

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council _____

Meeting _____

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____ November 16, 2015 _____

CALL TO ORDER

Mayor Keenan called the Monday, November 16, 2015 Regular Meeting of Dublin City Council to order at 6:15 p.m. at the Dublin Municipal Building.

ROLL CALL

Members present were Mayor Keenan, Vice Mayor Gerber, Ms. Chinnici-Zuercher, Mr. Lecklider, Mr. Peterson, Mr. Reiner and Ms. Salay.

ADJOURNMENT TO EXECUTIVE SESSION

Mayor Keenan moved to adjourn to executive session to discuss the purchase of property for public purposes, conferences with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action, and personnel matters related to the employment of a public employee.

Vice Mayor Gerber seconded the motion.

Vote on the motion: Ms. Chinnici-Zuercher, yes; Vice Mayor Gerber, yes; Mayor Keenan, yes; Ms. Salay, yes; Mr. Reiner, yes; Mr. Lecklider, yes; Mr. Peterson, yes.

The meeting was reconvened at 7:08 p.m.

Staff members present were Mr. McDaniel, Mr. Smith, Ms. Readler, Ms. Mumma, Ms. O'Callaghan, Ms. Goss, Mr. Earman, Mr. Rogers, Chief von Eckartsberg, Ms. Puskarcik, Mr. Shawn Smith, Ms. Gibson, Ms. Ball, Mr. Hammersmith, Mr. Kridler, Mr. Gracia and Ms. Husak.

PLEDGE OF ALLEGIANCE

Ms. Chinnici-Zuercher led the Pledge of Allegiance.

SPECIAL RECOGNITION/PROCLAMATION

- Recognition of Dublin Jerome Girls Golf Team – State Champions

Mayor Keenan presented a proclamation to recognize the Dublin Jerome Girls Golf Team for their fifth consecutive state championship. Coach C.D. Butcher and the team members accepted the proclamation and thanked the City for this special recognition.

SPECIAL PRESENTATIONS

- Update from P.E.R.C. (Parents Encouraging Responsible Choices)

Kathy Harter, President, P.E.R.C. stated that she is accompanied by Lucy Smith, Syntero, who works closely with P.E.R.C. P.E.R.C. is a committee of Dublin parents, educators, Police, and community leaders whose mission is to empower parents with current information to help them raise their children. On behalf of P.E.R.C., she thanked the City for all of their support in their work. Their monthly meetings are held at the Rec Center, and include representatives of various community entities. The organization receives \$100 in funding from each PTO, which is voluntary, and 98 percent of the PTOs participate in this funding. A.C.T. also provides a donation to them each year. The Talla room at the DCRC is provided to them at no charge by the City. In addition, Tim Horton's has provided refreshments for meetings. They have also used the Abbey Theater, and have received some waivers for the \$200 use fee. She reviewed the monthly programs held this year, which have been well attended and future programs planned. They videotape their programs and look for ways to share that information.

They have been playing the Police department's PSA on distracted driving and social host laws. In addition, the Police department has provided speakers for these programs. She thanked Vice Mayor Gerber for his support and suggestions for their programs.

Lucy Smith stated that P.E.R.C. is a synergy of many community resources. There is no one individual, or one group or school that could accomplish this phenomenal education for parents and the community without the support of each other. For Syntero to be at the table from the outset eight years ago has been an honor and a privilege. The issues are large and not easy to have conversations about, but as parents, civic leaders, community partners and professionals, it is important to ask the questions and provide the

RECORD OF PROCEEDINGS

Minutes of _____

Meeting _____

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

7

7

7

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

November 16, 2015

Page 2 of 15

best information and education. She thanked City Council for their support – Dublin is a great city to live in, and everyone is working hard to make the Dublin difference and to keep everyone healthy.

Mayor Keenan thanked Ms. Harter and Ms. Smith, adding that P.E.R.C. and Syntero do a great job for the community. He recognized Council Members Salay and Gerber for their efforts with P.E.R.C., particularly in the early stages.

Vice Mayor Gerber stated that the more education, discussion, awareness, the better everyone can deal with the issues. He thanked them for their efforts.

- Presentation of scale figure of Asimo, Honda Humanoid Robot to the Dublin Robotics Boosters

Ms. Chinnici-Zuercher stated that Steve Francis, Dublin resident, who works at Honda of America was part of the delegation that visited Japan. During the trip, they visited the Honda headquarters and met this Robot.

Steve Francis, Honda of America stated that Asimo is a very advanced humanoid robot that was developed by Honda engineers. Mr. Honda founded his company based on the concept of mobility. Honda engineers innovative, breakthrough mobility advances that help make people's lives better. Asimo is a humanoid robot that they believe is breakthrough in mobility assistance to those in need. (He shared a video of Asimo.) Mr. Francis stated that Akisa Fukuzawa, Executive Director of the Japanese American Society of Central Ohio is also present. She was part of the delegation as well. They visited the Honda global headquarters in Tokyo, and while there stopped in the gift shop and brought back a scale model of Asimo to present to the Dublin Robotics Boosters. Honda believes in the power of innovation in science, technology and mathematics. Mr. Honda said that they should always proceed with youthfulness and ambition. While youthfulness is not necessarily chronological, it is a way of thinking. In this case, they do need chronological youthfulness, as the answer to the future is in the minds and hearts of our young people who are studying to make outstanding advances in STEM, including robotics. Those are the kind of people they want to enter their workforce and supply their supplier base in Central Ohio. He congratulated the Dublin Robotics Boosters for the work they do in supporting these students.

Cyndy Bryden, President, Dublin Robotics Boosters introduced three members of the high school robotics team who were in attendance. The students accepted the scale model robot from Mr. Francis.

Ms. Bryden thanked the City for all of their support for the robotics team.

