



City Council Minutes

Tuesday, June 10, 2025

1. Call to Order

Ms. Lampke called the meeting to order at 6:01 pm.

2. Roll Call of Members

Council Members in Attendance: Sam Marcellino, Lori Ann Feibel, Danny Hurley, Monique Lampke, Jess Saad, Troy Markham, Alex Silverman

3. Pledge of Allegiance

4. Resolutions with Special Guests:

- a. **Resolution 04-25 (second reading)** confirming the Mayor's appointments of members to the Architectural Review Board; the Board of Zoning Appeals and Planning; the Recreation and Parks Board; the Tree and Public Gardens Commission; the Board of Health; the Board of Tax Review; the Civil Service Commission; the Citizen Review Board; the CRA Housing Council; The Records Commission; the Environmental Sustainability Advisory Committee; and to declare an emergency, introduced by Danny Hurley on May 27, 2025.

Mr. Fishel read the ordinance and Mr. Hurley shared some of the background. Mayor Kessler then spoke about the process of selection thus far, inviting Mr. Gruebel to introduce himself.

- i. Rhys Gruebel, ESAC Appointment Nominee

Mr. Gruenbel spoke about his background and shared how he's enjoyed his work with ESAC. Mayor Kessler also spoke briefly about Mr. Gruebel's time on ESAC and Ms. Feibel thanked him for his time and effort.

5. Public Hearing on Ordinance 11-25 (Ordinance is currently tabled)

- a. **Ordinance 11-25** amending the Designated Outdoor Refreshment Area in a specified portion of the Main Street District and enacting regulations, introduced by Monique Lampke on April 8, 2025. (Ordinance currently tabled.)

Ms. Lampke moved to remove Ordinance 11-25 from the table.

Mr. Marcellino seconded.

All in Favor: Sam Marcellino, Lori Ann Feibel, Danny Hurley, Monique Lampke, Jess Saad, Troy Markham, Alex Silverman

Motion passed 7-0.

Ms. Lampke asked for comments from Council and then from the public regarding the hearing matter. Hearing no comments, she closed the public hearing and moved to the matter of the ordinance.

Mr. Hurley asked when the ordinance would take effect, and Ms. Lampke confirmed it will be thirty days after the Mayor signs the ordinance. Hearing no further questions from Council or the public, she proceeded.

Ms. Lampke moved to approve Ordinance 11-25.

Mr. Marcellino seconded.

All in Favor: Sam Marcellino, Lori Ann Feibel, Danny Hurley, Monique Lampke, Jess Saad, Troy Markham, Alex Silverman

Motion passed 7-0.

6. Ordinance with Special Guests:

- a. **Resolution 02-25** to support the LinkUS Bus Rapid Transit route on Main Street, including the planned median station on Main Street west of Pleasant Ridge Avenue, introduced by Monique Lampke on April 8, 2025. This Ordinance is currently tabled.

Ms. Lampke moved to remove Resolution 02-25 from the table.

Mr. Marcellino seconded.

All in Favor: Sam Marcellino, Lori Ann Feibel, Danny Hurley, Monique Lampke, Jess Saad, Troy Markham, Alex Silverman

Motion passed 7-0.

Ms. Lampke shared about her background with this resolution, clarifying that this resolution does not impact whether or not the BRT route will go through Bexley on Main Street. She then shared about the background with the Council working group and her work to research anticipated growth, current usage, and various other factors. She asked for Council comments.

Ms. Saad spoke about the robust public input process and shared that she will support this legislation as she does feel we need to take advantage of the opportunity, which includes

current grant funding, in preparation for the future. She also spoke about items she'll be keeping an eye out for the future as this develops, including beautification and safety.

Ms. Feibel also shared her intent to support the ordinance, sharing her belief that Bexley should be team players with neighboring communities on this effort. She also spoke to the three primary concerns raised through the input and feedback sessions, ultimately sharing her belief of the importance of this measure to welcoming the people who work and visit here.

