



**MINUTES REGULAR MEETING
REYNOLDSBURG CITY COUNCIL
June 10, 2024**

CALL TO ORDER

INVOCATION - Reverend Dr. Toni Kleckley

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: Cotner, Baker, Johnson, Lawson-Rowe, Strickland, Salvati, Pyakurel, Hill
ABSENT:

APPROVAL OF AGENDA

The agenda was approved as submitted.

APPROVAL OF MINUTES

Regular Meeting Minutes of May 28, 2024

The regular meeting minutes of May 28, 2024 were approved without incident.

COMMUNITY COMMENTS

**Dennis Riley
603 Culpepper Drive**

Mr. Riley stated that he is here to get an update on the Waggoner Road closing at Rodebaugh. He explained that the Mayor previously indicated that it was closed there for school bus safety, but now that school is out for summer it could change. He also stated that the road conditions on the side that is usable are terrible with plates and holes everywhere. He stated that he spoke to Councilmember Baker on the phone and that he suggested there might be some alternatives and wanted to know if there were any updates.



Councilmember Baker stated that he had spoken to the Mayor about this issue, and they are still discussing what the best option is. They have to work with Columbia Gas and AEP to make these decisions, and it is based on the work that they have to do.

Mr. Riley stated that the work that they are doing in Phase 1 does not extend all the way to Amelia, so he would like an alternative to the current construction route.

Carlie Boos
1550 Marabar Drive

Ms. Boos stated that she moved here 8 years ago and chose Reynoldsburg because she was looking for a community that would continue to grow and was affordable, inclusive, and diverse. She explained that Reynoldsburg is all of those things and is happy to have moved here. She stated that she wanted to support item 11.a.1, the Ordinance authorizing us to enter into an agreement with Metropolitan Housing Partners. She believes that more people should be able to have affordable housing and grow up in a community that offers the opportunity for growth. She stated that in her professional life she has seen what a lack of affordable housing has done to the Central Ohio community, and she knows evictions are rising all over, so she appreciates Reynoldsburg taking steps to improve housing.

President Lawson-Rowe

President Lawson-Rowe gave a shout-out about the 5th annual Juneteenth event happening on June 18th from 4-8pm at Huber Park.

Mayor Begeny

Mayor Begeny stated that as of right now there are no plans to change the boundary line, but they are still looking into it. He explained that the road conditions do need to be improved, and they are trying to address this issue.

Mayor Begeny also mentioned Juneteenth, the Market off Main, and the Concert on the Lawn, so they hopefully have events for everyone.

APPEAL HEARING

**Appeal Hearing of Planning & Zoning March 21, 2024 Decision for Application
#2024-0116 - 7372 East Main Street**

Findings of Fact and Conclusions of Law

President Lawson-Rowe stated that Council heard this appeal during the May 13, 2024, Council meeting. Council must make Findings of Fact and a Conclusion of Law at this meeting.

Attorney Shook stated that in the Council packet are findings of fact and conclusions of law on the discussions that this Council had back at the May 13th meeting as it relates to this variance appeal. The Findings of Fact and Conclusions of Law reflect those discussions, the directives of Council, and the applicable law under our zoning code. It is now open to Council for discussion and potential adoption.

Councilmember Baker asked for clarification about this particular motion just to accept the recommendation that Attorney Shook is suggesting, since there were a few discussed at the last meeting. He wanted to make sure they were just voting on the recommendation, not the item as a whole. Attorney Shook stated that they would be voting on the whole thing based on the separate variance requests that his office was directed to draft the Findings of Fact and Conclusions of Law that would grant the variances.

Councilmember Cotner asked that one of the stipulations that they requested was that it cannot be changed to retail at the commercial level. Attorney Shook stated that that is correct and, in the last paragraph of the Findings of Fact, section 4, indicates that the parking variance shall not run with the land but rather shall be conditioned upon the building in use as proposed. And that if the property should include retail, the parking variances shall be revoked. Councilmember Cotner stated that he thought that was an important part of this legislation and thanked him for that information.