Mr. Francis added that Honda is a sponsor of Dublin S.T.E.M. clubs throughout the region and plans to encourage the students with financial support as long as possible.

Mayor Keenan commented that he had an opportunity to visit Japan in March and visited the new Honda plant in Yorii. It was a fabulous facility, where everything is robotic and automated.

CITIZEN COMMENTS

Wallace Maurer, 7451 Dublin Road, Dublin stated that his problem is solved! He had planned to deliver a "final blow" to the football camp held in the summer in Dublin. But he does not have to do that any longer, as mothers will address the concussion issues in the sport. He also plans to ask Honda to create robotic football teams who will play the game!

CONSENT AGENDA

Mayor Keenan asked if any Council member desires to remove an item from the Consent Agenda.

Vice Mayor Gerber moved to take Ordinance 89-15 from the Consent Agenda and take no further action.

Ms. Chinnici-Zuercher seconded the motion.

Vote on the motion: Mr. Lecklider, yes; Mr. Reiner, yes; Ms. Salay, yes; Mr. Peterson, yes; Vice Mayor Gerber, yes; Mayor Keenan, yes; Ms. Chinnici-Zuercher, yes.

RECORD OF PROCEEDINGS

Minutes of _____ Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

7

7

7

RECORD OF PROCEEDINGS

Held

November 16, 2015

Page 3 of 15

Ms. Chinnici-Zuercher moved approval of the actions for the remaining 12 items on the Consent Agenda.

Ms. Salay seconded the motion.

Vote on the motion: Ms. Salay, yes; Mr. Lecklider, yes; Mr. Reiner, yes; Mayor Keenan, yes; Ms. Chinnici-Zuercher, yes; Mr. Peterson, yes; Vice Mayor Gerber, yes.

- Approval of 11-2-15 Regular Council Meeting Minutes
- **Ordinance 85-15 (Introduction/first reading)**
Petitioning the Franklin County Commissioners for Annexation of Approximately 16.0 Acres of Land, located along Brand Road, to the City of Dublin. (Second reading/public hearing December 7 Council meeting)
- **Ordinance 86-15 (Introduction/first reading)**
Establishing the Location and Amount of Cash on Hand for Change Funds. (Second reading/public hearing December 7 Council meeting)
- **Ordinance 87-15 (Introduction/first reading)**
Authorizing the City Manager to Execute Necessary Conveyance Documents to Acquire a 0.008 Acre, More or Less, Permanent Easement and a 0.033 Acre, More or Less, Temporary Easement from Romanelli and Hughes Building Company (formerly Coffman Partners LLC), for the Property Located off Discovery Boulevard for the Construction of a Shared-use Path. (Second reading/public hearing December 7 Council meeting)
- **Ordinance 88-15 (Introduction/first reading)**
Authorizing the City Manager to Execute Necessary Conveyance Documents to Acquire a 0.037 Acre, More or Less, Permanent Easement and a 0.093 Acre, More or Less, Temporary Easement from Connelly Brueshaber Real Estate Holdings, LLC, for the Property Located at 4340 Dale Drive for the Construction of a Roundabout at the Intersection of State Route 161 and Riverside Drive and a Shared-use Path Adjacent to Riverside Drive. (Second reading/public hearing December 7 Council meeting)
- **Resolution 76-15 (Introduction/vote)**
Accepting the Lowest and Best bid for the Darree Fields Pump Station Upgrades and Four-Inch Force Main Project.
- **Resolution 80-15 (Introduction/vote)**
Accepting the Lowest and Best Bid for Phase 2 of the Roof Replacement Project at the Dublin Community Recreation Center.
- **Resolution 81-15 (Introduction/vote)**
Authorizing the City Manager to Enter into a Service Agreement with Washington Township for Snow and Ice Removal Services for the Amlin Alleys.
- **Resolution 82-15 (Introduction/vote)**
Authorizing the City Manager to Enter into an Agreement with the Delaware City Prosecutor in the Delaware Municipal Court.
- **Resolution 83-15 (Introduction/vote)**
Authorizing the City Manager to Enter into a Capital Lease with Fiber Technologies Network, LLC for the Purpose of Leasing Certain Fiber Optics.
- Approval of Preliminary Plat and Final Plat - Churchman Road
- Approval of Final Plat – Stansbury at Muirfield Village

SECOND READING/PUBLIC HEARING – ORDINANCES

Ordinance 81-15

Creating Chapter 38 of the Codified Ordinances of the City of Dublin Regarding Municipal Income Tax.

Mr. McDaniel stated that there are no changes from what was presented at the first reading. Staff can respond to any questions.

Mayor Keenan commented that this ordinance brings the City in compliance with the new state law.

RECORD OF PROCEEDINGS

Minutes of _____ Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

7

7

7

RECORD OF PROCEEDINGS

Held _____

November 16, 2015

Page 4 of 15

Vote on the Ordinance: Ms. Chinnici-Zuercher, yes; Mr. Reiner, yes; Mr. Lecklider, yes; Mr. Peterson, yes; Vice Mayor Gerber, yes; Ms. Salay, yes; Mayor Keenan, yes.

Ordinance 82-15

Amending Section 2 (Wage & Salary Structure/Administration) of Ordinance No. 73-06 ("Compensation Plan for Non-Union Personnel").

Mr. McDaniel stated that this ordinance was intended to be a companion ordinance to the 2016 operating budget. He requested that Council postpone Ordinance 82-15 until the budget is reviewed and adopted.

Ms. Chinnici-Zuercher moved to postpone Ordinance 82-15 to December 7 Council meeting.

Vice Mayor Gerber seconded the motion.

Vote on the motion: Vice Mayor Gerber, yes; Ms. Chinnici-Zuercher, yes; Mr. Salay, yes; Mr. Peterson, yes; Mr. Lecklider, yes; Mayor Keenan, yes; Mr. Reiner, yes.

