



**MINUTES REGULAR MEETING
REYNOLDSBURG CITY COUNCIL
September 8, 2025**

CALL TO ORDER

Council President Shanette Strickland called the meeting to order at 6:30 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: Cotner, Baker, Johnson, Strickland, Towns, Salvati, Pyakurel
ABSENT: Hill

APPROVAL OF AGENDA

The agenda was approved as submitted.

APPROVAL OF MINUTES

Regular Meeting Minutes of July 28, 2025

The regular meeting minutes of July 28, 2025 were approved as submitted.

COMMUNITY COMMENTS

Community Comments

**Madhav Pokhrel
1029 Mueller Drive**

Mr. Pokhrel explained that he was there on behalf of 50 Stars Yuva Club and Columbus Veterans. He stated that it was a privilege to speak on behalf of 50 Stars and the entire Bhutanese community of central Ohio. When they first arrived in Reynoldsburg, they found that it was more than just a city. It was a place that gave them hope, a place to grow, and the opportunity to dream. The City has given them the stability they were searching for and offered a brighter future. It gave them a sense of pride and belonging to something bigger than themselves. He stood there today with the gratitude of parents, the hope of children, and the pride of their community that flourished because of the generosity and the leadership of the City of Reynoldsburg. One of the most powerful ways they have seen an impact is through sports. Sports have been one of the greatest gifts within the community. Their soccer team was more than just a sports

team. It was a symbol of unity, resilience, and determination. When the players step onto the field, they carry not only talent, but the spirit of their community that knows struggle and how to rise again. The 50 Stars Yuva Club has been able to create opportunities for local young people, because of support from the City. Because of that support, they were able to host a kids' soccer camp here in Reynoldsburg. Children learned leadership, discipline, and teamwork. Parents saw their kids come home with more confidence, feeling more connected, and even more hopeful. What makes Reynoldsburg so special was not just the athletic programs, but how our culture was embraced through celebrations and events. Through these celebrations, we see the beauty of diversity, elderly community members passing down traditions, and children learning about their heritage. It has been a place where all neighbors can come together to enjoy food, music, and community. He thanked Mayor Begeny and the Councilmembers for providing the support needed to continue their traditions and allow their voices to be heard. He stated that on behalf of the 50 Stars Yuva Club and Columbus Veterans, they were honored to present certifications of appreciation to the City of Reynoldsburg. The certificate was in recognition of their outstanding support for the City in providing facilities for the 50 Stars Yuva Club as well as fostering youth programs that create meaningful opportunities for growth, unity, and community engagement.

President Strickland thanked them for their comments.

Mayoral Comments

Mayor Begeny thanked Council for their support throughout the Tomato Festival and the planning process for 2026 had already begun.

Mayor Begeny added that there were a number of other events coming up, including kicking off the Designated Outdoor Refreshment Area (DORA) this Friday, September 12th at 4pm with Blues and Brews at Huber Park. He hoped everyone could make it out to this event.

Presentation by Columbus Realtors

Qiana Jones and Vincent Coleman

Ms. Jones thanked Council for the opportunity to address them and discuss this matter. She serves as the Government Affairs Chair on the board at Columbus Realtors as well as a director. She stated that although Columbus is in the name, they serve the entire Central Ohio region, including Franklin, Fayette, Madison, Marion, Morrow, Pickaway, and Union Counties. Columbus Realtors is the leading advocate and trusted source of real estate in Central Ohio, and they aim to do that through building relationships, engaging with local leaders, working with other relators, and monitoring activities of local governments.

Ms. Jones stated that housing inventory in central Ohio has increased 20% this year



and 8.7% this past month. This marks the highest homes for sale since 2016 and the current median sales price is \$324,000. The median sales price in the entire country is \$422,000. They strive to achieve a healthy and balanced housing market, which, by their standards, includes about 6 months of inventory.