Councilmember Salvati made a motion to approve this appeal as submitted and adopt the Findings of Fact and Conclusions of Law. Second by Councilmember Strickland. Motion carried.

AYES: Cotner, Baker, Johnson, Lawson-Rowe, Strickland, Salvati, Pyakurel, Hill
NAYES:

Appeal Hearing of Planning & Zoning April 4, 2024 Decision for Application #2023-5486 for Variances and a Certificate of Appropriateness

A copy of the transcript of this Appeal Hearing will be attached to the final draft of the minutes.

COMMUNICATIONS



May Treasury Board Meeting Minutes

MOTIONS

A Motion to Reconsider Ordinance No. 20-2024 An Ordinance Authorizing the Mayor to Enter Into a Contract with EMH&T for Engineering Design Services for the Parks and Recreation / Public Service Department's New Facility Infrastructure, Appropriate Funds Therefor, and Declaring an Emergency to An Ordinance Authorizing the Auditor to Appropriate a Transfer of Funds from the General Fund to the Capital Improvement Fund, and Declaring an Emergency

Mayor Begeny stated that this motion is in response to a request from the Auditor's office to make this process easier. It does not change any content, it just specifies how the money will be moved around.

Councilmember Baker made a motion to reconsider this Ordinance. Second by Councilmember Salvati. Motion carried.

Councilmember Salvati made a motion to amend this Ordinance to accept the new language as included in this packet. Second by Councilmember Baker. Motion carried.

Councilmember Strickland made a motion to approve this Ordinance as amended. Second by Councilmember Salvati. Motion carried.

REPORTS

Development, Parks & Recreation Committee

An Ordinance to Authorize the Mayor to Enter into a Purchase Option Agreement with Metropolitan Housing Partners, Inc. for the Purpose of Future Sale and Re-Development of Real Estate

Mayor Begeny stated that in 2018 Reynoldsburg created a comprehensive master

plan to look at everything going on in the City and what goals we may have. One of the goals was to promote a diverse mix of housing options in the area. New residential was specifically encouraged in this specific area as well with first floor retail also being encouraged. The project is affordable housing with approximately 100 units; 60 one bedroom and 40 two bedrooms. The average income range would be 30-80% of the annual median income. An estimated \$27-75k a year would qualify for housing, \$40k average. He explained that we have about 30 affordable housing units currently in Reynoldsburg, and it is a well-kept area with very few code infractions and this location has a 3-year wait list.

Director Meyer stated that this is a purchase option with Columbus Metropolitan Housing Authority (CMHA) or Metropolitan Housing Partners. He explained that in order to achieve affordable housing for this project, they are going after different funding sources to actually build the project, so that is why there is a built-in period of time for that. The sale price is \$1.5 million and there is a description of the project included in the packet. Director Meyer then introduced Bob Bitzenhofer.

Mr Bitzenhofer stated that he is the VP of planning and development at CMHA and explained that they are celebrating their 90th anniversary this year. They serve over 160,000 people across Ohio and Washington DC. They own about 5,300 units of mixed income housing in Franklin County alone. They work with their partners to develop, renovate, and maintain housing while connecting residents to needed social services at the RISE center. They have a wide variety of properties they are either working on acquiring or rehabbing, and they believe this property fits in well with their experience working with mixed income and mixed-use buildings.

Councilmember Cotner stated that he thinks CMHA does great work but is concerned about the many units at this location. He explained that with 100 units, he is concerned about needing 160 parking spaces on this same lot because of Blacklick Creek. Director Meyer stated that they have already spoken to the YMCA and created an agreement to do shared parking if necessary to utilize some of the existing parking. He also explained that any project that gets approved must go through our storm water standards, so they will be cautious of the flood plain. Councilmember Cotner stated that there is already water that pools up behind the YMCA, so he is interested in seeing how this will affect that and asked for further clarification on the shared parking spaces. Director Meyer stated that they actually own the site and worked with Attorney Shook last year to amend the agreement with the YMCA to allow for shared parking at this site if needed. He added that the side and back parking lots are not typically full, so this would allow for extra space. Councilmember Cotner asked if any of these spots would be available for public use. Director Meyer stated that since there has not been a study done yet, and it has not gone to the planning and zoning board, he does not want to discuss the parking allocation since there is no site plan yet. Councilmember Cotner stated that

when we sold a property to Trivium, we told them that they had to provide public parking and asked how this is different. Director Meyer clarified that they are not selling to CMHA with the YMCA as part of it. He clarified that any parking spots built on this site would become private and owned by CMHA.