Mr. Hurley shared his viewpoint and information he learned during his research regarding community support of BRT and a station in Bexley. Mr. Hurley asked if after we approve this resolution, are there any other opportunities for Council to stop this legislation as we move through the design process. Mayor Kessler shared that the Resolution was written intentionally to provide the potential for Council feedback throughout the process. He also shared he plans to bring legislation back to Council for final approval. Based on this, Mr. Hurley expressed his comfort with moving forward.

Mr. Silverman shared his appreciation for Ms. Saad, Mr. Marcellino, and Ms. Lampke, Mayor Kessler, and COTA for their work and time. He shared his personal experience riding the bus and his belief that as our region grows, having a bus stop in Bexley is necessary. Mr. Marcellino shared his initial concerns with the project as a whole, and shared that now that the voters of Franklin County decided on this issue, Mr. Marcellino feels that the decision is now whether Bexley should have a stop. He shared his belief that looking at the future of Bexley he believes this is important, also sharing that while there would be contention with any location for this stop, his priority was ensuring a station location that had the least impact on access to residents.

Mr. Markham shared that he feels other Council members are saying things well, but he did share his appreciation for the work other Council members have put in, appreciation for Chief Lewis for being able to respond to the questions, and to COTA.

Mayor Kessler spoke about the process and his support of both the BRT and the stop in Bexley at the Pleasant Ridge and Main location. Mayor Kessler then thanked Megan Meyer for the time and effort she put in to presentations, meetings, and research throughout this process.

Ms. Lampke moved to adopt Resolution 02-25.

Mr. Marcellino seconded.

Ms. Lampke then shared some of the key points of the public speaker policy and invited public speakers to speak, reminding members of the public that questions will be addressed at a later time and this is an opportunity for Council members to listen rather than converse on topics.

Mr. Ferdelman of 2550 Bryden Road spoke in support of Resolution 02-25, sharing his awareness that Columbus is the largest metropolitan area without a rapid transit system and his belief that this growth is needed.

Mr. Sellman of 2690 Sherwood asked if there would be a schematic or design element they could view, and Ms. Lampke shared they'll work to address that.

Mr. Evan Franke of 898 Chelsea Avenue spoke in support of Resolution 02-25, sharing his belief that it will improve congestion, and increase equitable access to jobs. He asked how we could make Bexley even more walkable and sustainable.

Mr. Kumi Walker of 2299 Commonwealth Park South spoke in support of Resolution 02-25, speaking positively about the process of this project, especially the interactions he had with Council to discuss and consider the concerns of the community. He also spoke about anticipated density in the region and how public transit will change the culture.

Ms. Lampke shared her appreciation for the process of evaluating this resolution, and shared her experiences with using the bus. Citing her uncertainty about the volume of use of the BRT, she shared that she would be voting no on this legislation. She also shared that she expects it to pass and hopes that use will be higher than she believes. She also encouraged Bexley to take care when making judgments about who will use this transport, sharing a personal story about a friend of hers who was disabled after an illness and relies on public transport.

Mayor Kessler shared his wide support for rapid transit, speaking about the growth of the region.

All in Favor: Sam Marcellino, Lori Ann Feibel, Danny Hurley, Jess Saad, Troy Markham, Alex Silverman

Opposed: Monique Lampke

Motion passed 6-1.

6. Public Comments regarding items not on the Agenda (Speaker Slip Required)

Dr. Richard Hirsch of 500 South Parkview Avenue shared his appreciation for Bexley and his happiness at being a resident here. He shared his concerns about tree limbs and other growth obstructing street signs, asking if trimming could be tended to more regularly. He also shared his concerns about the night time visualization of the Drexel medians, also expressing his appreciation for the medians. He also thanked everyone for their service to the community. Mayor Kessler shared his appreciation for the comments and shared that he'll look into the tree trimming and will also evaluate the reflective paint.

