. He has worked closely with residents all over Central Ohio through the voucher program. Valentine said he was able to see how difficult it was for people to utilize their voucher, as well as other folks who receive similar

subsidies. The voucher program was established to give low-to-moderate income residents housing opportunity and choice. Instead, the program has given recipients a stressful 90-day housing search process of a limited inventory of private market housing making them more vulnerable and subjective to housing scams, predatory landlords, moving into higher concentrated areas of poverty, and failing to utilize the rental subsidy. Even worse, he said, some were forced into homelessness. All landlords who connect with the voucher holder and participate in the program must go through a three-step HUD compliance process orchestrated by the Columbus Metropolitan Housing Authority. The three-step process involves submitting a request for tenancy addendum, passing a housing quality standard inspection, and executing a housing assistance payment contract. The basic structure of the program is governed by HUD rules and regulations, which all property owners should already be following these standards to some degree per local code and enforcement. This structure is intentional in order to protect federal dollars but more importantly to protect the core rights of tenants and landlords participating in the program. Although HUD sets the majority of the program rules and regulations, public housing authorities have discretion to determine many important elements of the administrative process of the program. He said this is important to highlight because participating landlords need to know that they can voice their concerns with the public housing authority and allow them to use discretion. One of the biggest misconceptions and concerns property owners and operators have about source of income discrimination is about lowering rents. Valentine said this is simply untrue. The voucher amounts are determined by fair market values, household composition, and household income. If a person applies to a unit that is above the voucher income threshold, that landlord has the right to deny that tenant. Valentine said he would like to assure all property owners and operators that there are mission-driven organizations here to help them navigate through misconceptions and any type of administration mishaps. He thanked Councilmember Bowers for bringing this [legislation] to the table and for Council's consideration for passage.

5. David Reierson, Assistant Vice President, United Way of Central Ohio, 360 S Third St, Columbus, OH spoke in favor of the Fair Housing Ordinance.

Mr. Reierson said he was speaking in favor of the ordinance to protect people from discrimination based on their source of income. He is the assistant vice president of United Way of Central Ohio. United Way supports approximately 100 Franklin County non-profits, who every day serve some of the most vulnerable residents of our community meeting basic needs and ensuring children are successful in school. Source of income protection will help the non-profit sector be more successful. For nonprofits to be successful in their work, families must be stable in their housing. This legislation will help improve the success of non-profits in our community, helping people to meet and fulfill their potential. Reierson believes that this ordinance is critical to the residents of Gahanna. Many people have income from Social Security, child support, alimony, disability income, veterans' programs, or government

housing programs. This is an important protection that can help to expand the housing choices available to voucher holders, including in resource-rich neighborhoods where affordable housing options might otherwise be unavailable. There are over 400,000 people in Franklin County who live at 200 percent of the federal poverty level or approximately \$24,000 a year for a single adult. Thousands of people in Central Ohio are denied access to safe, decent, and sanitary housing options annually due to their source of income. This refers to their practice of refusing to rent to a housing applicant because of that person's lawful form of income. Often the denial of housing will serve as a pretext for a prohibited form of discrimination and disproportionately affects renters of color, women, and persons with disabilities. As a result, source of income discrimination contributes to the perpetuation of racially segregated communities and neighborhoods with concentrated poverty. Children are often hurt the most by these types of discrimination. As an example, national research shows that children who grow up in a concentrated poverty by the age of five are already one-and-a-half years behind middle-class children and their academic achievement. Most children will never catch up, putting them behind academically and economically. Housing stability solutions are the right thing to do to ensure children are successful in school and contribute to building a strong future workforce. Everyone in Central Ohio is having difficulty in finding housing, but it is a crisis for low-income people and those with government support. After a decade of chronic underbuilding and unprecedented population growth, Central Ohio home prices and rents have been climbing considerably faster than incomes every year for a decade. This has hurt those with limited income the most as landlords have been able to use a higher level of scrutiny when accepting future tenants. Lastly, source of income protections are good for the economy. Central Ohio continues to attract thousands of jobs, and we are expected to grow by another one million people in the next 30 years. This is the same amount we grew in the past 30 years. We all play a part in creating a more just region for children and families. This legislation is the right thing to do for children and families who struggle. Reiersen thanked Council for its work towards supporting this important housing justice work.

6. *Shelly Igdaloff of 2480 Colts Neck Rd, Blacklick, OH spoke on the source of income Ordinance.*

Mrs. Igdaloff thanked Council for letting her speak about source of income discrimination Ordinance that she would like to see passed. Igdaloff said she is the mother of five children, all of whom have benefited from the education Gahanna schools have had to offer. She added that she spends a lot of time in the Gahanna schools volunteering. Many of the students thought she was staff there because she volunteered so much. Igdaloff said she saw how wonderful our Gahanna school system is. She is grateful for Council's willingness to support an ordinance in Gahanna to protect people from housing discrimination based on their source of income. This type of measure has been passed in many cities across Central Ohio. She said she wants to count on the Gahanna community to become part of this positive change. Research has shown that children who live in stable households in higher-resourced neighborhoods, neighborhoods like Gahanna, even for a few years before reaching the age of 13 have improved long-term life outcomes.

These outcomes include earning higher incomes, being more likely to attend college, less likely to become teen mothers, and having much lower risk of severe anxiety disorders. Opportunities for success are greater for households and communities that have protections prohibiting discrimination based upon source of income, as this opens doors to affordable housing throughout the region. Igdaloff asks that Council pass this ordinance. Her children have been successful after graduating from our outstanding school system, and she would only want the same for others who may be economically or otherwise challenged. She sees only an upside to supporting this measure. She hoped Council would adopt this protection to show that Gahanna is a welcoming and inclusive community, as so many others are.

7. Arlene Sheak of 1410 Sedgefield Dr, New Albany, OH spoke on Fair Housing.

Ms. Sheak said that although she has a New Albany mailing address, she is very pleased to be a citizen of Gahanna for almost six years. She said she supports the proposed ORD-0061-2022, which makes her very proud to be part of this community. This proposed housing legislation reflects a determination of fairness and facilitating good relationships between renters and landlords. This legislation creates a fair housing officer who can exercise mediation of complaints as a starting point. There is a fair housing board and a process. Sheak likes the way the fair housing board is comprised of three people from different wards of our city, with both City Council and the Mayor appointing these individuals. Sheak especially likes putting into law that a variety of income sources are not barriers in Gahanna, as so eloquently has been pointed out by others. She appreciates the initiative and leadership of Councilmember Merisa Bowers on this matter and the support of all councilmembers and Mayor and City staff. She appreciates Council trying to expand housing in our community in fairness and access, whether renting or buying.

