Reynoldsburg
OHIO • 1839

MINUTES REGULAR MEETING
REYNOLDSBURG CITY COUNCIL
July 8, 2024

CALL TO ORDER

Council President Meredith Lawson-Rowe called the meeting to order at 6:30 PM

INVOCATION

Councilmember Strickland gave the invocation.

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

There are no minutes for approval this evening.

COMMUNITY COMMENTS

Sandra Hooker
2971 Woodgrove Drive
Grove City

Ms. Hooker stated that she was a State Ambassador for a Change Against Distracted Driving and Crosswalk laws. She was advocating changing the culture of our state, beginning at the local level to promote preventative measures to reduce distracted driving. She also advocated for harsher penalties and more rigid enforcement to make motorists more responsible for their actions. She stated that distracted driving was dangerous and can cause catastrophic injuries and even death. The law should benefit the injured person and not the motorist. She requested that the City raise the penalty

from $150 to $750 and a 2nd degree misdemeanor and a $1000 fine and 1st degree misdemeanor if the incident results in the death or paralyzation of the victim. She stated that taking care of a partially paralyzed patient was hard work and time-consuming. She explained that the injured person did not need an apology from the distracted driver, they needed accountability. She stated that the current penalty was nothing, but a slap on the wrist. It should be a criminal charge. Ms. Hooker stated that her son had a catastrophic event happen, which left him paralyzed. She stated that she was going to local governments to discuss this issue and hoped to eventually discuss the subject at the state level.

Lauren Nader
7627 Palmer Road

Ms. Nader stated that she wanted to discuss the PNC property and believed many constituents would like to know why the City was choosing to sell to CMHA for less money than the property was worth. She asked if there were any other offers, offers that might have included a restaurant or a one-to-two-story building instead of four stories. She would like to know how the residents of Reynoldsburg benefit by bringing more low income housing. She explained she would rather the City wait for a different property owner than to devalue the other properties in the area. She stated that the Development Director mentioned another property owned by CMHA in Franklinton - River and Rich. That apartment complex, which was managed by Oakwood Rental Properties, was very nice and included a pool, fitness center, and retail and dining space. She asked if CMHA was considering something like that for the PNC site or would we get a cheaper, simpler version. She stated that the parking issue was not resolved either. She believed the property would not help anyone in Reynoldsburg for a very, very long time. She would also like more transparency from the City about how many units currently take vouchers in Reynoldsburg. She also requested that all speakers at City Council meetings state their name and title.

Adam Shiffman
683 Blazon Street
Leah Dalton
8187 Shale Valley Drive

Ms. Dalton stated that they were here asking for an update on the JFK pickle ball courts. Mr. Shiffman added that there were more communities adding dedicated pickle ball courts, and they hope to catch up to those communities. He stated that they use all the tennis courts almost every day. He extended the invitation to anyone who would like to play starting around 9am every day.

Email Comments

John Seryak

My name is John Seryak and I reside at 8322 Bedlington Drive.

I want to share my appreciation for all the hard work by all involved in making the City's July 3rd celebration at Civic Park a great success. Along with the Parks and Recreation Department, Reynoldsburg Police Department, volunteers, and many others, I am aware our City's residents had quite a show.

I also want to recognize the efforts of our Reynoldsburg Police who responded to calls about violations of our city's ordinance regarding neighborhood fireworks. Throughout July 4th weekend, there were many violations of our City's code for fireworks use and the days before and after July 4th. There were explosives going off when not permitted. The police responded and fireworks were very limited or stopped completely after calls were made. Thank you, Reynoldsburg Police Department.

Having said this, I would like to recommend to City Council that you reconsider the City's firework code and vote to BAN all amateur neighborhood consumer grade fireworks. Some residents seem unable or unwilling to abide by the City's code. Please consider a total BAN of consumer grade fireworks, so residents can enjoy our peaceful and quiet summer evenings.

Thank you for this opportunity to express my concerns.

Dan Cowgill

I would like to address the low-income housing slated in the former PNC site. I am a resident at Reynoldsburg Park Condominiums. We have had our fair share of crime. This new complex, I am afraid, will only add more.

The traffic in this area, especially around rush hour, can be a nightmare! Would it not serve the future residents better, if it was further east near the new medical building?