7. President's Report

Ms. Lampke thanked Mr. Hurley for his article. She wished Ms. Feibel a belated happy birthday, and also spoke positively about her experience at the Pride Walk. She also thanked Chief Lewis for their support for the Jewish friends and neighbors who walked this past weekend. She also shared about the upcoming Juneteenth event.

8. City Attorney Report

No report.

9. Auditor Report

No report.

10. Administrative Update

a. Mayor's Update

Mayor Kessler shared about Capital University's hire of Dr. Tice and his work to meet with him. He then shared some of the highlights from his report.

b. Chief Lewis, Bexley Police

Chief Lewis didn't have anything to add to his report, but invited questions.

c. Matt Klingler, Director of Building and Planning

Mr. Klingler shared about the upcoming closure of the sidewalk in front of 2200 East Main, sharing the closure would likely be roughly eight to ten weeks in length.

Mr. Marcellino then spoke about an ordinance he'll be introducing at the next meeting, regarding a variance that was granted for a resident's fence which will need to be revisited. Mr. Klingler and Mayor Kessler also added supplemental information about this situation.

11. Consent Agenda (No Speaker Slip Required)

a. Meeting Minutes from May 27, 2025

b. Resolution 03-25 to adopt the Tax Budget for calendar year attached hereto as Exhibit A, introduced by Jess Saad on May 13, 2025.

Mr. Fishel read the items on the Consent Agenda. Ms. Lampke asked briefly about the updated attachment to Resolution 03-25 which Mayor Kessler answered.

Ms. Lampke moved to adopt the item on the Consent Agenda.

Mr. Marcellino seconded.

All in Favor: Sam Marcellino, Lori Ann Feibel, Danny Hurley, Monique Lampke, Jess Saad, Troy Markham, Alex Silverman

Motion Passed 7-0.

12. Third Readings (No Speaker Slip Required)

- a. **Ordinance 12-25** approving the updated rules of the Bexley Civil Service Commission, introduced by Danny Hurley on May 13, 2025.

Mr. Hurley moved to adopt Ordinance 12-25.

Mr. Marcellino seconded.

All in Favor: Sam Marcellino, Lori Ann Feibel, Danny Hurley, Monique Lampke, Jess Saad, Troy Markham, Alex Silverman

Motion passed 7-0.

13. Second Readings (Speaker Slip Required)

- a. **Ordinance 13-25** appropriations ordinance for Building Department to appropriate \$53,500 for the increase in required development-related plumbing inspections., introduced by Jess Saad on May 27, 2025.

Mr. Fishel read the ordinance, and Ms. Lampke shared that the title should be updated to \$53,600 per the language in the ordinance. Council agreed to move this ordinance to the Consent Agenda for the June 24 meeting.

- b. **Ordinance 14-25** authorizing the Mayor and Auditor to sign a Consent and Hold Harmless Agreement on behalf of the City of Bexley with the property owner 240 S Drexel (Parcel No. 020-003767), regarding improvements made upon and within the City owned right-of-way between the sidewalk and the property line, introduced by Sam Marcellino on May 27, 2025.

Mr. Fishel read the ordinance and Mr. Marcellino asked for the images to be pulled up and reviewed the background. Mr. Klingler also shared about some upcoming proposed legislation to permit staff allowance on some of these, which are prevalent throughout the City and are often discovered through other work permits.

- c. **Ordinance 15-25** to amend the Codified Ordinances to permit Accessory Dwelling Units under specified conditions, and to enact new Sections 1266.24,

1290.01, and 1290.02 of the Codified Ordinances, introduced by Sam Marcellino on May 27, 2025

Mr. Fishel read the ordinance and Mr. Marcellino acknowledged that this is a big ordinance and shared his intent to have this ordinance tabled to be reviewed after the July break to provide plenty of time for consideration. He also shared his intent behind this ordinance, which he believes would promote inclusivity and safe spaces for aging parents and other family members.