8. Via video, Robb Tarr of 470 Havens Corners Rd, Gahanna, OH spoke in favor of the proposed Fair Housing Ordinance (ORD-0061-2022).

Mr. Tarr is the senior pastor at Gahanna Community Congregational Church, right up the street from City Hall and across the street from the high school. Pastor Tarr said he is excited and thankful to be able to speak on behalf of the currently proposed housing ordinance, in particular the provision in it that gives protections for people so that they are not dinged at all on applications for housing based on their source of income, whether that be disability, veterans' benefits, any number of things that can be part of people's life experience. Tarr said there is a group in Gahanna that has been talking to folks in the city about this for a little while. They really appreciate not only the responsiveness on that particular provision but also the willingness to take a thorough and comprehensive approach in working for Fair Housing to be enshrined in the laws of the city. As a pastor, he works regularly with folks in his church and with people in the community who may be going through different types of hard times or just have low margins as a regular part of their life experience. He knows, then, from that, as they walk with them through life, even providing financial assistance sometimes, that housing in particular

provides a really important foundation for people to be able to thrive in life in general. This is especially important. If housing is taken care of, suddenly you are able to thrive. So, making sure that housing is accessible to people of all experiences, of all life circumstances, is really important. Tarr said he knows that Gahanna has the values to be a community where everyone can have a sense of common cause, sense of common value, and that all of us, no matter what our circumstances are, can come together as one wonderful and thriving community. This is a way to express that value in the legislation that we write. Tarr hopes that this Ordinance does get passed. He encourages Council to vote for this and to see those values enshrined to protect and preserve the ability of as many people in Gahanna to thrive, especially as we are growing and as things are changing. This will be a great way for people in our community and for people who may want to come to our community of all different experiences to have a wonderful experience in the community and to have the platform to be able to contribute to the community. Tarr said that there are people within his congregation who are landlords and who really appreciate when cities have specific legislation on the books that helps them express their values that much easier because it is supported by the laws that they are supposed to follow. There are folks in our community who do that, who care about making housing accessible, and this will only help them from their perspective as well. Tarr urged voting in favor of the Fair Housing legislation.

President Renner thanked Tarr for being the first speaker to utilize the video comment upload feature for Hearing of Visitors.

D. PUBLIC HEARINGS:

1. 5503 Morse Road Rezoning (ORD-0056-2022)

President Renner explained the Public Hearing procedures. First, he will ask the administration prior to opening the hearing if they have any comment. Second, the public hearing shall be opened with proponents being allowed seven minutes. This means all proponents have seven minutes collectively, not individually. Third, the opponents will have 10 minutes as a group. Fourth, he will ask for any rebuttal by the proponents, of which three minutes collectively are allotted.

President Renner invited the Administration to comment on the proposed rezoning.

Michael Blackford, Director of Planning, said he wanted to briefly state what we are here to talk about and what we are not here to talk about. Blackford showed a site layout that was part of the rezoning application. This was the conceptual site plan. What a rezoning application does not do is approve site layout. If the rezoning is approved, that comes afterwards. So, tonight Council is not considering the site plan. Blackford showed a rendering that had been provided through the application. Blackford said we are here tonight to consider a rezoning, not the actual project, not site layout, not renderings. Tonight's action does not authorize construction. If the rezoning is approved,

it has to go back before Planning Commission, of which there will be additional public hearings. Blackford showed a zoning map of the subject area. What we are here to talk about is whether this property should be rezoned to Multi-Family Residential District (MFRD). This comes down to changing the color of the map from yellow to red. Yellow is estate residential. We talked about this previously. That is a large lot, five-acre single family zoning that allows for agricultural types of activities, such as farming and things of that nature. Red is MFRD. This allows for multi-family. Under consideration tonight is changing the map to allow for multi-family on this piece of property. Blackford said he knew some of the speakers tonight are maybe not strictly proponents or opponents. He said he was not sure how this gets handled. He is available to answer any questions.

President Renner opened the Public Hearing at 7:33 p.m., beginning with proponents for the rezoning. He asked the speakers who indicated neutral to select a proponent or opponent position in order to accommodate the time allotments pursuant to Council rules.

Max Orsley of 691 Vivian Ct, Gahanna, OH, spoke in favor of the rezoning.

Mr. Orsley said he moved to Columbus in 2015, and of the communities in the Columbus area, Gahanna was one of his first choices. Unfortunately, Gahanna was outside of what he could afford. Housing has never picked up from the Great Recession of 2008 to keep up with demand for people who want to live in these communities. Orsley thinks Gahanna is great and wants more people to live here. He believes that more housing availability will bring prices down to achieve those goals. He challenged that with denser zoning, with more people, that the City consider more pedestrian-focus and more accessibility to our businesses so they can also thrive in these changing times.

Monica Morgan of 6945 Walnut St, New Albany, OH, and owner of the subject property, spoke in favor of the rezoning.

Ms. Morgan noted that she owns the 14 acres and is still wanting to pass the rezoning. She said she is worn out. Morgan believes that Stonehenge is going to make it a great property. They are going to make it beautiful. She thanked Council for considering this.

Doug Ervin of 147 N High St, Gahanna, OH, with Stonehenge Company spoke in favor of the rezoning.

Mr. Ervin said that he is a proponent. They have gone through a lot of discussion on this from Planning Commission to Committee of the Whole. Stonehenge has thrown out a lot of numbers of which he will not rehash. However, he did think it was important to point out, and Council has knowledge that Stonehenge has met with officers from both condominium associations on three occasions. Stonehenge did issue a letter that Council also had a copy of where the company made commitments. One of those commitments is that the parties keep talking and that it is a participatory

process where [the condo associations] are informed of what Stonehenge's intent is and that they are aware before Stonehenge presents that to any public body. As it relates to numbers, Ervin said he previously provided a bunch of school numbers and a bunch of TIF numbers. He thinks it is important to point out that if we were to proceed with this zoning, he would have anywhere from 251 to 400 residents roughly. Of that number, these people must have jobs because their rents are going to be \$1,400 to \$1,900 a month. He said 15 of 22 political subdivisions that they surveyed have an income tax lower than the City of Gahanna. He confirmed with the Regional Income Tax Authority that Gahanna would capture that difference. He said he is a jobs generator, or at least as far as income tax, if you look at it from that perspective. His other point is that multi-family housing allows people like his kids to live in Gahanna. They cannot afford a \$300,000-\$600,000 house, but if they are making \$60,000-\$70,000 per year or they are a teacher providing great services to our communities, they need a place to reside that is affordable. Ervin thinks it is very important that we preserve these opportunities for everyone to be able to benefit from all the great services here. He reiterated that his firm is local and wants to be a good neighbor with all the folks around this site. He asked for Council to rezone the property.