Patricia Edwards

Please look for another place or spot

David Campbell

Regardless of what project the Mayor wants to try to get past the taxpayers of Reynoldsburg, was it not the responsibility of City Council to maintain the fiscal responsibility for the projects the Mayor may wish for? $500,000 of taxpayer dollars were simply lost on the current project being completed on the corner. It would seem

unlikely the ice cream store would sell $500,000 worth of ice cream this winter to replace the tax dollars lost. Now, the Mayor was willing to take a short-term loss, another $500,000 of taxpayer's money for his new project with no guarantee any business would occupy the commercial space, much less ever replace the tax dollars lost. As if losing a million dollars of taxpayer money was not irresponsible enough, now he wants a tax increase to pay for his proposed bus line. I think it's time for City Council to grow up and act like mature adults and accept the responsibility to safeguard taxpayer money, which you took an oath to do!

Douglas Porter

Hello, my name is Douglas Potter. I am a long-time resident and homeowner in the city of Reynoldsburg. I apologize for not being able to attend tonight's meeting in person, though I did attend the previous one. I want to thank you all for allowing this time for our voices and opinions to be heard. However, and please excuse my cynicism/skepticism. I did get the vibe from the previous meeting that these city projects are pretty much a done deal, no matter the voices/opinions in dissent. Case in point, as a former business owner, I'm concerned as to the logic and reasoning for the half million dollar loss to the taxpayers on the new CMHA project property sale. Then, on top of that, the property will be used as Section 8, low income housing. Certainly, the talking point of these homes being for "firefighters, teachers, nurses" families making between $29k to $40k per year is well... Let's just say, "that math ain't mathin'." Is there a plan to actually recoup the tax loss to the community and or taxpayers?

Another of my concerns is the major potential for increased crime that this sort of housing might bring to our community. On any given evening, reported on the local news, we see a constant increase in robberies, shootings, etc. in and around these sorts of Section 8 housing projects. All any of us need do is visit the local Kroger just a mile west on Main Street. Just consider the major changes they've made, permanently closing their west end doors and adding full-time security guards and anti-theft alarms, etc, all due to the increased theft and crime. All in a short five to six years that they've been there.

I do understand, and reasonably appreciate the need for housing, low income or otherwise. I also understand the flowery, emotional sales language of new building projects for the community. However, as a realist, taxpayer, concerned citizen, and property owner, I have to weigh the value of my property changing, against any new project that has all the potential of becoming the next 'Latitude Five25', 'Colonial Village Apartments', 'Galloway Village Apartments', and all the problems brought to the surrounding communities by such properties...among so many others. We can all look them up.

I could continue on, but I think my concerns are clear. Whether or not my concerns are

heard, or make any difference, I do thank you all for your time and appreciate that they are entered into the record.

Diane and John Smith

My wife and I live across the street on Main Street at the 55 plus Reynoldsburg Park Condos. We have always thought Reynoldsburg would be a safe community to live in and our units would maintain value.

We oppose the apartment project for those reasons mentioned above. Also, traffic is already bad in this area. This project would make it much worse.

Thanks for listening. Concerned retired vet and neighbor.

Sherrie Van Tyle

As a part-time resident of (and senior citizen) at Reynoldsburg Park Condominiums, I'd like to point out that traffic is already congested in that area and I've had some near misses with cars exiting the Post Office parking lot and cars exiting City Hall, plus other municipal buildings, not to mention that JKF Park has entrance and exit into the same intersection!

This project as proposed is very much out of scale with the infrastructure and surrounding neighborhood of much less dense and smaller scale development.

I object to this proposal as presented.

Melvin Sedlock

Building one hundred apartments in downtown Reynoldsburg in the vicinity of the Post Office would make an already congested area even worse. This cannot be the “Highest and Best Use” for that site. The congestion will drive away existing businesses in that area and what will replace them? Please work on the infrastructure in Reynoldsburg to enhance the quality of life for our residents. I live on Taylor Road and all we are getting is more traffic problems and no solutions. If I drive north on Taylor Road, all I get is dirt and dust on the road. No need to wash my automobile. Driving south on Taylor Road, I get more congestion from the Sheetz gasoline station under construction. Please stop building until the infrastructure can handle what we have. Don’t destroy downtown Reynoldsburg.

Michael Strefelt

My name is Michael Strefelt. I am a 7th grade math teacher at Baldwin Road Junior

High here in Reynoldsburg. I have lived in Reynoldsburg my entire life. So let me be one of the first to say that I welcome the plan for the new development at Main and Davidson.