Mayor Kessler shared that we will need to hold a hearing and Council briefly discussed, agreeing on August 26 for that hearing.

Ms. Saad shared some of her concerns and shared that she'll need some time as she feels this will change the fabric of the community and she'd currently be a no on this matter. Mr. Silverman shared his concerns about the one-bedroom limit and his belief that occupancy limits should be included in the ordinance. He'd also like to discuss how mail, trash pick up, and similar items would be managed. Ms. Lampke shared her thoughts about having some potential relationships identified in the ordinance.

Evan Frankie of 898 Chelsea Avenue shared his support for this ordinance which he feels supports real and pressing housing issues in our city.

Spencer Cahoon of 800 Cassingham shared his support of this ordinance, sharing specifically his belief that this will allow for more affordable housing without changing the historic fabric of our community. He also offered some suggested changes to the legislation.

- d. **Ordinance 16-25** to authorize the Mayor to enter into a lease with the City of Columbus for premises located at the Southeast corner of Alum Creek Drive and Main Street, also known as the Pump House Park site, and to declare an emergency, introduced by Lori Ann Feibel on May 27, 2025.

Mr. Fishel read the ordinance and Ms. Feibel provided some background on the history of this park, sharing her thoughts that this is a lovely and underutilized area. Mayor Kessler provided some information on the reason for requesting a suspension and adoption of this ordinance. Mr. Silverman shared his experiences regarding programming at Pumphouse Park.

Ms. Feibel moved to suspend the three-reading rule for Ordinance 16-25.

Mr. Marcellino seconded.

All in Favor: Sam Marcellino, Lori Ann Feibel, Danny Hurley, Monique Lampke, Jess Saad, Troy Markham, Alex Silverman

Motion passed 7-0.

Ms. Feibel moved to adopt Ordinance 16-25.

Mr. Marcellino seconded.

All in Favor: Sam Marcellino, Lori Ann Feibel, Danny Hurley, Monique Lampke, Jess Saad, Troy Markham, Alex Silverman

Motion passed 7-0.

- e. **Ordinance 17-25** to establish the speed limit on Drexel Avenue between Main Street and Broad Street at 25 MPH, introduced by Troy Markham on May 27, 2025.

Mr. Fishel read the ordinance and Mr. Markham provided some of the background on this ordinance and this street. Ms. Feibel shared about her experiences and her appreciation for the ordinance. Ms. Lampke also shared her support of this ordinance.

- f. **Ordinance 18-25** to amend the Bed and Breakfast variance at 519 South Drexel Avenue in the City of Bexley, Ohio, introduced by Sam Marcellino on May 27, 2025.

Mr. Fishel read the ordinance and Mr. Marcellino briefly shared some additional information on this ordinance, and invited Mayor Kessler to provide more history. Mayor Kessler shared about the history of the property and legislation. He also clarified that we do not give an approval or suggested approval to applicants, but do help to facilitate the process for applicants who wish to seek approval from Council. He also shared that the applicant is not present and the public hearing will be next week.

Mr. Marcellino shared that while he introduced the ordinance, he is unlikely to be a yes vote on this as he feels it's a slippery slope for future owners and properties.. Mr. Hurley asked if they'd be included Air BNB and/or VRBO which Mayor Kessler said the applicant would have to answer that at the hearing. Mr. Silverman also expressed his concern with this ordinance given the community's stance on short term rentals and shared his intent to vote no unless there is a change to the short-term rental legislation. Ms. Saad also shared that while she appreciated the benefits of the Bexley Bed & Breakfast, she also feels this would change the fabric of the community and she'd be a no vote. Ms. Lampke asked about some specifics on visitations and echoed Mr. Silverman's concerns about the existing short term rental ordinance.

Thomas Foody of 510 South Drexel expressed his opposition to the ordinance.