Places like Reynoldsburg are still a very attractive market because of the affordability aspect and investments being made in the community. The average home price has been on a steady increase but recently dropped just a bit. Reynoldsburg is predicated to growth in population but also in median income. The current median home value in Reynoldsburg is \$302,000 versus \$336,000 in Franklin County as a whole.

They would also like to discuss wholesaling, which is a predatory practice in real estate involving the assignment of contract deals in which a wholesaler enters into a contract with the property. Then the wholesaler finds a new buyer to assign the rights of the contract to for an assignment fee determined by the wholesaler. They often act in a predatory manner, targeting lower-income, financially distressed, and elderly individuals. As Reynoldsburg's population continues to age, they would like to bring this issue to the City so they are aware of these practices. They are often misleading the homeowners about their true intention and whether they have the ability to ever actually close. The homeowner may receive a deposit of \$500 when the contract is signed, but that does not guarantee the house will ever actually sell. The deals often fall through even after the homeowners have begun the process of finding somewhere new to live.

They have begun working closely with the City of Columbus City Council and the Department of Building and Zoning Services and Development to pass a wholesaling reform in the City of Columbus. This legislation would create a wholesaler registry by which those practicing wholesaling need to register. Failure to do so will result in a \$1000 fine and a 6-month registry suspension, with subsequent offenses leading to a \$2500 fine and a first-degree misdemeanor. This legislation also requires that they disclose before entering into a contract and entering a contract without disclosure would signal that that wholesaler may be working without a license and is looking to make a profit off of the homeowners by offering them below market value. Wholesaling is not all bad. It can be beneficial if a homeowner needs to sell fast, but it should be ensured that the wholesaler is licensed and the contract is transparent.

They have also partnered with Greater Ohio Policy Center to develop a guide book for infill housing. These plans and tools can be used to overcome barriers to housing developments by using vacant lots to increase the number of available houses. The pattern book includes two pre-made patterns for single family and duplex homes. While apartments do serve many purposes, they are just not what many families are looking for. These plans help reduce cost and allow cities to pre-approve certain home plans to make the process more efficient.



Columbus is one of the largest cities in the country and one of the strongest economies in the US. We are home to 18 Fortune 1000 companies and these companies have become invested in our region. Jobs are continuing to come to this area, and we have to find ways to keep up with the housing demand. Ms. Jones thanked the Council for their time and stated she would be available for any questions.

President Strickland

President Strickland thanked them for this presentation and all the information. She asked Mayor Begeny and Attorney Shook if they received reports of issues like this with wholesalers within Reynoldsburg.

Attorney Shook stated that he had not received any specific complaints about wholesalers, but noted that they received plenty of complaints about the number of phone calls and texts residents receive regarding buying their homes. He explained that he was sure this issue had occurred within Reynoldsburg. His office would definitely begin looking into this issue to determine if Reynoldsburg needed to proceed as Columbus decided to do.

Councilmember Baker

Councilmember Baker asked if it was specific companies that were trying to purchase these homes or if it was individuals. He explained that this was the first time he had heard of wholesaling houses.

Ms. Jones stated that those were two different things. Wholesaling was more calls and texts you may receive about your home saying that they were able to sell your home quickly and offer a cash deposit for the contract, which could be an attractive offer for someone who might be trying to sell quickly. The wholesaler may come directly to a homeowner and offer a contract saying they could sell the home for \$150,000. Then the wholesaler will find a buyer who says they will buy the house for \$170,000. Now the wholesaler gets to keep the \$20,000 profit.

Presentation by Franklin Davis on Climate Change

President Strickland stated that this presentation will be given at a later date in October.

PROCLAMATIONS

A Proclamation to Recognize Hope for the National Suicide Prevention Day and Action Month (NSPAMP)

President Strickland stated that this proclamation was very personal to her

because she lost her cousin to suicide. He would have been 25 years old on September 5th. President Strickland stated that it was important to check on the people around you, because sometimes it was the strongest people who carry the heaviest burdens. Reaching out for help was a sign of strength, not weakness. She hoped to encourage people to speak openly and seek support.

