

# Reynoldsburg

OHIO • 1839

## MINUTES MEETING REYNOLDSBURG WARD BOUNDARY COMMISSION March 16, 2022

Les Davies called the meeting to order at 6:02 PM

PRESENT: Benner, Castro, Davies, Missick

ABSENT: Boggs

Additional attendees included Attorney Shook, Auditor Cicak, Derek Mair (EMH&T) and Clerk Prasher

### Approval of Agenda

Ms. Missick moved to approve the agenda as submitted. Second by Mr. Benner. Motion carried.

### Approval of Minutes

1. Ward Boundary Commission – Meeting – February 16, 2022

Mr. Benner moved to approve the February 16, 2022 meeting minutes as submitted. Second by Vice Chair Castro. Motion carried.

<b>RESULT:</b>	<b>ACCEPTED</b>
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### Ward Boundary Process

#### EMH&T Updated Boundary Map

INITIAL CENSUS DATA BY WARD, UPDATE OF CITY LIMITS AND DEVELOPMENT NUMBERS

Mr. Mair took the information regarding annexations and projected development projects numbers to the existing map. Mr. Mair worked with the Commission to identify those new areas and what Ward they should be assigned.

Vice Chair Castro asked if Mr. Mair could separate the addition of units by units shown on the census versus projected units. He also asked if there will be additional annexations further east into Licking County. Attorney Shook replied at any discussion of annexations would be speculative.

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Following the placement and identification of all of these new areas, final numbers were provided by Ward. Chair Davies reiterated that the Commission would try to keep all of the Wards within a 5% variation of the current census.

The next step would be for Mr. Mair to shift the boundaries to more evenly balance the census units in each. He will bring that information back to the Commission. He will also provide a copy of the current numbers and a map representing such to the Clerk to distribute to the members.

Vice Chair Castro asked if the Commission could see a map of the exact census numbers and one with the 5% projections.

Chair Davies agreed with that request. He also commented that Wards 1 and 4 would likely be slightly overpopulated with Ward 2 and 3 being underpopulated, still remaining within 5% or less of the census unit numbers.

Vice Chair Castro commented that the Commission would also need to remember to maintain any ward divisions following the Charter based on streams, county lines, roadways, etc. He would like to work to compact each ward as much as possible.

As there was no further business, Mr. Benner moved to adjourn the meeting. Second by Ms. Missick. Motion carried.

### Other Matters

### Adjourn

*Mollie Prasher*

Mollie Prasher, Clerk of Council

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## MINUTES MEETING REYNOLDSBURG WARD BOUNDARY COMMISSION February 16, 2022

Les Davies called the meeting to order at 6:14 PM

PRESENT: Benner, Castro, Davies, Missick

ABSENT: Boggs

Additional attendees: Attorney Chris Shook, Derek Mair and Kristi Gardner from EMH&T, Clerk Mollie Prasher

### Approval of Agenda

The agenda was approved as submitted.

### Approval of Minutes

The minutes of January 19, 2022 were approved as amended. Mr. Castro advised that he did not ask if precincts would be a factor in setting boundaries. He stated that the Commission would need to make choices about where to position wards beyond just balancing population numbers. The minutes will be amended and allow Mr. Castro to review the amendment.

### Ward Boundary Process

#### INITIAL CENSUS DATA BY WARD

Derek Mair and his associate Christy introduced themselves as our consultants from EMH&T. Mr. Mair indicated that he had taken all of the updated census data and input it into the existing ward boundary map. He had provided the Commission the new population numbers in their packet. He would work with the Commission to determine how best to align the new population numbers into new ward boundary areas. He highly encouraged the Commission, when setting the new boundary lines, to not split census blocks. He showed the Commission the multitude of census blocks in the Reynoldsburg corporation limits.

Mr. Mair showed the Commission how various areas could be broken down into per household units. Those units varied from neighborhood to neighborhood and by different types of housing.

Mr. Castro had an annexation map from School Board member Dr. Whitman showing different corporation limit lines from Mr. Mair's map. Mr. Mair's map did not yet include a

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number of newly annexed areas and would need to be updated by property lines and anticipated buildable units.