I was thrilled to learn that I was hired as a teacher in Reynoldsburg. I believe that it is my way of repaying all the work and effort that my teachers and educators gave me growing up. I needed to find myself a place to live that was both affordable and close to school. My options were very limited. With Reynoldsburg growing exponentially, nearly all the places that were available for rent were outside my budget. This includes places in Reynoldsburg and communities close by. So I had the choice to either spend more than 50% of my monthly income on rent, or live at home and try to save some money. And as being a recent college graduate, I already have to pay nearly 20% of my monthly income to pay off my student loans. Being a math teacher, it wasn't hard to realize that the first option was not viable. I had no choice but to live at home with my parents. In the foreseeable future, I will have to continue to do so.

When I heard about the plans for the new development, my initial thought was that it was going to be too expensive, like many of the other places nearby. But then I heard from the Mayor that the cost of the apartments was going to be set for people like me. A hard-working member of our community, who cannot afford to live elsewhere because of the rise in living costs. As Mayor Begeny has said, the plan for the cost of renting an apartment in the new development is going to be at a level where it can be a place where teachers, nurses, police officers, firefighters, and other hard-working individuals can afford. After all, aren't these the kind of people that all community members should want to have in Reynoldsburg?

Located right next to the YMCA, our local parks, across the street from RPD and our post office, down the street from the fire department, emergency room, and many of our wonderful locally owned restaurants, what else would people want in an apartment complex? Easy to access, many amenities nearby, and in one of the best locations to live in Reynoldsburg, what else do people want?

I thank Mayor Begeny and the Council for putting together these plans for this development. I support their efforts to make it a reality. When the development is finished, I plan on being one of the first people in line to get an apartment.

Inocencia and Jaun Bello

Writing to show my concern for our neighborhood's traffic, safety, and the value of our homes.

Sunhee Park

As a resident of East Main Street, I am emailing to express my opposition to the addition of a low income apartment complex near the post office. I think the idea of creating low income residential space is not bad, but I think it is not a good location for this community as there is already plenty of traffic and construction going on around East Main Street and nearby areas. I would prefer see the addition of a learning center for all ages to engage in arts and extracurricular activities to enrich the community.

Ricardo Matos

My name is Ricky and I live in Reynoldsburg condominiums. I don't think it will be safe for this project to build in front of us. Main Street is already crowded enough and this building will have the police working even harder. I'm against it since there are elderly people in our community. It will be totally unsafe. Thank you.

Denise Parker

We are owners who pay taxes, and we are concerned with the option to put in a four-story low-income apartment complex in the middle of our downtown. We have worked hard to improve our community to reflect the old downtown Reynoldsburg area.

I moved here because this was a safe community with many folks my age. I felt we were safe next to the police department. That is further from the truth. The police are now caged in. Main Street is a nightmare with heavy traffic all day. Now you want to add hundreds more people to our downtown traffic. Not to mention a bus route.

I would like to see the report emailed to me that shows you made a profit off the medical building on Main Street. In the interview on Channel 6, the Mayor commented he wasn't worried about the loss of $500,000.00. Not to mention the loss of the project on the corner of Main and Lancaster. Voters do care that the Mayor is willing to lose taxpayers money. I care

There are many areas you could choose to place an apartment complex. Please reconsider and do not put in our downtown.

Thank you for your consideration.

Stacey Corcoran

I'm writing regarding the old PNC site. I know there have been a lot of negative comments and opinions about the possibility of a four-story apartment building and affordable housing going on that site. I personally was excited when I heard about this new development. I am originally from Michigan. I have lived in Reynoldsburg for nineteen years. My Mom would love to move here, but the cost of living is just too high.

A place like this could give her the opportunity to make the move. The location is perfect for her. She would be within walking distance of the Y and would be able to take full advantage of her membership. Additionally, she would be within walking distance of Reynoldsburg's best restaurants. I also have a daughter in college majoring in early childhood education. My biggest concern for her is being able to afford to live on her own when starting out as a teacher. This new apartment building would give her that opportunity. I hope that tonight City Council approves this development.

Council Comments

Councilmember Baker

Councilmember Baker wanted to give thoughts and prayers to the 11-year-old girl that was attacked by two dogs and let her know that the community was praying for her and her family.

Councilmember Strickland

Councilmember Strickland stated that she, along with Reynoldsburg Dental Center, are planning the Reynoldsburg Wellness Expo. This will be the first wellness expo here in Reynoldsburg and is planned for Friday, August 16th, at the Reynoldsburg YMCA from 3-7pm.

