

DUBLIN CITY COUNCIL
COMMUNITY DEVELOPMENT COMMITTEE
Monday, August 24, 2015
Minutes of Meeting

Mr. Reiner called the meeting of the Community Development Committee to order at 6:04 p.m. in Council Chambers.

Committee members present: Mr. Reiner, Mr. Peterson and Ms. Salay.

Staff members present: Ms. Husak, Ms. Downing and Mr. Stiffler.

- **Approval of Minutes of March 4, 2015 meeting**

Mr. Peterson moved to approve the March 4, 2015 Community Development Committee minutes. Ms. Salay seconded the motion.

Vote on the motion: Mr. Reiner, yes; Ms. Salay, yes; Mr. Peterson, yes.

- **Review of August 2015 Applications for Beautify Your Neighborhood Grants**

Ms. Downing stated that in March, Council reviewed and approved three grants in the first round of BYN grants, for a total of \$14,592. Tonight's Committee meeting is to review the four applications in the second round of BYN grant applications, for a total of \$16,453. That amount is within the 2015 BYN budget.

Brandon Homeowners Association

There are two entries to this neighborhood -- Brand Road/Brandonway Drive and Dublin Road/Brandonway Drive. The funding would be used to replace landscaping and lighting at both entries and repair of the existing stone wall. The grant amount requested is \$5,000. Staff recommends approval of the application with the following four conditions – all of which are related to the landscape materials.

- 1) Substitute daylilies for the yew hedge at the south bed at the Dublin Road entrance.
- 2) Replace three crabapple trees in the north bed with Saucer Magnolia at the Dublin Road entrance on a tree-for-tree basis.
- 3) Remove the burning bush hedge and replace with daylilies on the south ends of the Brand Road entrance.
- 4) Remove daylilies and hydrangea next to path and tie bed line into the fence at the Brand Road entrance. Grass should be provided between the path and planting bed.

Ms. Salay stated that, typically, staff recommends that requested landscape materials be swapped out for others. In this case, it would be a change to a different type of landscape material – from burning bushes to daylilies. She is curious about the reason for these landscape swaps, because often it appears to be a matter of personal preference.

Ms. Downing responded that sometimes staff is trying to assist the HOA with the costs of the landscape maintenance. In this case, it is because the landscaping is in a shaded area, and another material would do better in the shaded area.

Ms. Salay inquired if representatives from the association are present to provide testimony.

Laurie Highland, 7676 Brandbury Place, stated that they provided photos of the entryways. Nothing has been done in the 24 years that she has lived here. The burning bushes have been there that length of time. An extensive amount of rehabilitation needs to be done. The landscape

beds will be brought all the way, which will greatly reduce the amount of watering and maintenance that needs to be done. They have taken direction from City staff that daylilies are the lowest cost maintenance item they could have there. Currently, it is very expensive to maintain all the beds.

Mr. Reiner stated that any improvements are much appreciated by the City.

Mr. Peterson moved to recommend approval to Council.

Ms. Salay seconded motion.

Vote on the motion: Mr. Reiner, yes; Mr. Peterson, yes; Ms. Salay, yes.

Frank Fraas, 7735 Kate Brown Drive, Association trustee, stated this is just the beginning of some of the improvements they are trying to make at the entryway. This year, they have also had to remove dead trees and upgrade a damaged sprinkler system at the Brand Road entrance. The lights haven't been replaced there since 1986. The work related to this request is part of an entire project to beautify both entranceways. This is important, particularly due to the presence of Bailey Elementary in this neighborhood. They anticipate applying for future grants, as well.

Mr. Reiner stated that Council appreciates their efforts. The City has this funding available, but few are using it to its fullest extent. Night lighting is good; it makes the community look great and adds values to the homes.

Mr. Peterson stated that at the Committee's last review, they discussed modifying the process. Accordingly, BYN grant applications are accepted and awarded twice a year. Has the process also been revised to permit neighborhoods to apply year after year?

Ms. Downing responded that is correct.

The Mews at Muirfield

Ms. Downing showed a graphic of The Mews at Muirfield entrances on Memorial Drive. Two entrances are included in this application. The proposal includes lighting and landscaping for both entrances, with a grant request for \$2,227.

Staff recommends approval with two conditions.

- 1) Provide confirmation that the Muirfield Association has approved the proposal.
- 2) Replace the proposed Scotch pine with a Dwarf Blue Spruce or Weeping Evergreen.