President Strickland read the Proclamation.

Councilmember Pyakurel made a motion to approve this proclamation. Second by Councilmember Johnson. Motion carried.

COMMUNICATIONS

July Treasury Board Meeting Minutes

August Treasury Board Meeting Minutes

REPORTS

Clerk of Court Report July 2025

The Clerk of Court submitted monies collected from the Courts in the month of July 2025 in the amounts of \$25,325.

There is no Development, Parks & Recreation Committee meeting this evening.

Public Safety, Law & Courts Committee

This is the Public Safety, Law & Courts Committee meeting for September 8, 2025.

Members in attendance are: Councilmember Cotner, Councilmember Towns, Chair Johnson, and President Strickland.

An Ordinance Adopting and Enacting a New Code for the City of Reynoldsburg, Ohio; Providing for the Repeal of Certain Ordinances Not

Included Therein; Providing a Penalty for the Violation Thereof; Providing for the Manner of Amending Such Code; and Providing When Such Code and this Ordinance Shall Become Effective, and Declaring an Emergency

This item has been requested as a single-read emergency.

Attorney Shook stated that he and Clerk Prasher began the process back in 2024 of conducting an audit of the City's Code. They have been working with CivicClerk and have mostly made cosmetic changes to make the code more readable and reformatted. There were no substantive changes beyond Title 3 and Title 5, which are the traffic and criminal codes. The changes that were included in this Ordinance only go through December 16, 2024; the changes they have made since that date will be incorporated at the beginning of the year when it is published online. At this time in the future, they will be moving from American Legal to MuniCode which is much more user-friendly. This process took longer than they expected, so they are now requesting it be passed as a single read emergency to save the City money. The American Legal contract expires in the middle of October and this passage as an emergency language will ensure that they do not have to extend the current contract.

President Strickland asked for clarification that they did not find any area in the Code that needed a substantive change. Attorney Shook stated that at this point, if they were going to make a substantive change, they would make that a single item and would not request that it be passed today. Otherwise, it would look as though they were trying to sneak things through, and he assured her that they would not do anything like that. President Strickland asked how long it would take for the Code to be transferred to the new system. Attorney Shook stated that CivicPlus, who operates MuniCode, estimated it would take around one month. This is why they are requesting this item as a single read emergency to allow CivicPlus the full month to go through this process without having to extend our contract with American Legal.

Councilmember Baker thanked him for all his hard work because he is sure it took many hours. Attorney Shook stated he should thank Clerk Prasher for all the time she spent going through the Code and ensuring this is the cleanest version of it.

Councilmember Johnson made a motion to forward this Ordinance to Council for a first reading and emergency approval. Second by Councilmember Towns. Motion carried.

Public Service & Transportation Committee

This is the Public Service & Transportation Committee meeting for September 8, 2025.

Members in attendance are: Councilmember Cotner, Councilmember Towns, Chair Pyakurel, and President Strickland.

An Ordinance Authorizing the Mayor to Enter into a Project Grant/Loan Agreement with the State of Ohio Through the Ohio Through the Ohio Public Works Commission (OPWC) for the Summit Road Reconstruction Project (Limits of Prior Improvements South of Summit High School to East Main Street), Appropriating Funds Therefor, and Declaring an Emergency

Director Dorman stated that this grant program would seek to accept funding for capital infrastructure improvements for the Summit Road Reconstruction Project. EMH&T will provide engineering design services for this project, which will address current safety concerns for vehicular and pedestrian safety along this corridor.

Councilmember Pyakurel made a motion to forward this Ordinance to Council for a first read. Second by Councilmember Towns. Motion carried.