Mayor Begeny

Mayor Begeny congratulated everyone on a successful July 4th celebration and thanked everyone involved for their hard work. He stated that Market off Main will continue throughout July and there will be a couple of concerts at the Livingston House this month as well as food truck Fridays. He explained that July is also Parks and Rec Month, so there will be a proclamation given to them later this month. Regarding the pickle ball courts, unfortunately, we were not given any money from the state capital budget for this particular project. They do have an application for a grant through ODNR. Staff should find out about that grant this fall. He explained that the City does want to get this project done. Mayor Begeny also stated that the Chief was asked to provide statistics on fireworks over the last week. A number of residents did make phone calls about people illegally using fireworks and the police were addressing that issue. There were thirty-six reports involving fireworks. By the time the police were able to make it to the location, most of the fireworks had already stopped. The issues were either all solved or the residents were educated about the firework laws here.

Mayor Begeny stated that in the 43068 zip code, there are 270 voucher-based housing units, 240 are headed by a female head of household, 30 with a male head of household, 87 of the individuals in these units are on disability, and the average

number of people per unit is 2.88, for a total of 778 people in voucher based housing.

Les Somogyi, Director of the Reynoldsburg Visitors Bureau, Packet Provided to Council

Director Somogyi was unable to attend the meeting, but provided Council with a packet and summary report.

PUBLIC HEARING

An Ordinance to Amend Chapter Eleven - Planning and Zoning Code for the City of Reynoldsburg, Ohio

President Lawson-Rowe advised that anyone who would like to speak on this Ordinance may step to the microphone and give their name and address.

As there were no comments, the Public Hearing was closed.

COMMUNICATIONS

Treasury Board Meeting Minutes June, 2024

REPORTS

Liquor Permits

Global Grocery Store LLC

Chief Baker stated that Global Grocery Store LLC applied for a new liquor license located at 1762 Brice Road. The business would operate as an international grocery market. The liquor permit was for a C1 and C2 class permit, which was for beer, wine, and mixed beverages in sealed containers for carryout only. This was a new business so there were no police calls related to this business. Chief Curtis did not recommend the City request a hearing for this liquor application.

Trivium Reynoldsburg LLC

An investigation was done for the liquor permit application for Trivium Reynoldsburg LLC located at 7332 East Main Street and a business that would be operating as a bar. The liquor permit was for a D5 class permit, which allowed the sale of beer, wine, and mixed beverages for onsite consumption and off premises in original sealed containers. This was a new business, so no police calls had been made to this location. They did not recommend requesting a hearing for this liquor permit application.

Councilmember Cotner asked, since this liquor permit was for the developer, would the developer be operating the bar that was opening at this location. Mayor Begeny stated that the developer would transfer the liquor permit to the operator once all the paperwork was completed.

Development, Parks & Recreation Committee

This is the Development, Parks & Recreation Committee meeting for July 8, 2024.

Members in attendance are: Councilmember Cotner, Councilmember Johnson, Councilmember Hill, Chair Salvati and President Lawson-Rowe.

An Ordinance Authorizing and Directing the Mayor to Enter into a Contract with the Stonehenge Company for the Sale of Real Property, and Declaring an Emergency

Mayor Begeny stated that this request was for the land adjacent to the Central Ohio Primary Care, located across from the cemetery on Main Street. There was a site plan included in the agenda packet, but it was a rough estimate of how they would use the spacing. The use will be the same, but most likely it will not be exactly as pictured. The front area would be around 30,000 square feet of restaurant or retail, with one area reserved for the Reynoldsburg chapter of the Boys and Girls Club. The area behind this site would be dedicated to sports fields with two large buildings allowing for indoor sports as well. They negotiated to allow the parks and recreation departments a certain number of hours of use per year and the school district would also have the opportunity to utilize the space as well. This sale should make up for the loss on the PNC site as well. They are requesting this legislation as an emergency, so they can begin the process of designing as soon as possible.

Attorney Shook stated that the biggest priority with this contract was what was approved was actually constructed and creating default remedies if those expectations were not met. He stated that with the sports complex section of this project, if the developer does not meet the master schedule of construction, then we would be able to give a notice of default whereby they would be given a cure period. If they do not meet the set standards within the cure period, they would

then transfer the property back to the City for $10 or to pay the City one million dollars. These provisions are to ensure that what we want built is what is actually built. He did not believe that these would be things that would ever come up, but they had to prepare for all possibilities.