Mr. Maurer confirmed he will postpone his testimony until the next reading of the ordinance.

Ordinance 84-15

Authorizing Bonds to be Obtained for the City Manager, the Director of Finance, the Deputy Director of Finance and the Director of Tax Administration and Setting the Amount of Those Bonds.

Ms. Readler stated that this ordinance authorizes the purchase of individual bonds for the individuals noted in the title. This is required by the Ohio Revised Code and staff recommends approval.

Ms. Salay asked about the cost of these bonds to the City.

Ms. Readler responded that the cost is approximately \$100.

Mayor Keenan invited public testimony.

Wallace Maurer, 7451 Dublin Road, Dublin stated that this is an excellent plan, as it offers protection to honest people.

Vote on the Ordinance: Mr. Lecklider, yes; Mr. Reiner, yes; Ms. Salay, yes; Vice Mayor Gerber, yes; Ms. Chinnici-Zuercher, yes; Mr. Peterson, yes; Mayor Keenan, yes.

INTRODUCTION/FIRST READING – ORDINANCES

Ordinance 90-15

Amending the Annual Appropriations Ordinance for the Fiscal Year Ending December 31, 2015.

Vice Mayor Gerber introduced the ordinance.

Ms. Mumma stated that this is standard legislation brought forward at the end of each fiscal year. There will be another appropriations amendment brought forward at the December meeting. This provides the opportunity to have funds appropriated in the accounts for capital projects and contracts authorized throughout the year for the Capital Improvement Program.

Mayor Keenan invited public testimony.

Wallace Maurer, 7451 Dublin Road, Dublin asked about Section 15, which mentions Nestle. What operation is involved in this TIF?

Ms. Mumma responded that this section accounts for funds related to the county's fees to collect the service payments for the TIF. This is not being paid to Nestle; the money has been withheld by the county from the distribution to the City.

Mr. Maurer asked what Nestle operation has been given a TIF.

Ms. Mumma responded it is related to the expansion of the Nestle Quality Assurance Center located on Eiterman Road.

RECORD OF PROCEEDINGS

Minutes of _____ Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

7
7
7

RECORD OF PROCEEDINGS

Held _____

November 16, 2015

Page 5 of 15

Mr. Maurer stated he has objections to the company examining the quality of their own product when this should be done independently.

Vice Mayor Gerber moved to dispense with the public hearing.

Mr. Lecklider seconded the motion.

Vote on the motion: Ms. Chinnici-Zuercher, yes; Mr. Reiner, yes; Mr. Peterson, yes; Mayor Keenan, yes; Vice Mayor Gerber, yes; Ms. Salay, yes; Mr. Lecklider, yes.

Vote on the Ordinance: Ms. Salay, yes; Mr. Peterson, yes; Ms. Chinnici-Zuercher, yes; Mr. Reiner, yes; Mayor Keenan, yes; Vice Mayor Gerber, yes; Mr. Lecklider, yes.

Ordinance 91-15

Amending the Zoning Code Sections 153.002 (Definitions) and 153.028 (Community Commercial-CC District) of the Dublin Code of Ordinances to Permit Business Training as a Permitted Use. (Case 15-103ADMC)

Vice Mayor Gerber introduced the ordinance.

Ms. Husak stated that the Commission reviewed this matter at their November meeting and recommended approval by consent. This is a minor change to the Community Commercial District, which is a standard zoning district in the Zoning Code. Two changes are proposed, working with a prospective tenant in an office building zoned CC. The definition of educational facility will be expanded to include education of employees. Educational facility for business training was also added as a use to accommodate this tenant. Several options were discussed to facilitate this, but this seemed the one that would affect very few other properties within the City. Staff recommends approval at the second reading/public hearing on December 7.

There will be a second reading/public hearing at the December 7 Council meeting.

Ordinance 92-15

Declaring the Improvement to Certain Parcels of Real Property in the City's Bridge Street District to be a Public Purpose and Exempt from Taxation; Providing for the Collection and Deposit of Service Payments and Specifying the Purposes for which those Service Payments May Be Expended; Specifying the Public Infrastructure Improvements Directly Benefiting the Parcels; Authorizing Compensation Payments to the Dublin City School District and the Tolles Career and Technical Center; and Repealing Ordinance No. 61-94.

Vice Mayor Gerber introduced the ordinance.

Ms. Mumma stated that at the time the development agreement was entered into with Crawford Hoying in August, discussion took place regarding the potential TIF revenue that could occur with the redevelopment of the Cooker site. What is proposed on this site is the Home2 Hotel, which Council has viewed. As outlined in the staff memo, this parcel is currently in an existing TIF district that was established in 1994. The TIF itself did not go into effect until 1998. Originally, this TIF was set up as a straight TIF, but it was modified so that once the original terms were met, it converted to a non-school TIF.

As it stands today, the current TIF has 14 years remaining. The City is proposing with Ordinance 92-15 to repeal the existing Cooker TIF, established under Ord. No. 61-94, and implement a new 30-year TIF for the Home2 Hotel. It is in the area of the Bridge Street District cooperative agreement with the School District, which allows the City to implement TIFs over the course of the next 30 years that would provide for the City receiving 100 percent of the service payments in years 1 through 15 and the School District receiving 10 percent of what they would have received in years 16 through 30. However, after discussion with the School District, staff is proposing a modified approach that would provide that the School District be made whole for the first 15 years, in essence a non-school TIF, and in the final 15 years the School District would receive 10 percent of what they would have received had the TIF not been in place.

Based on this, both the School District and the City would be better off financially as opposed to allowing the development continue to occur without redevelopment efforts. Staff is requesting approval of the Ordinance at the December 7 Council meeting.