Councilmember Pyakurel asked for some clarification on the building size. Director Meyer stated that as of right now it is a four-story building, but it has not been to the planning and zoning board yet. He stated that in that district, buildings can actually go up to six stories, so this is lower than what the zoning code allows for. Councilmember Pyakurel asked what kind of retail they would expect on the first floor of this building. Director Meyer stated that they are hoping to have a medical office there, but it is not guaranteed. Mr. Bitzenhofer stated that the medical office is their top choice, but this space will be flexible throughout the design period.

Councilmember Cotner asked how much we bought that property for, since the sale was \$1.5 million. Director Meyer stated we purchased it for \$2 million.

Councilmember Baker asked if the YMCA is okay with the shared parking spaces. Director Meyer explained that they are in agreement with allowing shared use of the parking lot and are actually excited about it.

Councilmember Salvati moved to forward this Ordinance to Council for a first reading. Second by Councilmember Johnson. Motion carried.

A Resolution Authorizing The Mayor To Enter Into An Agreement With EMH&T For Engineering Consulting Services For Review Of The COTA Bus Rapid Transit Project

Director Meyer stated that there is a lot on the news right now about the bus rapid transit corridor with LinkUS and the Reynoldsburg piece of it, as proposed by COTA, would go from Brice and Main to the Eastwood project with 4 stops along the way at Brice, City Hall, Taylor, and Eastwood. He stated that there is a fair amount of engineering that goes into this and right now it is at about 30% design. They are trying to get to 60% by the end of this year. COTA has asked us to assist them in working through this and there would be a lot of meetings, so we would need to sign a contract with our city engineer, EMH&T, to attend those coordination meetings. This contract is \$28,000.

Councilmember Cotner stated that he is concerned about spending \$28k before the item is on the ballot in the fall with the sales tax increase. Director Meyer stated that the sales tax increase is what is on the ballot this fall and COTA is dealing with that, so he does not want to comment more on that item. Councilmember Cotner clarified that this would not happen without that passage. Director Meyer stated that it is contemplated that the sales tax increase will help pay for it, but they are



also going to the federal government for the capital dollars, but they are moving forward in designing this with or without us. Director Meyer stated that they did already have money set aside for engineering services with EMH&T.

Councilmember Salvati moved to forward this Resolution to Council for approval. Second by Councilmember Hill. Motion carried.

A Resolution Accepting, Approving, and Ratifying the Submitted Recommendations of Several City of Reynoldsburg Tax Incentive Review Councils

Director Meyer stated that since Reynoldsburg is located in three different counties, each county has a meeting every year to decide on whether to continue their current TIFFs and all three counties unanimously decided to continue the TIFFs. This Resolution is just to accept the findings of the TIRCs.

Councilmember Salvati moved to forward this Resolution to Council for approval. Second by Councilmember Johnson. Motion carried.

Public Safety, Law & Courts Committee

Public Service & Transportation Committee

An Ordinance Authorizing the Mayor to Enter Into a Contract with EMH&T for Engineering Design Services for the Parks and Recreation / Public Service Department's New Facility Infrastructure, Appropriate Funds Therefor, and Declaring an Emergency

Mayor Begeny stated that this is just the second part of this legislation, and we are now just taking money that has been approved and moving it to the correct account.

Councilmember Salvati moved to forward this Ordinance to Council for a first reading and emergency approval. Second by Councilmember Hill. Motion carried.

Finance & Administration Committee

An Ordinance Unappropriating Funds from the General Fund to an Account in the Computer Department, and Declaring an Emergency

Director Boller stated that this was a request for \$129,000 to be transferred to the computer department for a few items. These items include a Windows upgrade and two are for the police department. The other item is for TriTech, which was inadvertently left off of the budget, and the Samsara item that was approved at the last meeting.