Dennis Huffman of 737 Windward Ln, Gahanna, OH spoke in favor of the rezoning.

Mr. Huffman is the president of Windward Trace Community. He said that the community association is not happy about this proposed project on Morse Road, but that they have been meeting with [Ervin] quite a few times and expressing their concerns. Huffman noted that Stonehenge has agreed keeping as many trees as possible and agreed to an eight-foot privacy vinyl fence along the property line. He hoped to continue working with Stonehenge if this rezoning is approved.

All proponents having spoken, President Renner permitted opponents of the rezoning to speak.

Leo McCann of 1261 Amberlea Dr W, Gahanna, OH spoke with opposition speakers on the rezoning.

Mr. McCann is the president of the Amberlea Village Condominium Association. McCann said that after much thought and deliberation, including meetings with councilmembers, Mayor Jadwin, and meetings between Windward Trace and Amberlea Village Condominium Association and the developer, they have worked with their residents and unit owners at both communities. McCann said that their position is still that they feel they can work with the developer on items that include but are not limited to building height and arrangement, the setback provisions, fencing, the lighting fixtures and the lighting setup, rain gardens and the retention pools, trash compactors, and the trees. McCann said they would like to approach this zoning tonight in the spirit of collaboration working with the developer, councilmembers, the Mayor's Office, and the developer. The Planning Commission will be their focus going forward. McCann said they think they can create an apartment complex that benefits Gahanna and the surrounding

area, including the residents that are already established there. At this point they feel that a position of neutrality in regard to this proposed zoning change in development is appropriate. They want to work together with all parties. McCann is looking for commitments from the developer, as well as the Planning Commission, that they work together in this regard.

Edwin Douglass of 725 Windward Ln, Gahanna, OH spoke in opposition to the rezoning.

Mr. Douglass said he is the treasurer for the Windward Trace Association. He explained that what they were really opposed to was not so much the Multi-Family Residential District. What he is opposed to has changed. What he is opposed to is changing it from a single-family residential. He thinks in the long run that would be the best interest for the two condo associations, and it may even be in the best interest of the city. Douglass said, nevertheless, if there is no appetite for that with the Council, then he thinks that as the others have said, they have worked with the developer and can continue to work with them and hopefully make the changes that will make this development as attractive to all of us and protect us from the concerns they have. He said that this is their goal.

Robert Thorn of 210 Creighton Ct, Gahanna OH spoke in opposition to the rezoning.

Mr. Thorn said he is a 20-plus year resident of Gahanna. He said he is not actually near the Morse Road development but did want to point out that part of the reason that he and his family chose Gahanna when they moved to Central Ohio was the green space and parks that the community seems to value so highly. Thorn said that practically everywhere else in the city you are within walking distance of a park. He said that in the northern triangle where the development is being considered there are no parks. There is no walking distance to any park there. Thorn said he can imagine those 400 some people in the development later on might be wondering where the parks are, wondering where they can walk their dogs, etc. He is not sure they are ready for that kind of alteration. Thorn hopes that the city can work with Stonehenge to create more green space. He said the precedent is there, with almost every other development or recent development in Gahanna having green space associated with it. He noted that even The Parc, which has the same density as the proposed Morse Road 14 has basically a parkland buffer all around it. He is hoping that the Council will not abandon this concept that has driven development in Gahanna for so many years. He hoped there will be some green space set aside or some negotiation to set up green space and parkland near that development or somewhere in the northern triangle where these new 400 or 500 residents can access these amenities. They are as much an amenity to Gahanna as the shops or anything else that we have. Thorn said Gahanna is a green city. He plead for Council to not make affordable housing synonymous with ugly, gray, and dense. Thorn said he did not think that is how Gahanna works.

All opponents having spoken, President Renner permitted proponents to speak as part of a rebuttal on the rezoning.

Max Orsley of 691 Vivian Ct, Gahanna, OH, spoke again in favor of the rezoning.

Mr. Orsley said he just wanted to remind everyone, as the Director of Planning did at the start, that this is about zoning and not the project, not the development. All the feedback Orsley has heard from opponents is about the development, about housing heights, setbacks, and everything like that. He asked people to again keep the focus in mind.

Doug Ervin of 147 N High St, Gahanna, OH, with Stonehenge Company spoke again in favor of the rezoning.

Mr. Ervin said that even though some of the comments have gone beyond what we would consider with the zoning action, he wanted to be responsive. Ervin said he wanted to echo Mr. McCann and Mr. Hoffman's remarks. He has been working with them. All of their residents that Ervin has met with have been very respectful. He said they have had a good dialogue and were going to keep that going. As it related to green space, Ervin noted they are planning to have dog parks. Even though they will not have a dedicated green space that is true "public realm" that would be managed by the City, the company does understand that if they do not give people some places to have recreation activities or stretch legs or assemble and have a good time, that it could be a detriment the real property. Ervin stated they program amenities so that there is a high quality of life for all of their residents, including outdoor recreation space.

President Renner closed the Public Hearing at 7:49 p.m.

E. CONSENT AGENDA:

1. Minutes - To Approve:

[2022-0297](#) CN Minutes 10.3.2022

[2022-0298](#) CN Special Minutes 10.10.2022

End of Consent Agenda

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

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

F. RESOLUTIONS:

[RES-0032-2022](#) A RESOLUTION DESIGNATING OCTOBER 28, 2022, AS "HONORING FIRST RESPONDERS DAY" IN THE CITY OF GAHANNA

Vice President Bowers introduced the Resolution. She noted that earlier in the evening, the Council had the privilege to welcome Chief Spence, Battalion 131, Chief Lowe from Mifflin Township Fire Department and Ladder Company 131, along with City of Gahanna community liaison officer Kelie Moffitt and Curtis Hill, who was a lieutenant with Delaware County and a resident of Gahanna. Council was able to thank them for their service and presented each group with the Resolution designating October 28, 2022, as Honoring First Responders Day in the City of Gahanna. Bowers noted that first responders and their families are asked to and willingly make sacrifices and put service over self when every day is different than the last. She added that Council acknowledges that funding and resources are necessary for priorities such as wellness programs to address mental, physical, and emotional health issues unique to first responders, recruitment and retention efforts to restore workforce levels that were suffered during the pandemic, and the onboarding and ongoing training costs as we ask more from our first responders on a daily basis. First responders deserve to be recognized and deserve to be supported not just on October 28, but every day for their commitment to safety and in the emergency and field medical treatment delivery, defense of our communities, and for their continued expressions of integrity and dignity in their in their line of duty.