Mayor Begeny stated that Stonehenge also owns another sports facility in Gahanna that was on a smaller scale. This larger facility would allow for more collaboration and more events. Councilmember Salvati stated that this was good information because it shows they know how to operate a business like this already.

Councilmember Strickland asked what the rental process would be like for those who want to rent the facility for tournaments. Doug Ervin, the development and planning director of Stonehenge, stated that they would just have to purchase the court time based on what was available. There were lots of other sports leagues that use these facilities regularly, so they would have to plan around the existing schedules. He explained that this was a larger facility, so they would have more availability. Councilmember Strickland thanked him and stated that she was looking forward to this partnership.

Councilmember Salvati asked if there had been any discussions about access to these facilities once construction was finished. Mayor Begeny stated that there would be a lot of options as they go through the engineering phase, and they will decide what the best option would be.

Councilmember Strickland asked about what staffing and income tax would look like for this facility in the future. Mayor Begeny stated that they hope to have some kind of restaurant in the facility as well as the facility's employees. He explained that this project focused more on quality of life for the residents rather than an income-generating project.

Councilmember Pyakurel asked if they would be adding a sidewalk in front of the facility and if there would be some benefit for residents to use the facilities as opposed to non-residents. Mr. Ervin stated that they had not gotten that far into the process, but these facilities were more geared towards organized activities rather than a true fitness facility. They may look more into this when they get there, but they are trying to be involved in the community with the school district and the Boys and Girls Club.

Councilmember Baker asked if football would be included. Mr. Ervin stated that they would have turf and were trying to size one of the buildings to fit a football field, so that it would be a possibility.

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

An Ordinance to Amend Chapter Eleven - Planning and Zoning Code for the City of Reynoldsburg, Ohio

This item has been returned to Council with recommendations from the Planning and Zoning Board.

Mayor Begeny stated that the zoning code was revised in 2020. About once a year since, they take the time to look over everything and see what may or may not need to be amended. This recommendation from the Planning and Zoning Board was a unanimous, positive recommendation. They expanded the Olde Reynoldsburg zoning district to properties along Main Street that are not fronting Main, so that they have more options. They allowed the opportunity to build attached townhomes and more signage for public entrances to buildings. They also updated the loading zone calculation to better reflect the real needs in that space.

Councilmember Salvati stated that these issues were discussed in the last two Planning and Zoning meetings and going back and watching those meetings would give everyone a better idea of where these changes came from.

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

Public Safety, Law & Courts Committee

This is the Public Safety, Law & Courts Committee meeting for July 8, 2024.

Members in attendance are: Councilmember Cotner, Councilmember Hill, Vice Chair Johnson, and President Lawson-Rowe.

A Resolution Authorizing the Mayor to Sign the Subdivision Participation and Release Form for the Kroger Settlement as Part of the National Prescription Opiate Litigation

Attorney Shook stated that this Resolution was for participation in the ongoing opioid litigation. This particular settlement involved the Kroger Company as the distributor of opioids. This MOU would allow Reynoldsburg to participate in that settlement.

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

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Public Service & Transportation Committee

This is the Public Service & Transportation Committee meeting for July 8, 2024.

Members in attendance are: Councilmember Cotner, Councilmember Hill, Councilmember Johnson, Chair Strickland and President Lawson-Rowe.

An Ordinance Appropriating Funds Between Various Accounts within the Street Department, and Declaring an Emergency

Director Dorman stated that this Ordinance was needed in order to move money from our previous salt contract to other accounts where funds were needed. He was not asking for additional funds.

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

A Resolution Authorizing the Mayor to Advertise to Seek Bids for the Parks & Recreation and Public Service Building

Mayor Begeny stated that they were finally ready to put this project out to bid. They had some great conversations with their bond counsel and Baker Tilly, as well as the Auditor's staff. The goal was to have this out to bid within the next week or two, and then discuss it at the first meeting in September. They hoped to award the bid in September as well. This project would not increase any taxes for the residents. This new facility would be built on the property where the current service building was. The new service building would meet all OSHA and ADA requirements and would be an updated facility. Director Dorman stated that Star Consultants would be here at the next Council meeting to present more specifics about this project. This facility would include a vehicle washing stations, fuel stations, parks and recreation offices, outdoor space for horticultural projects, along with many other features.