RECORD OF PROCEEDINGS

Minutes of _____ Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

7

7

7

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

November 16, 2015

Page 6 of 15

Mr. Peterson stated that this topic came up at the last collaborative meeting held with Mr. McDaniel, Ms. Mumma, Dr. Hoadley, Mr. Osborne, and School Board representatives. It is a great example of the City and the Schools working together and he applauds the City for coming up with these terms.

There will be a second reading/public hearing at the December 7 Council meeting.

Ordinance 93-15

Amending Chapters 51 and 52 of the Codified Ordinances Revising the Connection Requirements for the Sanitary Sewer and Water Systems.

- Public Water Utility and Sanitary Sewer Utility Extensions to Existing Developed Property Policy

Vice Mayor Gerber introduced the ordinance.

Ms. O'Callaghan stated that over the past year, there have been a series of discussions regarding the important policy matter of access to public water and sanitary sewer utilities for all Dublin property owners. Council identified this as an important issue that deserved a lot of consideration, as it can be a public health and safety issue. It is also a potential environmental issue. It affects property values and can have a financial impact on private property owners and, potentially, the City. Staff has provided a series of reports, presentations and background information leading up to this discussion tonight. All of that background information is available in the record. Tonight, the goal is to focus on the remaining outstanding issues to be decided in order that staff can move forward with finalizing a policy and implementation plan. She acknowledged the efforts of Mr. Hammersmith and Mr. Garwick, who have provided much of the information and who are both available tonight to respond to questions.

Background/Tasks completed

- General location map developed, which identifies all the areas that do not currently have public water and sanitary sewers, which means the properties are located further than 100 feet away from utility services. Those areas consist primarily of existing single-family residences with some existing commercial businesses, as well.
- Water and sewer extensions to each of these affected areas were preliminarily designed to provide an idea of how to route the main lines to each of these unserved areas.
- Preliminary cost estimates. The cost of sanitary sewer extensions is estimated at over \$12 million. The cost of water extensions is estimated at nearly \$6 million.
- Partnering with the Franklin County Soil and Water Conservation District and Franklin County Public Health to inventory the existing Household Sewage Treatment (HSTS) systems in Dublin – 378 such systems were catalogued, evaluated and mapped.

Also in conjunction with the Franklin County entities, the following tasks were completed:

- Health risk assessment. They took into account several variables, including age of the system, failure rate of the type of system, ground water pollution potential and the soil suitability.
- A draft policy framework was shared in several public venues, including Council meetings and resident meetings.
- Per Council's input and direction, a formal policy was drafted.
- Research indicated that there are parcels currently within 100 feet of public utilities and are not connected.
- They developed a conceptual 25-year build-out plan to construct the main lines to all the areas that currently do not have access to these services.
- Council requested that the 25-year build-out plan be accelerated to a 15-year build-out plan. This was presented to Council in the CIP process.
- The first five years of that build-out plan were programmed in the 2016-2020 Capital Improvements Program.

RECORD OF PROCEEDINGS

Minutes of _____ Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

7

7

7

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

November 16, 2015

Page 7 of 15

Current issues

- Developed Parcels currently within 100 feet of public utility lines, but not connected. Dublin City Code currently requires that once the City extends these public services to within 100 feet of a property line, property owners are required to connect to the public systems at their own expense. Based on our records, there are 158 developed parcels that are currently located within 100 feet of water service. There are 105 developed parcels that are currently located within 100 feet of sanitary sewer service. There are 43 properties that are within 100 feet of both water and sanitary sewer services. Staff recommends that the City notify the property owners that the utilities are available and work with them to achieve connection.
- Recommended Policy
Initiation of Extensions:
 1. Five-year CIP planned extensions, per City prioritization and program. Staff has reviewed, prioritized and developed a 15-year implementation plan by taking the following factors into consideration.
 - Public health and safety
 - Future development potential
 - Potential to leverage a programmed capital improvement project
 - Cost effectiveness
 - Cost estimate and available resources
 - Other factors
 2. Property owner petition – the property owners in an area may petition to move their area up within the prioritization. The petition must be signed by no less than 85% of the property owners in the extension area. The process includes:
 - No less than 85% of the Property owners would sign a petition.
 - An affidavit would indicate their willingness to connect and donate any easements
 - Applications would be due by March 1st of each year
 - City will then review the applications
 - City Manager would provide a recommendation to City Council as a part of the annual CIP process that occurs in late summer.

Implementation of Programmed Utility Extension Projects

- City would fund 100 percent of the cost of the design and construction of the main line extension.
- Property owners would be responsible for all private connection costs, which include tap fees; capacity charges; extension of the private service line from the public utility line to their residence; modifications to interior plumbing necessary to connect.
- Petitioning property owners must pay tap fees and capacity charges prior to the City advertising the contract for the construction of public lines. City will withdraw funding for the project if all of the petitioners do not pay.
- As an incentive, property owners would receive a waiver of 50 percent of Dublin's portion of tap fees and capacity charges if the connection is made within the required connection timeframe.

Monitoring and Reporting

- An annual report would be provided to Council, including the following:
 - number and quantity of known private HSTSs within the City;
 - number and quantity of known private domestic water wells in the City;
 - list of properties that are within 100 feet of public utilities but not connected;
 - updated map of extension areas;
 - updated preliminary estimates for public utility extensions;
 - recommendations on Utility Extension Applications received before March 1;
 - recommended extension areas for the next five-year CIP update; and
 - communications notifying property owners located within extension areas scheduled to receive utility extensions during upcoming CIP timeframe.

RECORD OF PROCEEDINGS

Minutes of _____ Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

7

7

7

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

November 16, 2015

Page 8 of 15

Connection Requirements-Timeframe

As addressed by Ordinance 93-15, there are two components:

The goal is to provide as much advance information and notification as possible to residents. To achieve this:

- The policy, the programmed five-year utility extensions and future conceptual plan would be provided at the City's website.
- Annual notification would be given to property owners in the extension areas that are programmed within the five-year CIP.
- Per Ordinance 93-15, the Code would be amended to require connection within two years of the official notice to do so.