A motion was made by Angelou, seconded by Schnetzer, that the Resolution be adopted. The motion carried by the following vote:

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

G. ORDINANCES FOR INTRODUCTION / FIRST READING:

A motion was made by McGregor, seconded by Angelou, to add Waiver of Second Reading to ORD-0063-2022.

Councilmember McGregor said Council briefly touched on the waiver request at the last Committee of the Whole meeting. There is a financial reason for moving this forward.

Councilmember Weaver thanked McGregor for voicing the concern that he thinks a lot of folks are facing in their own lives regarding costs that are going up. However, on this matter he feels a second reading is warranted. It is another opportunity for the public to participate and comment. He said that he thinks on the financial side it does seem that construction costs are beginning to come down. It is a difference of two weeks in the delay. He said he did not even want to call it a delay but to go the normal route with a second reading. He said he would be opposed.

Vice President Bowers said that for clarification the administration had requested emergency declaration that it would in full force and in effect without the 30-day time period for a recall vote. She said she did not believe that the administration had requested a waiver of second reading at the time it was presented.

Councilmember McGregor said the quote that Council was given was that the

emergency was because delaying it for a month would cost about \$100,000. So, if you say the process would take two weeks more, that is \$50,000. McGregor said that with today's market if you can save \$50,000, then it is worth doing for something that is not controversial and it is going to pass anyway. It just would be two weeks sooner.

Vice President Bowers said she appreciated McGregor's comments and thought that all on Council could acknowledge that there is a fiscal responsibility that Council has, and if there was going to be that cost differential, she would certainly support the second reading waiver. Bowers said her concern with this, and what she recalled Mr. Schultz saying at Committee, was that they really just wanted to be able to move this forward before the end of the year and before the holiday season. She wanted to clarify that in opposition to this, she certainly would not wish to cause \$50,000 of increased cost to taxpayers. She did not believe that was what was expressed at Committee.

Councilmember Schnetzer asked President Renner that in response to Vice President Bowers' remarks, would it be prudent to ask the administration to weigh in? Do they think there is any cost savings in expediting this by two weeks?

President Renner invited Kevin Schultz, IT Manager, and project manager on the 825 Tech Center Drive project, to speak.

Mr. Schultz said that the administration has heard from construction professionals that we do see about \$100,000 increase in costs from month-to-month and that Councilmember McGregor is accurate in saying that this would save the city about \$50,000 over that two weeks. Schultz said they were mindful of the points that Councilmember Weaver raised and that was why they proposed the emergency declaration to start and have it go through that initial reading and second reading, but the sooner that we get started on this project, as Council has deliberated over multiple meetings now, the sooner we actually get into a construction phase. That provides the most benefit to the city. The two weeks is a benefit to us. Ultimately, with emergency, it does get us started in early November.

President Renner said that this item was actually the very last item discussed at Committee of the Whole. He said he had been reading through something and was not cognizant of where the discussion was going. He said that for the record he thought Council sort of messed up during Committee of the Whole and that this should actually be only one reading and the move to adoption. He said it is not like a question that Council is not going to do this. Council has been talking to the community very loudly and very transparently about the moving of City Hall and facilities. Renner said he strongly supported the motion that is on the floor of waiving the second reading and moving to adoption.

Vice President Bowers thanked Mr. Schultz for giving his input tonight, which was helpful.

Councilmember Weaver echoed Bowers' comments and also thanked Mr. Schultz for the additional clarification.

Councilmember Angelou said that with inflation, the longer we wait, the more it will cost. This is why she is with McGregor on this.

The motion carried by the following vote:

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

[ORD-0063-2022](#)

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH MICHAEL SCHUSTER ASSOCIATES, INC. FOR ARCHITECTURAL AND ENGINEERING SERVICES RELATED TO THE RENOVATION AND EXPANSION OF 825 TECH CENTER DRIVE; WAIVING SECOND READING, AND DECLARING AN EMERGENCY

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

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

H. ORDINANCES FOR SECOND READING / ADOPTION:

[ORD-0056-2022](#)

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF GAHANNA ADOPTED BY ORDINANCE 198-96 ON NOVEMBER 19, 1996, AND SUBSEQUENTLY AMENDED; CHANGING THE ZONING DISTRICT OF 13.96 +/- ACRE PARCEL LOCATED AT 5503 MORSE ROAD, PARCEL ID 025-011219 FROM ESTATE RESIDENTIAL-1 (ER-1) TO MULTI-FAMILY RESIDENTIAL DISTRICT (MFRD); PROJECT MORSE ROAD 14, SCOTT HARPER, APPLICANT

Councilmember Schnetzer noted Council had received a memo from the City Attorney. Amongst the many factors that Council is supposed to consider when facing matters such as these, there are a few that are laid out in Section 1133.03 of the city code. The first pertains to the consistency with the goals, policies, and comprehensive Land Use Plan of the City Gahanna, including any corridor plans or sub-area plans. The city's comprehensive Land Use Plan was unanimously adopted by Council in September 2019, just over three years ago. As a member of the Land Use Plan Steering Committee, along Council colleague Bowers, Schnetzer recalled the great lengths taken to solicit resident input, including area commission meetings, public meeting sessions, a statistically valid telephonic survey, as well as an online survey. Schnetzer also recalled the deep well of knowledge drawn from and afforded to the Steering Committee by City staff and the hired consultants that helped craft the Plan. For all these reasons, Schnetzer believes the Land Use Plan should be Council's primary guiding document for decisions pertaining to rezoning. He referenced page 40 of the Land Use Plan discussing the results of the public input sessions where a ratio of three to one some version of office and/or commercial uses outnumbered medium density residential as a desired land use in what is depicted as Focus Area 1,

the North Gateway. Further, the map on page 51 shows the prescribed future land use as mixed use. He noted that the Land Use Plan does go on to describe mixed use and notes that it can be vertical in nature, of which a quintessential example of that type is Creekside, or it can be horizontal whereby perhaps an office is situated next to a row of restaurants and a plaza with open space for socialization. Schnetzer said in any event the document is clear that the uses should be synergistic. It is on this last point that it is hard to see how a standalone multi-family development situated along a busy vehicular corridor at least 3,000 feet away from the nearest entertainment and dining options at the intersection of Morse and Hamilton meets the spirit of mixed use. Schnetzer said that in conclusion, not only is the requested rezoning a departure from which that is laid out in the Land Use Plan in plain English, it does not come close to the spirit of prescribed future use. For these reasons, Schnetzer said that regrettably he would not be supporting the rezoning that is in front of Council this evening.