Auditor Cicak stated that the estimates from Star Consultants were around $16 million dollars. His concern was the $30 million cost. The estimated bond service went from over half a million dollars to two and a half million dollars. Interest rates at that time were 2.5% and were not 5%. He did have concerns about this project as it will take almost 30 years to pay off, but they were working with the best professionals to complete the project.

Councilmember Strickland stated that it sounded like the Auditor's office had some issues with this project. She asked how those concerns were being addressed. Mayor Begeny stated that this was part of the reason they chose to bond the project as it would give them more flexibility. He explained that most of these

increased prices were due to the increased cost of building materials. He stated that once it went out to bid and comes back outside the $32 million dollar budget, then there would be either significant cuts to the project or terminate the project all together. Councilmember Strickland asked if staff had looked into renovating the building that already existed rather than building a completely new one. Mayor Begeny stated that Star Consultants looked into several different options, but the City received an overwhelming recommendation that this was the best course of action.

Councilmember Baker stated that he was in the current facility and agreed that a new building was needed to allow our employees a better and safer working environment. He also agreed the City should move forward in getting more information about this project to see what the costs were. He asked Auditor Cicak if the current interest rate was 5% or would it be up to 5%. Auditor Cicak stated that, from his research, it seemed as though 5% was the current rate for bond issuance.

Councilmember Pyakurel asked when the estimate was made regarding the price going from $16 million to $30 million. Auditor Cicak stated that he believed the first estimate was in 2021. They anticipated an increase of 10%. Councilmember Pyakurel also asked what the interest rate was on the YMCA, since it was also around a $30 million project. Auditor Cicak stated that it was 3.25%. Auditor Cicak clarified that it was not that this new service building was not needed, he was just concerned about the possible cost and wanted to be transparent.

Councilmember Baker stated that since it increased from $16 million in 2021 to $30 million in 2024, he was concerned that if they continued to push off this project, the price would continue to rise and the need for the project would increase. He believed staff should find a way to complete the project.

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

Finance & Administration Committee

This is the Finance & Administration Committee meeting for July 8, 2024.

Members in attendance are: Councilmember Salvati, Councilmember Pyakurel, Councilmember Strickland, Chair Salvati\ and President Lawson-Rowe.

An Ordinance Appropriating Disbursement and Fees from the City's TIF Funds to Allow for Payment to the Reynoldsburg City School District and to Account for County Treasurer Fees

Auditor Cicak stated that this Ordinance would allow the City to make payments to

the Reynoldsburg City School District and pay the Country Treasurer fees from three of the City's TIFs. The Fairfield County Taylor Square TIFF would distribute $1,450,000 to Reynoldsburg City Schools and $35,000 in County Treasurer fees. The Original Brice Road TIFF would distribute $65,000 to Reynoldsburg City Schools. The 2018 Main Brice TIFF will pay County Treasurer fees in the amount of $40,000.

Councilmember Strickland asked if this was around the amount estimated to be distributed to the Reynoldsburg City Schools. Auditor Cicak stated that those estimates came from the County Treasurer.

Councilmember Baker asked if there was an increase in the TIF revenues. Auditor Cicak stated that there was an increase in the Main Brice TIFF. There was a loss due to the departure of Walgreens, but the Alliance should generate ample revenue when completed. He stated that the Taylor Square TIF was doing wonderful and that money was the partial funding source for the Waggoner Road Phase 2 project. It was just extended for another 30 years.

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

RESOLUTIONS - CONSENT AGENDA

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

A Resolution Authorizing the Mayor to Sign the Subdivision Participation and Release Form for the Kroger Settlement as Part of the National Prescription Opiate Litigation

A Resolution Authorizing the Mayor to Advertise to Seek Bids for the Parks & Recreation and Public Service Building

CONSENT AGENDA FOR EMERGENCY ADOPTION

RESULT:	**PASSED (UNANIMOUS)**

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

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

LEGISLATION FOR EMERGENCY APPROVAL

RESULT:	**PASSED (6-2)**
MOVER:	Salvati
SECONDER:	Strickland
AYES:	Johnson, Strickland, Salvati, Hill, Baker, Lawson-Rowe
NAYS:	Pyakurel, Cotner

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, and Declaring an Emergency

Councilmember Cotner stated that everything that needs to be said has been said, and we know how this will go tonight. He reiterated that we are selling this property at a loss. The location, the parking, traffic, and congestion, there are so many reasons why this is not the right project for this area. He stated that yes, there would be tax revenue, but that would have happened no matter who purchased the property. He questions what other offers may have been made and who did we turn away for this location. He disagrees that this Ordinance qualifies for the use of emergency legislation, and we should not write emergency legislation to make it easier for the developer.