The Commission debated on how best to calculate units, whether to use one standardized number or by type of dwelling (apartment, townhome/condo, single family unit). Mr. Mair showed various areas in the City and the number of people per unit. There was discussion of how neighborhoods can be cyclical with younger families then transition to more empty-nesters. There was also discussion of how predicative the Commission needed to be as to the future of growth in each ward. There were concerns that a four-bedroom house could hold an average of eight people or just a couple.

Mrs. Missick moved to set a standard per unit of 3 people for all types of units throughout the City. Second by Mr. Benner. Motion carried 3-1. Mr. Castro explained his no vote as he would have supported a more specific per unit number based on the type of unit.

The discussion then moved to how the mapping of the wards could be adjusted. Mr. Mair took a small area from Ward 4 and moved it into Ward 2. That adjustment helped to equalize the total overall population numbers of those two Wards as well as allowed for a straighter Ward boundary.

Mr. Castro stated that he would like to see several configurations of boundary maps.

Mr. Castro moved to request that EMH&T provide three different, specific map types - a map similar to the existing map showing just population adjustments, a map showing the Licking County area as a specific Ward, and a map showing the City divided into four quadrants (crosshair design). There was no second to his motion.

Mr. Mair and Clerk Prasher will work together to add any unincluded annexations and the projected number of units to the map for the next meeting. Mr. Mair will provide that information ahead of the next meeting for the Commission to review.

### Other Matters

There were no Other Matters.

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MINUTES MEETING  
REYNOLDSBURG WARD BOUNDARY COMMISSION  
February 16, 2022

## Adjourn

As there was no further business, Mr. Benner moved to adjourn the meeting. Second by Mrs. Missick. Motion carried.

Mollie Prasher

Mollie Prasher, Clerk of Council

Minutes Acceptance: Minutes of Feb 16, 2022 6:00 PM (Approval of Minutes)

**Clerk of Council**  
**Mollie Prasher**  
**7232 East Main Street**  
**Reynoldsburg OH 43068**  
**614-322-6836 phone**

## Memo

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**DATE:**           **March 16, 2022**

**TO:**

**CC:**

**RE:**           **Initial Census Data by Ward, Update of City Limits and Development Numbers**

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As a reference, Mr. Maier's initial census data was included in this packet along with an attachment showing the information that Clerk Prasher forwarded to him to update the city limits as well as project existing planned and future developments.

We have assigned the 2020 Census blocks based on the current municipal and ward boundaries and have come up with the following (preliminary) results related to total population and population assigned to each ward:

- Total Population - 41,070 (average of 10,267 per ward)
- Ward 1 - 10,176 (1% lower than average)
- Ward 2 - 9,938 (3% lower than average)
- Ward 3 - 10,286 (very close to average)
- Ward 4 - 10,670 (4% higher than average)

That seems like a really good starting point. The last commission must have done a good job considering the impact of future growth.

Here are all of the annexations into the city since 2012.

33-13 Hatton-Williams Annexation

08-15 Etna Annexation

86-15 Jefferson Township Annexation 7495 East Broad Street

01-17 Etna Township 10360 Taylor Road

130-19 1676 Lancaster Avenue

34-2020 1140 Waggoner Road

49-2020 MI Homes Annexation on Waggoner Road

16-2021 Eastwood Annexation on East Main Street across from AG Department

As for development numbers.

Ordinance 16-2021 – Eastwood 727 units

Ordinance 49-2020 – MI Homes 354 units

Ordinance 34-2020 – Waggoner Road 84 units

Licking County

Taylor Road Condos – 115 units

Parcel Nos. 013-027276-00.000 & 013-027276-00.033

Ravines on Taylor Road – 128 units

Parcel No. 013-027564-00.000

Emsweiler Property – 125 units

Parcel Nos. 107-018030-00.001 & 107-018030-00.000

Franklin County

Rosehill Road – 84 units

Parcel Nos. 060-009548 & 060-009549

Lancaster Road – 96 units

Parcel No. 060-008442

Truro Street – 40 units (this is a possible future development)

Parcel Nos. 060-008344,007541, 007542, 008860, 008347