Councilmember Weaver said that Council had spent a lot of time over the past couple months weighing the factors they had been told they can consider. Weaver thanked everybody for the dialogue and everyone that has participated in the public comment both at Council and at Planning Commission, or who have otherwise reached out to Council. He said that Director Blackford put it well in that ultimately the question comes down to determining what the best use for this parcel of land is. He stated that the Land Use Plan, which is beneficial, is a guide. He argues that a lot of history has transpired since 2019, including a global pandemic that has changed the landscape of what Director Blackford's team gets calls for. It is clear that the City is getting calls for housing. It is not getting the calls for commercial development like it used to. Weaver said in looking at the factors, he believed that MFRD matches the compatibility of the area. It was also listed as an option in the Land Use Plan. In weighing the particular application for rezoning here, Council is not to consider any of the particulars for design that have been put forward by the developer. Council heard that from Director Blackford, as well as from the City Attorney at previous meetings. These aspects are still to be brought before the Planning Commission as part of the final development plan. Weaver said he cannot consider those particularities from the developer's overall proposal. That said, Weaver noted that he asked and confirmed at Committee of the Whole last week the fact that there are variances and conditional uses approved by the Planning Commission are able to be considered but Council cannot consider the specifics of those variances and conditional uses as they relate to this particular overall proposal. Council is faced with recognizing what those variances and the conditional uses that were approved are because they are directly tied to this rezoning application. For Weaver, this brings up a larger question of process in terms of how Council receives a rezoning application and whether those variances and conditional uses should be approved at the same time as the rezoning application is approved by Planning Commission and sent to Council. He said he also understands that if it was just a rezoning application that was submitted, then the question is what the plan is or what is the goal for the property. He said he mentions this to tee up the conversation for the future on what that process should look like but that this is not a factor in his ultimate decision here. Weaver said this comes back to the question of what

the best use is for this property. He does believe that the best use is a multi-family residential. As the process is currently written, there are additional considerations to be had before Planning Commission with the final development plan. Weaver encourages the developer to continue to work with the residents and the HOAs and the Planning Commission should the project move forward. He said he will be supporting the rezoning.

Councilmember Padova said she has heard and appreciated the arguments made for and against this proposal. Padova, along with Councilmember Schnetzer and Mayor Jadwin, spoke with many of the Windward and Amberlea residents last week. Padova said she has heard over the years the Mayor mention multiple times how much we need apartments and a more diverse housing stock. She stated that Council has also been hearing from different organizations in the last few months on the need for a more diverse housing stock. Having recently attended the MORPC Summit on Sustainability last week, Padova said that this need was also mentioned quite a few times. Padova thinks that it is appropriate to rezone this multi-family residential. There are other apartments across the street, as well as down the road. She has driven by the area a few times, most recently today. The three-story apartments down the street do not stick out too sorely, so she does not think that this would be something where it really sticks out and does not fit into the neighborhood. She said that she understood that Council could not consider this project in its decision to rezone. She appreciated that Stonehenge is working with the condo associations, and it sounds like there has been some progress made even since last week. She said it sounds like there have been further conversations, and she sincerely hopes that this continues if this is passed this evening. Padova said she will be voting in support.

Councilmember Angelou said there is a person named Monica Morgan who is the owner of this property. It is her property. What she wants on her property is for something else to be there. Angelou said it is difficult when things like this are happening, but this is her property. This is not Stonehenge's property at this point. [Morgan] wants something really beautiful to be there, which Angelou is sure this will happen if this is what [Morgan] wants. This has been in Morgan's family since 1944. Angelou stressed that this comes down to a person who has a property that wants it to be exactly what Council is going to be voting on tonight. She thanked Morgan for being here each time that Council discussed the ordinance for the zoning change. Angelou worked with some of the people from the neighborhood associations. They asked her to come and see them. Angelou said that because she has been on Council a very long time, she was able to remember when Council was working on the condos and everybody was saying "no, you can't do it." Angelou said they moved forward with it and there are condos there now because Council said yes. Angelou thinks Council should be doing what the person who owns the property wants to have happen. This is why she will be voting for it. People are working to make this very good for the people in the condos now. Angelou said she thinks they are going to be very happy at the very end of it.

President Renner stated for the record that when there are zoning questions before him, he is a big constitutional guy. He said he goes right to the property

owner's rights. Renner appreciates zoning. He said zoning is why we do not have casinos next door to schools. He thinks we should have good and proper zoning but there is a balance between the rights of the property owner of the property and what is going to actually be developed. This particular land has sat vacant for many years. Renner acknowledged that the Land Use Plan said it preferred to do something else. However, he added he is also a markets guy and sometimes the markets shift and change. The markets have spoken here. A leader in the development community has gotten with the owner and started making a deal. Now they want to bring this forward. The City's process is it has to go through the Planning Commission. It went through the Planning Commission. The Planning Commission said yes. It still meets all the tests, the legal tests, of the question about the zoning. Is it compatible? Is it consistent with our goals? Do we have the capacity of City infrastructure to serve the apparent demand for this type of use? Those are the things that Council is tasked with answering. If approved, it goes back to the Planning Commission. Renner acknowledged one member of the Planning Commission that has been watching this and is in Chambers tonight. Planning Commission will have the task to then go deeper and answer all the questions the condo association speakers have brought forth. Renner said the speakers have done their duty and that they represented their neighborhoods very well. He applauded them for that. He also applauded Stonehenge for being able to take the leadership position and in a democratic style trying to work with some of the HOAs. Renner said that he understands that it is not really finished or a done deal. The point is that the process has started. There is ink now on paper. Council has been presented the same information, the same letter, that the HOAs have been given. He can rest on that - knowing that a process is taking place. The higher-level question is actually the legal test and the legal merit in Council's opinion. Does this actually meet these issues, these compatibilities, and consistencies? Renner said his vote is going to be yes.