The combination of the above factors would provide the property owner three to seven years total notice. Based on a comparative review with other communities, Dublin's current Code requirement of 90 days after receiving notice is a short timeframe in which to connect. The typical requirement for connection is two years.

Connection Requirements – Economic Hardship or Unusual/Compelling Circumstances

- Per Ordinance 93-15, there is a hardship waiver provision, whereby Council may grant relief from the connection requirements. Benchmarking other communities provided no specific criteria, so staff has utilized existing language related to the ARB process as a model for this language, which provides:
 - The waiver may be for a period up to five years, renewable upon re-evaluation. That timeframe is consistent with the waivers that were granted in the early 2000s, which were for one to five years.
 - Applicant bears the burden of proof
 - Case may be asserted when an existing HSTS/private water system has:
 - a remaining useful life and/or
 - there are physical property circumstances such that construction would not be reasonable.
- The following documentation may be submitted:
 - Statement of relevant circumstances;
 - Appraised value of the property;
 - Statement of applicant's annual income and expenses;
 - Documentation of HSTS/private water system initial installation date;
 - Inspection history and report(s);
 - Maintenance records;
 - A minimum of two construction quotes for the private service lines;
 - Any other documentation or consideration that is consistent with this section.
- To consider the waiver, Council shall determine that:
 - The waiver will not cause a substantial adverse effect to property or improvements in the vicinity or the environment;
 - The waiver will not adversely affect the delivery of governmental services;
 - The waiver will not create a nuisance.
- Proposed administrative procedures for receiving/reviewing waiver requests:
 - Application submitted to the Public Works Department.
 - Council refers request to the Public Service Committee for recommendation to Council.
 - Council would approve/disapprove the recommendation.

Communication

- Website - Information will be posted, including policy, presentations, maps, implementation plan, staff contacts.
- Public meetings – information shared and questions answered by staff.
- Annual notification/information to property owners programmed in the five-year CIP.

RECORD OF PROCEEDINGS

Minutes of _____ Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

7

7

7

RECORD OF PROCEEDINGS

Held

November 16, 2015

Page 9 of 15

- Individual meetings with property owners.
- Recommendations for Council Action on December 7, 2015:
 1. Approve Ordinance 93-15.
 2. Direct staff to initiate the connection process with property owners of developed parcels currently within 100 feet of public sanitary sewer and/or water services.
 3. Adopt the policy related to public water utility and sanitary sewer utility extensions to existing developed property.

Mayor Keenan stated that Public Works and Engineering staff has dedicated significant time and effort in developing this process. This is an issue that Council has been working on for many years. It is an issue that is important to the City, protection of the health, safety and welfare of residents, protection of groundwater resources and waterways. It is noteworthy that no other City pays for the installation of these lines. Typically, the extensions are paid by assessments on the properties that are included in their tax duplicate and paid over a 25-30 year period.

Council Questions:

Ms. Salay stated that, in regard to those areas programmed in the 2016-2020 CIP, in the areas where properties are currently within 100 feet of water and/or sewer, would the City require the owners to connect immediately to whatever utility is within 100 feet, and then require their connection to whatever service is extended at that future date? Is there a cost efficiency for the homeowner to have both services connected at the same time, or are two separate connections necessary, one for each service?

Ms. O'Callaghan responded that:

(1) the City will construct the sanitary sewer and the water main lines simultaneously where possible, because of those cost efficiencies.

(2) she would envision that the City would advise the property owner who is within 100 feet of a current service, and the other service is programmed for extension, that they could request a temporary waiver on that basis until the other utility is extended.

Public Comments:

Richard Taylor, 4500 Bellaire Avenue, Dublin stated that he learned this morning that a concern he had with the implementation plan has been addressed in the latest version of the plan. He thanked the City Manager, Public Service Director, City Council and Mayor Keenan, in particular, for making this an important issue, which is critical to the City of Dublin.

Michelle May, 5191 Hirth Road, Dublin stated that she believes her neighborhood, in general, would not be in favor of this. However, she has the following questions:

- (1) What actual risk is there with the HSTs? They currently pay for the Department of Health to inspect their systems annually.
- (2) Has the City taken into consideration those homeowners who have open geothermal systems running off their wells? Would they continue to have those wells to run their geothermal systems? Otherwise, they will have the additional expense of installing an HVAC system.
- (3) If they are required to connect to the sanitary sewer, and they have an existing aeration tanks, etc., are there EPA guidelines/requirements to eliminate those tanks, which would result in an additional cost?
- (4) What is the City's estimate of the average cost to a homeowner to connect? Previously, the estimate was potentially \$30,000 per homeowner.

Ms. O'Callaghan responded:

- (1) The Health Department does conduct inspections of HSTs routinely. When the City recently requested that the county entities assess all the systems, they did identify some with issues. They were able to work with the property owners to remedy the situations. The primary risk, however, is that all systems will at some

RECORD OF PROCEEDINGS

Minutes of _____ Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

7

7

7

RECORD OF PROCEEDINGS

Held

November 16, 2015

Page 10 of 15

point in time fail. Then, there is a significant expense to acquire and install a new system.

- (2) She would anticipate that the properties with a geothermal system would be handled on a case-by-case basis through the waiver process.

Mayor Keenan noted that situation may need some additional research, because there are others who have those systems.

Mr. McDaniel stated that is a factor that could be taken under consideration – when there is a well in place that is necessary to support other systems.

Ms. Salay stated that the geothermal system runs on a well. Perhaps the property owner could retain their well to run the geothermal system, but connect to City water for other purposes.

Mayor Keenan stated that a few years ago, a number of the Indian Run residents chose to continue to have their wells operational to provide for lawn watering.