Councilmember Salvati moved to forward this Ordinance to Council for a first reading. Second by Councilmember Pyakurel. Motion carried.

RESOLUTIONS - CONSENT AGENDA

RESULT:	PASSED (UNANIMOUS)
MOVER:	Salvati
SECONDER:	Strickland
AYES:	Cotner, Baker, Johnson, Lawson-Rowe, Strickland, Salvati, Pyakurel, Hill

A Resolution Authorizing The Mayor To Enter Into An Agreement With EMH&T For Engineering Consulting Services For Review Of The COTA Bus Rapid Transit Project

A Resolution Accepting, Approving, and Ratifying the Submitted Recommendations of Several City of Reynoldsburg Tax Incentive Review Councils

CONSENT AGENDA FOR EMERGENCY ADOPTION

RESULT:	PASSED (UNANIMOUS)
MOVER:	Strickland
SECONDER:	Salvati
AYES:	Cotner, Baker, Johnson, Lawson-Rowe, Strickland, Salvati, Pyakurel, Hill

An Ordinance Authorizing the Mayor to Enter Into a Contract with EMH&T for Engineering Design Services for the Parks and Recreation / Public Service Department's New Facility Infrastructure, Appropriate Funds Therefor, and Declaring an Emergency



**An Ordinance Adopting the Tax Budget for the City of Reynoldsburg, Ohio
for the Fiscal Year Beginning 2025, and Declaring an Emergency**

CONSENT AGENDA FOR FIRST READING

**An Ordinance to Authorize the Mayor to Enter into a Purchase Option
Agreement with Metropolitan Housing Partners, Inc. for the Purpose of
Future Sale and Re-Development of Real Estate**

**An Ordinance Unappropriating Funds from the General Fund to an Account
in the Computer Department, and Declaring an Emergency**

CONSENT AGENDA FOR SECOND READING

**An Ordinance to Approve the Final Plat for the M/I Home Development at
Spring Hill Farm Phases 6A & 6B**

**An Ordinance Authorizing the Auditor to Appropriate Funds to Various
Accounts for the Police Department, and Declaring an Emergency**

**An Ordinance Authorizing a Change in Appropriations for Various City JEDD
Agreements, and Declaring an Emergency**

CONSENT AGENDA FOR THIRD READING

RESULT:	PASSED (UNANIMOUS)
MOVER:	Salvati
SECONDER:	Strickland
AYES:	Cotner, Baker, Johnson, Lawson-Rowe, Strickland, Salvati, Pyakurel,

An Ordinance Appropriating Funds from the Unappropriated General Fund to the Police Department for Donated Monies

An Ordinance to Amend Section 333.02 Reckless Operation of the Codified Ordinances of the City of Reynoldsburg

An Ordinance to Amend Chapter 1335 Flood Damage Prevention of the Codified Ordinances of the City of Reynoldsburg

An Ordinance Appropriating Funds from the Unappropriated General Fund to Accounts in the Community Events Department from the 2023 Juneteenth Event

An Ordinance Appropriating Funds from the Unappropriated General Fund to Accounts in the Community Events Department from the 2023 Pride Event

OTHER COUNCIL MATTERS

Councilmember Baker invited everyone to the Juneteenth Festival and congratulated the Reynoldsburg football team for hiring a new coach. He thanked RPD and teachers for all of their hard work.

UPCOMING MEETINGS

June 14, 2024 Flag Day

June 19, 2024 City Offices Closed Juneteenth Celebration

June 20, 2024 Planning & Zoning Board

June 24, 2024 Council

July 4, 2024 City Offices Closed July 4th Celebration

July 8, 2024 Council

July 18, 2024 Planning & Zoning Board



July 22, 2024 Council

ADJOURNMENT

As there was no further business, Council President Lawson-Rowe adjourned the meeting.

Meredith Lawson-Rowe, President of
Council

Mollie Prasher, Clerk of Council