An Ordinance to Authorize the Mayor to Enter into a Contract with EMH&T for Support Services Relating to Waggoner Road Phase 1 and 2 and Appropriating Funds Therefor

Director Dorman stated that this Ordinance addresses some lingering items from Phase 1 as they were nearing the end of this project. There were some small items they needed EMH&T to verify when the contractor asked questions. There were monies available in the general engineering account. However, given the amount of the proposal, it did need to be approved by Council.

Councilmember Pyakurel asked when Phase 1 should be completed. Director Dorman stated that they do have a meeting coming up to discuss this issue, but they were hopeful that, as long as there was no bad weather, they would be able to stay on schedule.

Councilmember Pyakurel made a motion to forward this Ordinance to Council for a first read. Second by Councilmember Towns. Motion carried.

An Ordinance Authorizing the Appropriation of Funds Pertaining to the City's 2025 Street Improvement Project - Part II, and Declaring an Emergency

Director Dorman stated that this Ordinance is for the portion of this project that was in Licking County, since they would be using Licking County permissive tax funds. They opened bids this past Friday, and they were trying to get this project done before the end of the year. There were about six streets in the 2025 Street Project that were in Licking County. They already drafted language prior to the bid

opening, and would modify it at the next meeting to reflect the actual amount that they received back from Strawser Paving, which appeared to be the low bid. They received four to five bids that were within the 20% allowable threshold.

President Strickland asked if we worked with Strawser Paving on past projects. Director Dorman stated that they worked with Strawser on several past projects. Their bid came back at \$223,000 with the original project being estimated at \$209,000, so they are within the 20% allowance, and they were the only bid to do so.

Councilmember Baker asked if they used high quality products. Director Dorman stated that they were a very reputable contractor and have been around for many years.

Councilmember Pyakurel made a motion to forward this Ordinance to Council for a first read. Second by Councilmember Towns. Motion carried.

An Ordinance Authorizing the Mayor to Accept the Sheetz Project and Associated Public Infrastructure Improvements

Director Dorman stated that Attorney Shook indicated that this item should have been added to the Agenda as a Resolution rather than an Ordinance, so he would like to request an amendment.

This Resolution was to accept the infrastructure from the Sheetz project, including the right turn lane and some other construction in that area.

Councilmember Pyakurel made a motion to amend this Ordinance to amend this legislation to a Resolution. Second by Councilmember Towns. Motion carried.

This Resolution is now amended.

Councilmember Pyakurel made a motion to forward this Resolution as amended to Council for approval. Second by Councilmember Towns. Motion carried.

This Resolution will be forwarded to Council as amended.

A Resolution Authorizing the Mayor to Accept a BWC Grant for Portable Traffic Signals for the Water and Wastewater Departments

Director Dorman stated that they were fortunate enough to receive a grant from the Ohio Bureau of Workers Compensation, BWC. This would pay for a temporary traffic signal to be used by the wastewater and water department to assist with traffic control in areas where work was being completed.



Councilmember Pyakurel made a motion to forward this Resolution to Council for approval. Second by Councilmember Towns. Motion carried.

Finance & Administration Committee

This is the Finance & Administration Committee meeting for September 8, 2025.

Members in attendance are: Councilmember Salvati, Councilmember Johnson, Councilmember Pyakurel, Chair Baker, and President Strickland.

A Resolution Accepting the Amounts and Rates as Determined by the Budget Commission and Authorizing the Necessary Tax Levies and Certifying Them to the Licking County Auditor

Auditor Cicak stated that the next two Resolutions were the final pieces to the tax budget. The first Resolution was for Licking County and the second was for Franklin County. The certificate shows the total funds available to the City for the upcoming fiscal year, including beginning balances and expected revenues. This certificate serves as the legal foundation for the upcoming budget and marks the beginning of the budget planning process. Accepting the certificate ensures that our 2026 appropriations will be balanced, valid, and compliant with the ORC.

Councilmember Baker asked if there was a reason they do not have one for Fairfield County. Auditor Cicak stated that they had never received one from them in the past.