A motion was made by Angelou, seconded by Padova, that the Ordinance be Adopted. The motion carried by the following vote:

Yes: 4 - Angelou, Weaver, Padova and Renner

No: 3 - McGregor, Bowers and Schnetzer

[ORD-0061-2022](#)

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GAHANNA, ENACTING CHAPTERS 790, 791 AND 792 TO CREATE A FAIR HOUSING BOARD, TO ESTABLISH HOUSING NONDISCRIMINATION LAWS, AND TO CODIFY AN AFFIRMATIVE DEFENSE TO EVICTION COMMONLY REFERRED TO AS PAY TO STAY

Vice President Bowers said after the discussion at Committee of the Whole last week she went through with Attorney Mularski and looked at some potential revisions to 790 and 791. Given some of the comments by Councilmember Schnetzer, Bowers said they tried to see what could be done to potentially consolidate the Fair Housing Board. Bowers thinks the compromise that they were able to come up with that would keep it clean in the code but also help avoid some redundancy and streamline the process

was to appoint Civil Service Commission members to the Fair Housing Board. This board in particular does not meet very often and so this would help consolidate and potentially eliminate some administrative tasks for Council and the Mayor by appointing Civil Service Commission members to the Fair Housing Board. The other change made to 791 was to immediately refer matters that came into the City on the basis of discrimination that were federally protected classes directly to Ohio Civil Rights Commission (OCRC). This alleviates a little bit of the administrative load that we might expect, so there would be an immediate referral made instead of the fair housing officer making any kind of determination. The third change that was made based on some of the feedback at the Committee of the Whole discussion was to eliminate the right of a third party to bring a complaint. This way, it must be an alleged aggrieved party that brings the complaint directly to the City and eliminates a third-party organizational right. These changes address the majority of the concerns that were brought up at Committee of the Whole. They have been incorporated into the redline version that has been attached to the Ordinance. Bowers thanked proponents for the eloquent and informative presentations tonight. She noted Council did receive an email that Bowers wanted to address. It referenced an email from September 9, 2022, from Judge Scott of the Cleveland Housing Court. That email was immediately rescinded two days later. She has reviewed that email with Mularski. Assistant City Attorney Roth also received this after it came to Bowers' attention. There has also been a legal memo that was drafted by the City of Athens' law director that specifically said that House Bill 430 does not preempt "Pay to Stay" legislation when it is written in the way that we wrote it. Bowers said they have been very intentional in addressing the concerns that were raised to at 6:00 tonight. She thanked everyone for their time. She said she knew that this has been a very long process and has consumed a lot of the Committee hours. She appreciated everyone's patience. Bowers also thanked the administration and the City Attorney's Office for its attention to this issue. She also thanked all the residents who came and spoke.

Councilmember Schnetzer said, since this is the revised redline iteration that Council had in front of it (the product of the last Committee meeting), this version has not been discussed in Committee. Schnetzer said he wanted to make sure that there is nothing material that has changed within the eyes of the City Attorney or administration. Is there anything here that Council should consider or is this all an improvement? Attorney Mularski said that Bowers had basically done most of work and then he reviewed it. There were a couple recommended changes. Mularski said Bowers succinctly put forth the three main areas that were changed that because they felt those were the areas that were brought up by [Schnetzer] that [Schnetzer] kind of had some problems with. Mularski said he thinks that they address those issues now. Mularski addressed the changes with a standalone board to combining members from an existing board, removing the ability of a third-party challenge, and the immediate referral to address the issue [Schnetzer] had brought up about people feeling like they just have to go through all these steps and then do it all over again. These are the changes and Mularski is satisfied with them. Schnetzer said some of the concerns that were echoed in Committee were really from the point of trying to improve the rate of favorable outcomes. Schnetzer added that it sounds like some of these

revisions will do that. The testimony to date has suggested that a standalone board may not meet very often and that could lead to some dissatisfaction for some of those board members that may be looking to be more active, as well as for individuals that are going through this process. As Mularski had highlighted, if there is redundancy in processes before getting a satisfactory resolution, if we can streamline that, then all the better. Schnetzer said it sounds like this takes those concerns into consideration and he thinks that is for the better for anyone involved. Schnetzer extended his thanks to Council colleagues and to the administration and the City Attorney for their effort on this, and especially to Vice President Bowers for all of her efforts. Schnetzer said he intends to support the legislation and encourages others to do so as well.

President Renner said he wanted to make sure Council had the appropriate version. He asked whether Bowers checked in the file attachment to make sure that Council had the version she discussed or whether someone needed to make an amendment to anything. Bowers said she did not think Council needed to make an amendment. Her understanding is that because there is nothing in the Ordinance itself that changed, Council will be adopting the redline Exhibit A document attached to this. She asked the Clerk if this was correct. Mr. VanMeter said for clarification the revised document that Bowers sent was attached as a separate attachment. Bowers said, yes, this is correct ("Proposed Amendments from COTW 10.10.2022 ORD-0061-2022 Exhibit A - Proposed Fair Housing Chapters PDF Version Redline"). VanMeter said just to be clear, that is what Council is currently voting on. Bowers said this is still identified as Exhibit A. She said Council would be voting to adopt Exhibit A. Bowers asked Renner if there should be a motion to amend. Renner said yes.

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

Yes: 6 - Angelou, Bowers, Weaver, Padova, Schnetzer and Renner

No: 1 - McGregor

I. CORRESPONDENCE AND ACTIONS:

1. Clerk - None.
2. Council - None.

J. REPRESENTATIVES:

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

President Renner said CIC met in Executive Session for real estate committee under Section 121.22 to consider purchasing a property in the City of Gahanna. They met October 11, October 14, and the morning of October 17, all meetings held at 7:30 a.m. and lasted approximately 45 to 50 minutes.

The next meeting is October 18 at 7:30 a.m. in the Committee Room.