Ms. O'Callaghan stated that there will be many unique situations that will need to be addressed case-by-case.

Ms. May said that their neighborhood just became aware of the proposed legislation Friday and she obtained a copy of the draft ordinance and related materials today. Therefore, she has not read it completely. Another question is that, typically, the cost of the connection from the main line to the house is the homeowner's responsibility. If this ordinance is approved, will the City offer some type of program to help offset the cost for homeowners? Many homeowners cannot pay the substantial fees to connect.

Mr. McDaniel responded that there could be a significant cost savings if all the neighbors were to have the same contractor make all the connections at once. In regard to a financial hardship issue and the need to offset costs, one option that has been discussed is an assessment process. However, research indicates that cities typically do not assess for the private connection portion. The proposal contemplates that the City will fund the main line construction, not assess those costs to the properties. Perhaps there could be some outside funding sources, such as Franklin County Finance Authority and others that could be involved in advancing the money for the assessments. Someone would need to front the money, so that it could be assessed on the back end. The City will continue to explore that possibility.

Mayor Keenan stated one of the largest expenses involved is constructing the water and sewer main lines, which cost will be funded by the City.

Ms. Salay noted that one point Ms. May is making is that the cost depends on where the home is located relative to the street, where the main lines are located. If the home has a standard City setback of 35-40 feet versus some homes that have a much greater setback, the cost would be less. Perhaps staff could come up with a ballpark figure of the average cost per foot to run a line to a home.

Ms. O'Callaghan responded affirmatively. She displayed a slide that summarizes the potential connection cost for the private property owner. The capacity charges are fixed. Sanitary sewer capacity charges would include those for Dublin and those for Columbus. The total would be \$54.04, but there is the proposed incentive of a 50% reduction for the Dublin portion, if the connection is made within the required timeframe. That 50 percent reduction of the Dublin capacity charge is not reflected in the \$54.04. The capacity charge for water is \$3,600, and the meter is \$304. The potential cost of the service line construction depends on the site – elevations, distance, etc., but the cost staff has been estimating ranges from \$3,000 - \$12,000.

Mr. McDaniel noted that if there is an elevation issue for the property, it could require a pump station to provide lift.

Ms. Salay inquired if the estimate of \$3,000 - \$12,000 includes both water and sewer line connections to the house.

Ms. O'Callaghan responded affirmatively.

Mayor Keenan noted that Council has wrestled with this issue for many years, and is aware that there are many who want the connections as well as many who do not want them.

Joanne Crockett, 3840 Summitview, Dublin stated that she lives on the east side of the river, the part of Dublin that was annexed 40 years ago, at which time the residents were

RECORD OF PROCEEDINGS

Minutes of _____ *Meeting*

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

7

7

7

RECORD OF PROCEEDINGS

Held

November 16, 2015

Page 11 of 15

promised City services. If her septic tank fails before this 15-year plan is completed, and it is necessary for her to install a new system for \$25,000-\$30,000, she does not want to be required to connect to the City sewer. The City is very interested in extending the water and sewer lines now, but why wasn't it done earlier? During that time, the City has spent millions on private development, yet the City has private citizens who do not have City sewer. How much money was wasted on the lawsuit related to the land that was detached and now is in Perry Township, due to Dublin's lack of proving sewer to that land? That money could have been spent to extend the sewer in that area.

Ms. Readler responded that there were very important jurisdictional issues related to that lawsuit. Staff can provide the legal costs for that lawsuit to her.

Mr. McDaniel stated that the issue of lifecycle of the system was raised. If a property owner made an investment in a new system, as it was not clear when the City would extend the lines, part of the hardship justification could be the remaining lifecycle of a system. There would obviously be a discussion about the remaining lifecycle before Council would support a hardship waiver. This will be determined going forward in the process. The point is that as part of the hardship process, there is a lifecycle of the system factor and it would be important to recognize the property owner investment in that system before requiring they connect to the available line.

Mayor Keenan stated that the hardship would involve a five-year timeframe, and when that expires, a property owner could request a renewal if the system is new.

Mr. McDaniel stated that on the other hand, even upon the point of implementation, the first group of property owners would have a three-year notice. On the back end of the prioritization list, the property owners would have a seven-year notice. The intent is to provide all with as much lead time as possible in terms of availability of the lines. Then decisions can be made with regard to further investments in an existing system. Previously, there was not a systematic deployment plan in place and it was dealt with on a case-by-case basis as individual property owners came forward requesting the services. Council has established a 15-year plan for deployment, and staff will notify property owners of the plans for implementation.

Ms. Crockett responded that she cannot invest in a system to be used for five years.

Mr. McDaniel stated that if a property owner's system has a catastrophic failure and there is need to invest in a new system, and the main lines are not yet available to that property, the property owner must invest in a new system. This would be a great justification for a hardship situation regarding connection, given the investment.

Ms. Chinnici-Zuercher stated that in the policy, that specific criterion is considered. All that is needed is to provide documentation of installation of a new system and its lifecycle. No one would require connection if a new system has just been installed by the property owner in such a case.

Ms. Crockett asked about recouping her \$30,000 investment for a new system, as that will not be possible within a five-year period.

Ms. Chinnici-Zuercher responded that the property owner would need to demonstrate that the lifecycle of the system warrants another waiver.

Ms. O'Callaghan added that is why staff left that open in the Code about the remaining useful life. That depends upon the type of system, how well it has been maintained, maintenance history, etc. It is not possible to define those precise timeframes in the Code.

Mayor Keenan stated that Council will work hard to provide flexibility to everyone in any way possible.

Ms. Crockett stated that she is aware that many property owners do not want to tap into sewer and water systems due to the expense. If it is such a major health and environmental issue, she is not sure why there is any question about providing the services.