Ms. Jennifer Hoffman of 2618 Bryden owns the property next to the Bed & Breakfast. She spoke in opposition to the ordinance, sharing her concerns with potential changes to the fabric

of the community with specific concerns to house values and issues in other communities with Air BNBS and shared her concerns with the value add to the community.

Mr. Sam Shamansky of 2590 Maryland Avenue who owns several other properties in the City his opposition to the ordinance. He expressed his concern with the timing of the notice for the hearing and urged Council to look at this critically. He also shared that the owners he's spoken to have similar concerns and asked for consideration to extending the hearing date to allow for preparation time.

Mayor Kessler reiterated that bringing this ordinance forward in no way indicates endorsement, but rather that they are facilitating the request for use variance. Mr. Fishel also added some clarifying information on the ordinance and provided guidance to Council regarding the upcoming hearing.

- g. **Ordinance 19-25** to authorize the Mayor to enter into a five-year employment contract with Chief Gary D. Lewis, Jr., introduced by Jess Saad on May 27, 2025.

Mr. Fishel spread the ordinance and Ms. Saad invited Mayor Kessler to speak on this, and he did, sharing that they will be discussed at the Executive Session.

14. First Readings (Speaker Slip Required)

- a. **Ordinance 20-25** to appropriate \$5,411,860 from the OPWC project fund to record 2025 expenses related to the "South Cassingham Road, Montrose Avenue and South Remington Road Comprehensive Improvements" project, introduced by Jess Saad on June 10, 2025.

Mr. Fishel read the ordinance and Ms. Saad provided some background before inviting Mayor Kessler to provide additional information which he did.

15. Tabled Ordinances

None.

16. Public Comments (Speaker Slip Required)

A member of the public approached the podium.

17. Safety Committee – Troy Markham, Chair

No report.

18. Service and Environmental Committee – Alex Silverman, Chair

No report.

A member of the public approached the podium needing assistance with bus passes. Ms. Lampke couldn't quite hear her but Ms. Vawter moved to assist her outside of chambers.

19. Finance Committee – Jessica Saad, Chair

Ms. Saad spoke about the upcoming Pedal for Pancakes event.

20. Strategic and Health Committee – Danny Hurley, Chair

No report.

21. Recreation and Parks Committee – Lori Ann Feibel, Chair

Ms. Feibel provide a report on recent Recreation activity but her microphone was not on and the recording is inaudible.

22. Zoning and Development Committee – Sam Marcellino, Chair

Mr. Marcellino spoke about the upcoming Juneteenth Celebration on June 19, 2025 at 7:00 pm at Jeffrey Mansion.

23. Executive Session to consider the appointment, employment, dismissal, discipline, promotion, demotion or compensation of a public employee or official, or the investigation of charges or complaints against a public employee, official, licensee, or regulated individual, unless the employee, official, licensee, or regulated individual requests a public hearing by division (G)(1) of section 121.22 of the Revised Code.

Ms. Lampke moved to enter executive session for the reason listed above.

Mr. Marcellino seconded.

All in Favor: Sam Marcellino, Lori Ann Feibel, Danny Hurley, Monique Lampke, Jess Saad, Troy Markham, Alex Silverman

Motion passed 7-0.

Council entered Executive Session at 8:57 pm.

Ms. Lampke moved to exit executive session at 9:10 pm.

Mr. Marcellino seconded.

All in Favor: Sam Marcellino, Lori Ann Feibel, Danny Hurley, Monique Lampke, Jess Saad, Troy Markham, Alex Silverman

Motion passed 7-0.

24. Adjourn

Ms. Lampke moved to exit executive session at 9:10 pm.

Mr. Marcellino seconded.

All in Favor: Sam Marcellino, Lori Ann Feibel, Danny Hurley, Monique Lampke, Jess Saad, Troy Markham, Alex Silverman

Motion passed 7-0.

Meeting was adjourned at 9:11 pm.

Minutes Approved: June 24, 2025

Monique Lampke

Monique Lampke, President of Council

Matt McPeak

Matt McPeak, Clerk of Council