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

Councilmember Angelou said last week they had the Commission meeting and the Summit on Sustainability. During the Commission meeting, they discussed the executive director's report, which included the strategic framework known as "Pay It Forward, Drive Investments, and Build Value for Members." Pay It Forward involves university partnerships, which started with Ohio University and includes Ohio State, Franklin University and Denison. Anyone that is part of MORPC, for instance Gahanna, can get a thousand dollars off getting their degrees. With these partnerships, many people have taken advantage of this to save money and also get their degrees. With Driving Investments, there are the internship partnerships. MORPC has had 20 communities participating in the internship partnerships over the last three years. They have had 160 students participating and then go on to work for the people that they interned for. The Build Value for Members includes the community partnerships, such as with the King Arts Complex. This is an incubator program to take those students that are not doing well in a regular school or do not feel like they know what they will be doing after school to a place for them to learn and to work areas in high demand. Angelou said many people are needed with Intel coming in. She also noted sending information to Council from Joe Garrity. Lastly, Angelou remarked on the Summit on Sustainability. Angelou said Councilmember Padova and Clerk VanMeter both attended. She wanted them to give their thoughts on the event. Padova said the Summit on Sustainability was excellent. It was really well attended. They had so many great sessions that it was very hard for her to choose which one to go to. The two that really stood out to Padova were on incorporating social equity into sustainable policies and also one on leading the way to a more sustainable region. She said they had excellent panels for both of these sessions. The keynote speaker for the day was Nichole Oocumma. She gave a great presentation about inclusive leadership. Padova said the PechaKucha speakers, Amy Acton, Kristen Atha, and Craig Turner from Edge Innovation (located in Gahanna's Ward 3) were speakers. She said Acton was great and very energetic about speaking. Padova looks forward to going back next year. Mr. VanMeter agreed that it was a phenomenal event. Mr. Greenberg from Planning Commission had also attended. VanMeter thought the Summit aligned very well to the MORPC Sustainability Agenda, which was showcased in every aspect through their breakout sessions. The sessions he attended were the coffee chat with LinkUs and Rapid5, Prioritizing Pedestrian Safety which focused on the engineering aspects of what cities are doing with mobility and pedestrians to promote safety, and Intergenerational Equity. All had great speakers with great messages. VanMeter also really enjoyed the keynote speaker, along with what Councilmember Padova said. He thought the PechaKucha speeches could possibly best be compared to mini-Ted Talks. He encourages others to seek those out online. One of speakers highlighted the work the Grote family is doing within the Gahanna community with Edge. VanMeter looks forward to the next Summit. Angelou said she would be remiss if she did not recognize Mayor Jadwin to comment as well because she was part of this particular project. Jadwin is the Vice Chair of MORPC's Sustainability Advisory Committee. She said they were thrilled with

the turnout. They were three people shy of breaking the record for the largest crowd. There was a fantastic array of panelists. The awards that were given included Ty Marsh, who just recently retired from SWACO and who has been impactful in the sustainability community in Central Ohio, and Bertie Fields, who launched Black Girls Do Bike and helped make cycling accessible to all people especially black women. Jadwin was honored to be able to distribute these awards. She also served as a moderator on electric vehicles and energy sustainability. Angelou said she hoped everyone on Council could go to the next Summit. She thanked Padova and VanMeter for attending. Angelou said everything was very well done. She has been to 10 of these and believed this one was the best.

3. Convention & Visitors Bureau (CVB) - Padova

Councilmember Padova said Visit Gahanna was recognized and awarded recently at the Ohio Travel Association's conference on tourism. They received a Ruby Award which stands for recognizing uncommon brilliance yearly for their annual report. They also received a citation of excellence for their Creekside Blues and Jazz Festival event campaign. They were a finalist in the website category. This is the Ohio Travel Association's way of honoring those who found the most innovative ways to market their destination as a business destination. There are still pumpkin entries being accepted for the Creekside Pumpkin Trail. This is taking place on Wednesday, October 26 from 5:30 to 7:30 p.m. This is a chance to get creative and win a prize. In addition to the trail of pumpkins, they will also have face painting, balloon twisting, Dr. Dan the science man, sweet treats, games, costumes, and other fun surprises.

4. School Board (SB) - Bowers

Vice President Bowers said that last week was the quarterly City and school board meeting with President Renner, Mayor Jadwin, and herself, along with Dr. Deagle, superintendent, finance chair Daphne Moehring and board president Beryl Piccolantonio. It was an incredibly productive meeting. Bowers thought they had a really great conversation. It was very real dialogue about some issues that they did not necessarily see the same way on, but overall, it was really productive. She thinks that they walked away with some tasks, some things that the City is going to look into. The district gave the City an update on phase one and phase two of their facilities and capital improvement project. Bowers said it was wonderful to get a good walk through on that. They also talked about some fairly major issues that each side has positions on. Even so, the group realizes they are all there to support the community as a whole. The best news that came out of that meeting was that the lions at the arch to the stadium were saved during demolition, so they will be able to be kept for the district to potentially reutilize or be given a special home in the future.

K. OFFICIAL REPORTS:

1. Mayor

Mayor Jadwin said work began this morning on the Cherry Bottom Road stabilization project as previously shared with Council. This project involves two consecutive closures. The first closure is underway now at the northern portion, closer to Morse and Cherry Bottom, just immediately north of the entrance to Columbus Academy and just south of the entrance to Academy Park. Weather permitting, that should last about 14 days. Once that section is done, that portion will reopen and then they will close the southern portion of Cherry Bottom Road right around Stony Brook. There was a bit of a hiccup this morning because the traffic subcontractor closed the wrong end of the road. The City's team was on it and on site within minutes. The whole mistaken closure lasted all of about 15 minutes. However, it was enough to misdirect traffic there for a little bit. Everybody is on the same page now, and everything should be fine going forward. Jadwin hoped we would not get too much rain so they can get that work done as quickly as possible. Yesterday afternoon Jadwin was in attendance at the court of honor for Mikayla Barbe-Cox and Anne Wilson as they attain the rank of Eagle Scout. They are part of Troops 7456 in Gahanna. Just attaining the rank of Eagle Scout is always a huge honor of which few people actually ever get to earn. Barbe-Cox and Wilson are the first two women in Gahanna to earn the rank of Eagle Scout. It was wonderful to be there to see them achieve that ranking and be groundbreaking and really pave the way for Scouts who will follow them. Jadwin noted that on October 6 she had the distinct honor of attending the 35th annual conference of the Ohio Government Finance Officers Association. The purpose of her being there was to present the 2022 Excellence in Government Achievement Award to Director of Finance Joann Bury. Bury was elected by her peers for this prestigious award which is given to an individual who has demonstrated a high degree of integrity, innovation, and exceptional government leadership. The room at the Hilton was filled wall-to-wall with people, all of whom were extremely supportive to watch Bury receive that award. This is not the first one Bury has won this year. She was recognized earlier this year when she received a national award from the National Association of Government Accountants. Bury also has won the GFOA's distinguished budget award and excellence in financial reporting award seven years in a row for her work on the City's budget and the way she reports the City's finances. In 2021, Bury also received the Auditor of State Award with distinction. She is an expert in her field. She is a leader in her industry. Jadwin said this was very apparent at the conference. Bury continues to oversee the finances with the utmost accountability, transparency, innovation, and integrity. Jadwin said we are very lucky to have Bury as part of our team. Jadwin noted that the ceremonial official groundbreaking for the new high school takes place Thursday at 4:30 p.m. and immediately prior to that (at 4:00 p.m.) there will be a groundbreaking ceremony over at the Crescent for the third medical facility to be built at that location in the last two to two-and-a-half years. This is for the 46,000 square foot building that will house four medical practices, three specialty medical practices, and an independent surgical center. This will bring in high quality, sustainable jobs to our area, as well as increasing the options for medical services for our residents. That area continues to be a magnet for high quality

medical providers in Central Ohio. Jadwin said she hopes to be able to announce the fourth building very soon.