Ms. Salay noted that the City is working very hard to deploy this in a systematic way that makes sense in terms of the areas in most need of the services, based on the evaluations done. Years ago, this topic was discussed extensively, as the City desired to provide these

RECORD OF PROCEEDINGS

Minutes of _____ Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

November 16, 2015

Page 12 of 15

Held _____

20 _____

services to residents. Through surveys, the City found that most areas did not want sewer and water. But over the years, the City has learned there is a health and safety element involved, there is a groundwater impact, water quality issues, and ultimately, the goal is for properties in the City to be on City water and sewer. The plan is rolled out over many years. For some areas, due to capital projects planned, the project can be moved up as the lines can be installed in conjunction with a capital project. For other areas, there are failing systems or the properties are adjacent to waterway, and these will be a priority. Staff has thoughtfully devised a plan to connect everyone in the City to the services. The costs are considerable. The plans provide waivers for situations where a system fails prior to the availability of the services and a property owner must purchase a new system at a considerable cost.

Ms. Crockett stated that the only issue is that six to seven years out, the costs for connecting will be higher than they are at present.

Ms. Crockett stated that one of the items mentioned is potential development. This has been the "excuse" for 20 years for their corner of the City not to have sewer. There has been no development for the 38 years they have lived in this location. If this is the criteria, they will never have sewer services.

Mayor Keenan responded that the typical scenario for extension of water and sewer lines is in conjunction with development, and the developers pay the costs for those extensions. However, this Council has committed to paying for these extensions over the next 15 years.

Ms. Chinnici-Zuercher stated that the City is not waiting for the potential development any longer. Any city typically has development that pays for the extensions of these utilities. At this point, the City is aware of what development is planned in the various areas. This 15-year deployment plan has been developed for implementation.

Mayor Keenan stated that many of the areas have been pockets of township land now annexed to the City. Council adopted a policy many years ago to bring in islands of township land when property owners petitioned for such annexation.

He thanked everyone for attending this meeting, noting there will be another discussion at the December 7 meeting.

Andy Montler, 5200 Betonywood Place, Dublin stated that he lives in the Dublin Woods subdivision. He noted that he respects the implementation plan for the sewer and knows there are many systems that are a potential liability for health. He wants to ensure that when lines are brought to their neighborhood that there is some type of feasibility study for each individual property. His situation is that he has geothermal loops in his front yard, sprinkler lines, etc. The connection would need to be routed around his house, requiring 200 feet of trenching 15 feet in depth. For him, to have to pay for the other infrastructure improvement and repair costs, the total costs are uncertain. He does not believe that the installation is feasible for some properties, and that an option should be available not to connect. He takes good care of his aeration system, likes his well water system. He hopes there will be an option for them not to connect. If there will be a \$50,000 fee for a future buyer of his property, it means that his investment in his Dublin house will be put back in utilities. Moving away from Dublin after 25 years and only breaking even on his house is a very disappointing thought. He hopes there is an option for properties such as his, given the devastating impacts on his yard and property.

Stacy Taylor, 5579 Olde Dublin Woods Drive, Dublin stated that they live in the Dublin Woods subdivision. She wants to speak to the actual costs of the connection. They were forced to tap into City sewer shortly after they moved into their home in 2001. For frontage fees alone, they paid \$9,810 to the City of Columbus and \$2,930 to Dublin. That does not include the excavation fees and other expenses. The total costs for sewer connection alone was in the \$15,000 range. She wants property owners to be aware of the actual cost, based on their experience.

There will be a second reading/public hearing of Ordinance 93-15 at the December 7 Council meeting.

RECORD OF PROCEEDINGS

Minutes of

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held _____ 20 _____

7

7

7

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

November 16, 2015

Page 13 of 15

STAFF COMMENTS

Mr. McDaniel reported:

1. The packet includes information about the December 9 Police Town Hall meeting at the Rec Center at 7 p.m.
2. Also in the packet was a memo from Mr. Papsidero regarding the various items the Planning Division is focused upon.
3. A response to Mr. Reiner's question regarding the Dublin Bicycle Ambassador program and its role.
4. Representatives of Mashiko, Japan will be in Dublin on Monday, December 14 and Tuesday, December 15. A draft itinerary for their visit was distributed to Council. Mr. Kridler asked that Council members respond regarding their participation, if they have not already done so.
5. He and his wife had the opportunity to meet briefly with the Ambassador to the U.S. for India, through a personal invitation to a dinner event. He invited the Ambassador to visit Dublin at some future time.
6. Last week, the City hosted an Indian business group meeting last Wednesday at the DCRC. The guest speaker was Kanwal Rekhi from Silicon Valley who was one of the original founders of the International Entrepreneur. He mentored some of the start-up companies at the DEC in Dublin and at Rev1 in Columbus.
7. The Japanese American Society of Central Ohio (JASCO) hosted their annual Economic Summit late Friday afternoon and into the evening. It was well attended, and he thanked Ms. Fukuzawa for her efforts on that.
8. Announced that Building Inspector Jan Rozanski was named Central Ohio Code Official Association Building Official of the Year at the Associations' November 10 annual meeting. This speaks to the quality of Dublin employees and being recognized at that level is significant.

COUNCIL COMMITTEE REPORTS

Ms. Chinnici-Zuercher, Chair, Finance Committee reminded everyone of the second operating budget workshop on Wednesday, November 18 at 6:30 p.m.

Mr. Reiner, liaison to Dublin Arts Council reminded everyone that a Wine Tasting fundraising event will be held on Tuesday, November 17 at the Dublin Arts Center. This event begins at 6:30 p.m.

Ms. Chinnici-Zuercher, MORPC representative reported that the Board met last Thursday, and David Goodman spoke to the group. He is now with the Ohio Development Services Agency and addressed what services the agency provides.

Mr. Lecklider, NW 33 Innovation Corridor representative reported that the Dublin-Jerome Crossroads executive committee met in Dublin last week and their work is continuing.