Councilmember Pyakurel stated that he is always in favor of housing, especially affordable housing, because there is always a need. He is concerned about this location because there will be children in the new housing. He does not believe that affordable housing will bring crime, but this location seems wrong for children.

Councilmember Salvati stated that he supports this legislation and really appreciates the community getting involved with this topic, even if the issue was contentious. He does not agree this location is wrong for housing, he actually believes it is perfect because it will help revitalize the Old Reynoldsburg area. He believes that having housing within walking distance will be very beneficial and believes that the residents will be an asset to our community. He hopes that this

project will be successful and be a model for other communities. His only concern for this project is parking, so he will continue to watch this closely.

Councilmember Hill stated that she agrees with many of the things Councilmember Salvati previously said and believes that Reynoldsburg is changing and change can be uncomfortable. She stated that she does have concerns but believes those concerns will be resolved as they go through the planning phase and overall, this will be an asset to our community.

Councilmember Baker stated that Reynoldsburg is growing and will continue to grow, so it is even more important now to increase housing. He is also concerned about parking and is interested in seeing how they resolve this issue. He explained that growth is painful and something we will have to get through together. He explained that growing up, it was hard to find apartments or townhomes for his family and that it is even harder now. Everyone should have the opportunity to live somewhere comfortably without having to work multiple jobs, and we should step up and help. He stated we should look at this project as a whole rather than being selfish and approaching it with a "not in my backyard" mentality. He supports this legislation because of the number of people that need housing. He stated that there are young people with college degrees who are living out of suitcases because they have nowhere to go and can't afford housing. He stated we should be doing this project for the right reasons, to help people.

President Lawson-Rowe stated that created economic growth and jobs are at the core of her service to the City of Reynoldsburg. She understands that we must support the infrastructure in place and create opportunities to provide a foundation for our future. Our City is home to many people and cultures; they have lifers, transplants, immigrants, and new Americans. That makes Reynoldsburg the best community in central Ohio. Her family moved here 20 years ago after they left what they thought was their forever home in Georgia. They rented out their home in Georgia to a single mother who used rental assistance to pay her rent. She stated that in 2004 they moved to Creekside at Taylor Square. She thanked their predecessors for thinking ahead and planning for the future when building places like Creekside. They stayed there for 5 years and fell in love with the community and went on to purchase a home because they knew they wanted to remain planted in the City of Respect. She is supportive of this legislation and will welcome new neighbors who may have a similar story to her family. She envisions people like first responders, teachers, and many others trying to move out of their parents' home for the first time.

RESULT:	**(6-2)**
MOVER:	Salvati
SECONDER:	Strickland

Reynoldsburg
OHIO · 1839

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

CONSENT AGENDA FOR FIRST READING

An Ordinance Authorizing and Directing the Mayor to Enter into a Contract with the Stonehenge Company for the Sale of Real Property, and Declaring an Emergency

An Ordinance Appropriating Funds Between Various Accounts within the Street Department, and Declaring an Emergency

An Ordinance Appropriating Disbursement and Fees from the City's TIF Funds to Allow for Payment to the Reynoldsburg City School District and to Account for County Treasurer Fees

CONSENT AGENDA FOR SECOND READING

An Ordinance to Amend Chapter Eleven - Planning and Zoning Code for the City of Reynoldsburg, Ohio

An Ordinance to Amend Section 331.42 Texting While Driving Prohibited in the Codified Ordinances for the City of Reynoldsburg

An Ordinance to Amend Ordinance No. 07-2013 Concerning the Contribution Amounts to the Water and Sewer Capital Improvement Project (CIP) Funds for the City of Reynoldsburg, Ohio

An Ordinance Appropriating Funds from the Public Service Department (110) Fund to the Federal Emergency Management Association (FEMA) Fund (201) for a Blacklick Creek Watershed Study

An Ordinance Authorizing the Mayor to Enter into an Agreement with EMH&T for Engineering Design Services for a Future Public Alley North of East Main Street

OTHER COUNCIL MATTERS

Councilmember Baker gave his usual thank yous to first responders, teachers, doctors, and all those who continue to further our community.

UPCOMING MEETINGS

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