Councilmember Baker made a motion to forward this Resolution to Council for approval. Second by Councilmember Salvati. Motion carried.

A Resolution Accepting the Amounts and Rates as Determined by the Budget Commission and Authorizing the Necessary Tax Levies and Certifying Them to the Franklin County Auditor

Auditor Cicak stated that this Resolution was exactly the same as the Resolution previously discussed, but for Franklin County.

Councilmember Baker made a motion to forward this Resolution to Council for approval. Second by Councilmember Salvati. Motion carried.

A Resolution to Repeal and Replace Resolution No. 2025-35 Authorizing the Clerk of Council to Certify Nuisance Costs (2024) for Collection by the Licking County Auditor

This legislation has come back before Council to correct the total amount of nuisance costs to the Licking County Auditor. There was an error on the original spreadsheet; however, the total cost in the Resolution was not updated. This legislation makes that correction, and will be forwarded to Licking County.

Councilmember Baker made a motion to forward this Resolution to Council for approval. Second by Councilmember Salvati. Motion carried.

RESOLUTIONS - CONSENT AGENDA

President Strickland amended the Resolutions Consent Agenda to include committee item 9(d)(4) as item 10(e): A Resolution Authorizing the Mayor to Accept the Sheetz Project and Associated Public Infrastructure Improvements.

RESULT: PASSED (UNANIMOUS)

MOVER: Salvati

SECONDER: Baker

AYES: Cotner, Baker, Johnson, Strickland, Towns, Salvati, Pyakurel

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An Ordinance Authorizing the Mayor to Accept the Sheetz Project and



Associated Public Infrastructure Improvements

CONSENT AGENDA FOR EMERGENCY ADOPTION

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

An Ordinance Adopting and Enacting a New Code for the City of Reynoldsburg, Ohio; Providing for the Repeal of Certain Ordinances Not Included Therein; Providing a Penalty for the Violation Thereof; Providing for the Manner of Amending Such Code; and Providing When Such Code and this Ordinance Shall Become Effective, and Declaring an Emergency

CONSENT AGENDA FOR FIRST READING

President Strickland amended the Consent Agenda for First Reading to remove item 12(d) as it was amended to a Resolution.

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An Ordinance to Authorize the Mayor to Enter into a Contract with EMH&T for Support Services Relating to Waggoner Road Phase 1 and 2 and Appropriating Funds Therefor

An Ordinance Authorizing the Appropriation of Funds Pertaining to the City's 2025 Street Improvement Project - Part II, and Declaring an Emergency

CONSENT AGENDA FOR THIRD READING

RESULT: PASSED (UNANIMOUS)

MOVER: Towns

SECONDER: Pyakurel

AYES: Cotner, Baker, Johnson, Strickland, Towns, Salvati, Pyakurel

An Ordinance Appropriating Funds from the Unappropriated General Fund (110) to Funds in the Parks & Recreation Department

OTHER COUNCIL MATTERS

Councilmember Baker welcomed everyone back after the August recess. He also gave a shout-out to the Reynoldsburg fall sports teams. He thanked teachers, RPD, retail, and logistics workers.

Councilmember Pyakurel thanked everyone who came out to the soccer tournament. He also wanted to invite everyone to the Tihar Festival, previously known as Diwali. It will be October 4th, from 2 - 8pm at Huber Park.

President Strickland gave a shout-out to the Macedonian Festival that many attended as it was a great event.

UPCOMING MEETINGS

September 18, 2025 Planning & Zoning Board

September 25, 2025 Council

October 2, 2025 Planning & Zoning Board

October 13, 2025 Council

October 16, 2025 Planning & Zoning Board

October 28, 2025 Council

ADJOURNMENT

As there was no further business, Council President Strickland adjourned the meeting.

Shanette Strickland, Council President



Mollie Prasher, Clerk of Council