2. City Attorney

None.

L. COUNCIL COMMENT:

Councilmember Angelou said Director Bury is totally worthy of every award she has received. She said the City is very fortunate to have her. Angelou added that MORPC decided on Trick-or-Treat to be held on Monday, October 31. Angelou said she hopes that the community will be able to see the efforts that Council and Mayor Jadwin are doing, as there are amazing things that are happening in the city. Angelou said the city has a great number of people here that are working hard.

Councilmember McGregor said that in her role as the greeter and overseer of the bed and breakfast for the Lily Stone for the historical society, she meets some really interesting guests. There was recently a lady and her husband from Carmel, Indiana, which is northwest of Indianapolis. It is a city of about 90,000 residents. The lady told McGregor that their city's claim to fame was they have 138 roundabouts. Their mayor has a goal to have only one spotlight in town by the time he leaves office. McGregor also noted that last Saturday was homecoming in Gahanna. She thanked the school for allowing them to have such a fun time. She heard nothing but good reports.

Councilmember Weaver thanked everyone who was here for the Resolution and thanked Vice President Bowers for leading that. Weaver said his brother-in-law is a firefighter and a medic with Columbus Fire. He could not make it here because he is picking up an extra shift this evening. Weaver expressed his thanks to all First Responders. He also thanked everyone who had participated in the public hearing or expressed their comments along the way on the rezoning application. It was nice to see the video comment feature get used this evening. Weaver again thanked colleagues for supporting that initiative earlier this year and encouraged folks to make use of it moving forward. Weaver said that unfortunately he could not attend the MORPC Summit on Sustainability; however, he was able to attend the Ohio Municipal League conference last week. He said there were great conversations on regional housing strategy, state and local taxation and the impact of recent and current cases before the Ohio Supreme Court, as well as financial reporting compliance as it relates to the use and expenditure of ARPA funds.

Councilmember Padova thanked everyone for coming and participating this evening in public comment and the public hearing. She is very pleased with how this rezoning has gone since it left Planning Commission. Padova was at that first meeting and people seemed a lot more neutral about this rezoning than they were at the beginning. She commends the residents of both Amberlea and Windward for diving in and learning more about this process and also being respectful of everyone they are working with throughout the

process. Padova also thanked Vice President Bowers for all of her hard work on Fair Housing. Padova said it was a “no-brainer” and is glad all of Bowers’ hard work came to fruition.

Councilmember Schnetzer said based on one of the comments from the proponents of the Morse Road development about the number of residents that were anticipated to be in that proposed development he thought back on past actions. Within about three years, Council has had multi-family residential come forward on West Johnstown Road, Morrison Road, Tech Center, and now Morse Road. Conservatively, this is an increase in Gahanna's population of about 3.5 percent. Compare that to the state of Ohio between 2010 and 2020 that grew about 2.3 percent. Schnetzer concluded that the City of Gahanna's population is anticipated to grow by about 1.5 times the rate of growth of that in the state of Ohio in about one-third of the time. He said the mathematical reality of that is the rate of growth is still going to do very little to alleviate some of the housing pressures on our region. He noted that it was obvious there were some housing pressures in the region and one of Council's tasks is how to balance that with the capabilities of our city, the demands of our city, and the expectations of our current residents. Those are issues that Council grapples with every single day. Schnetzer also stated that it has become a very commonplace for Director Bury to receive these awards. He stressed the City was very fortunate to have her. She is a great resource. She is always by the book, a very ethical professional. He said it was unfortunate that Bury was not in Chambers this evening. He hoped Mayor Jadwin would express Council's gratitude to Bury.

Vice President Bowers thanked Mayor Jadwin for noting the high school groundbreaking ceremony. She said that she was able to attend the OML conference for one day this past Thursday. The big takeaway for Bowers was that nearly everyone she talked to had something positive to say about Gahanna, specifically she received compliments on Gahanna's finance director. Bowers said this was a real honor to hear that and also that things are happening in Gahanna and people are recognizing that. It has been years that this has not necessarily been the case and so it is exciting to see progress. Bowers is grateful for the policy advancement from Council colleagues tonight and also with job development and economic development happening in the city. There is also the school project and the library project and major capital improvements with public projects that are getting the attention of the region. Bowers thinks that this is going to bode well for our continued growth and development. Bowers said her favorite session at the conference included an incredible panel from a Bricker & Eckler attorney on municipal home rule. What Bowers likes about OML is that across the board everyone is opposed to preemption, and everyone supports local rule. She thinks everyone on Council shares her feeling that the local level knows its community best. Council wants to advance policies and be able to be adaptive to the needs of people here in Gahanna. The takeaway from this was that the General Assembly must be very specific in their legislation in order for that legislation to preempt a local policy. They do this all the time, and they can get very specific if they really want to preempt what municipalities do. However, they cannot make general rules that preempt local rule.

President Renner said he is always impressed by how Councilmember Schnetzer can just come up with stuff on the fly (as he did with the population statistics). Renner said that Schnetzer drilled home a really important point. Even though the state of Ohio may not be as a whole increasing in population, we have always known that Central Ohio is going to be the epicenter of where everything is going to be happening. This is true with Intel and now with Honda. Renner said that when he first started eons ago, he was always campaigning hard with this little diagram on community, government, and business. Renner said with tonight's agenda, it encompassed all of that. We have wins for the city, wins for the community, and wins for our businesses. Municipal corporations are supposed to set up a bedrock of infrastructure and services to help business and community integrate, along with zoning appropriately. Renner said the other thing the government is supposed to do is take care of people. It is the people that make the city function. He said we have this vitality that we like to talk about. So, one of the things that Council did tonight was pass the Fair Housing and the source of income legislation. He congratulated Bowers on that. He said it is a big win for the city as a whole. He noted that Council even heard locally from a pastor. He was quite surprised and delighted to hear that, and that the pastor used one of Council's e-tools to deliver this comment. Renner said Council is taking care of people, taking care of services, and doing what it needs to do with facilities. He said we have leadership in the administration, leadership with our staff and the City is moving in a very positive direction.

M. ADJOURNMENT:

With no further business before the Council, President Renner adjourned the meeting at 9:02 p.m.

Jeremy A. VanMeter
Clerk of Council

APPROVED by the City Council, this
day of 2022.

Stephen A. Renner