COUNCIL ROUNDTABLE

Mr. Peterson thanked Senator Hughes for the recognition of the bond ratings the City received from Moody's and from Fitch. He still believes that those reports from the rating agencies are the two most important documents in the Bridge Street work. Thanks to staff for this well deserved achievement.

Mr. Lecklider complimented everyone who was involved in last Wednesday's Veterans Day ceremonies, as well as City Manager and Brig. Gen. McDaniel on his remarks. Mayor Keenan commented that it was noteworthy that Senator Portman presented medals to some former Vietnam veterans. He saw the news reports regarding the event, which was well attended.

Mr. Reiner reminded everyone that the Dublin Arts Council is hosting an exhibit, "Hate is not the Answer" and previously exhibited a photo exhibit from the Vietnam War. The current exhibit closes on December 15 and is excellent.

Vice Mayor Gerber noted that he also attended the Veterans Day ceremonies, and the awards given by Sen. Portman to Vietnam veterans were very impressive and well deserved. He noted that it is important to recognize the men and women of the United

RECORD OF PROCEEDINGS

Minutes of _____ Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

November 16, 2015

Page 14 of 15

Held _____

20 _____

States armed forces. In today's military, one percent of the population is serving the country and many women serve in various positions. It was brought to his attention by a resident that there is more to be done to recognize the women serving our country. He suggested that the City be mindful of this in years going forward.

Ms. Chinnici-Zuercher briefly commented regarding the tragic events that took place in Paris, and conveying our heartfelt sympathies to the Parisians. As Council is aware, the owners of La Chatelaine, the Wielezynski family are from France and she encouraged everyone to stop by and express their support to them. They are very active in the Dublin community and provide a complimentary breakfast for all Veterans and families on Veterans Day each year.

- Report re. Midwest U.S.-Japan Association conference in Tokyo

Ms. Chinnici-Zuercher invited Mr. Gracia, Economic Development Administrator and Ms. Fukuzawa, Executive Director of JASCO to come to the podium to present the report on the September business development trip to Japan.

Ms. Fukuzawa stated that the JASCO office is located in Metro Place and they are part of the Dublin Entrepreneurial Center. She was pleased to be part of the delegation traveling to Japan. Mr. Gracia will provide the report of their visit, and she will add anything after his presentation.

Mr. Gracia stated:

- A report was provided in the Council packet regarding their business development trip in September.
- The primary reason for the trip was to attend the Midwest U.S.-Japan Association conference held each year either in the Midwest U.S. or in Tokyo. He attended the event in Des Moines, Iowa two years ago as well. Their trip also included visits to businesses with established operations in Dublin, meeting with their senior leadership in Japan at their headquarters.
- He and Council Member Chinnici-Zuercher traveled to Tokyo, Japan to attend the Midwest U.S. - Japan Association's annual conference hosted at The Imperial Hotel in Tokyo. The purpose of this business trip was to continue building relationships with Japanese businesses with current operations in Dublin. They visited the corporate office of Seisakusho, which has an office in Metro Place. They met with Honda representatives, together with the Union County and Marysville representatives.
- They also were able to meet Consul General Wada who visited Dublin three weeks after their return from Japan and was a guest of JASCO for a performance of The Tenshu at Shadowbox.
- They met with representatives of Macoho, a company who is considering a relocation to Central Ohio.
- They visited the Mitsubishi Corporation who has a general life science division at 5080 Tuttle.
- They also visited Mashiko, following up on Mayor Keenan's visit in March. Discussions continued regarding a Friendship City relationship, and Mashiko officials will visit Dublin in December to establish this relationship.
- The Central Ohio delegation included representatives from JobsOhio, Columbus 2020, the City of Marysville, Union County, Honda of America, and The Ohio State University. The group was together two or three times for large dinner events or to visit Honda. The schedules for each group varied in terms of travel to companies.

Ms. Chinnici-Zuercher commented:

- All of the delegation members knew Mr. Gracia and spoke very highly of him and his visits to the offices in Dublin. For many of the companies, these are the only U.S. sales offices. She believes that the personal visit to these

RECORD OF PROCEEDINGS

Minutes of

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held _____ 20____

7

7

7

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

November 16, 2015

Page 15 of 15

Held _____

20_____

corporations in Japan was very important to them and demonstrated great respect to what they offer to our community.

- The companies who were discussing expansions will likely be doing so in the next 12-24 months.
- She is looking forward to Macoho establishing a showroom in North America. Dublin's staff has shown them some potential office space to accommodate them.
- Overall, Central Ohio has a very good relationship with Japanese companies and Mr. Hidaka and JASCO have been key in this.
- The City looks forward to continuing to build on those relationships.

Mayor Keenan commented that it is not an easy trip, in view of the flight time.

Mr. Gracia emphasized that having JASCO at some of these meetings was very helpful. Dublin enjoys relationships that other cities housing operations of Japanese companies do not have. Having JASCO staff available to translate was very helpful in this endeavor and is important for the many international events hosted by the City.

Mayor Keenan noted that the City of Mashiko officials will be in Dublin in mid-December, and Mr. Hidaka and Ms. Fukuzawa will participate in these events.

Ms. Fukuzawa stated that JASCO's mission is to promote the Japanese culture, but she focuses on economic development through the Japanese businesses in the Central Ohio area and Sister City relationships in Worthington, Delaware, and Marysville. JASCO is willing to provide any support needed in these endeavors.

Ms. Chinnici-Zuercher added that Ms. Fukuzawa encouraged them to attend a baseball game in Japan, and that was very enjoyable!

ADJOURNMENT

The meeting was adjourned at 8:56 p.m.

Mayor – Presiding Officer

Clerk of Council

RECORD OF PROCEEDINGS

Minutes of

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held _____ 20____

7

7

7