Mr. Reiner inquired if it is the specimen Scotch Pine that is currently located on either side of the neighborhood's entryways.

Ms. Downing responded that the neighborhood does have one Scotch Pine, but she believes it is located between, not at, one of their entryways.

Mr. Reiner stated that he is hopeful there is no recommendation to remove any existing Scotch Pines.

Ms. Downing responded that staff's recommendation does not apply to the existing Scotch Pine. It applies only to the proposed Scotch Pine. Scotch Pines in general are prone to disease, which they want to avoid.

Mr. Reiner stated that there is the recent diplodia disease that migrated from Delaware County. It has infected all the pines. He has called Cornell University about this. They indicated that the trees could die slowly or maybe not at all. The spray remedy is mercury, an illegal substance and unsafe for humans. Their recommendation was not to plant any additional Austrian Scotch or Pitch Pines in this area any longer. They recommended use of Norway Spruce, Colorado Blue Spruce, or Colorado Green Spruce. Are they removing the large Austrian Pines currently at the entrances?

Ann Loehrer, 5769 Strathmore Lane, responded that those large pines will remain. They also have a large Scotch Pine on the east side of the development, and they were hoping to add another one to match it.

Ms. Salay inquired if Mr. Reiner is in agreement with staff's recommendation to change that. Since Scotch Pines are prone to disease, staff wants them to plant a different tree.

Ms. Loehrer noted that the Association would prefer to plant a Scotch Pine, but if that is a contingency, they can make that adaptation; it is not their preference.

Ms. Salay inquired if Mr. Reiner would plant a Scotch Pine today, knowing that they are prone to disease. The Association prefers to plant a new Scotch Pine – that is the issue.

Mr. Reiner inquired if their preference is due to the desire to match the current Scotch Pine.

Ms. Loehrer responded that it is to match the one that is already in place.

Mr. Reiner stated that if they could find one of those specimen trees – they are now difficult to find, have two or three trunks and are very attractive – it would make better sense because it would make a continuous design feature. He inquired if that is what they wanted to have.

Ms. Loehrer responded that it is.

Mr. Reiner stated that he would support this. However, it would be more expensive. They did not apply for very much funding.

Ms. Loehrer responded that they tried to keep the project within their budget. They have other ongoing projects this year, but they believe this area along Memorial Drive needs some improvement.

Ms. Salay suggested that they be permitted to plant a Scotch Pine there, but if it dies, they must replace it with either a Dwarf Blue Spruce or Weeping Evergreen at their own expense. Is that fair?

Ms. Loehrer responded that is fair.

Mr. Reiner noted that he understands what they are trying to do. He would like to see a continuation of that design, because it spans the entire front of the stone walls. If they buy a large tree, it could require additional funding. The trees currently in place are huge; they've been in place a number of years.

Mr. Peterson noted that their concern would be the matching fund amount, because if the amount requested goes up, their matching portion would as well.

Ms. Salay stated that it appears that they are able to accommodate the plant material they prefer within their budget.

Ms. Loehrer confirmed that is correct.

Ms. Salay moved to approve the grant request with amendment of Condition #1 to permit them to

plant the Scotch Pine; if it does not survive, it would be replaced within a year.

Mr. Peterson seconded the motion.

Vote on the motion: Mr. Peterson, yes; Ms. Salay, yes; Mr. Reiner, yes.

Park Place/Post Preserve

Ms. Downing stated that this is the first homeowners association (HOA) to apply for a second round of BYN grant funding. In 2014, their three-phased plan was approved. This is the second phase. The planting plan is consistent with the previously approved plan. Staff is supportive of the tree replacement from Thornless Honey Locust to Swamp Oak. Staff recommends approval of the grant request for \$4,226 with no conditions.

Ms. Salay stated that she assumes Swamp Oak thrives in wet soil, so will that area be wet?

Ms. Downing responded that it will be.

Ms. Salay stated that she assumes everything went well with the first phase, and that they completed everything per the plan.

Ms. Downing responded affirmatively.

Mr. Reiner inquired if the City's landscape architect checks and confirms this.

Ms. Downing confirmed that is correct.

Ms. Salay moved to approve the Park Place/Post Preserve phase 2 grant request.

Mr. Peterson seconded the motion.

Vote on the motion: Mr. Peterson, yes; Mr. Reiner, yes; Ms. Salay, yes.

Village at Balgriffin

Ms. Downing stated that the proposed project would include additional landscaping to the north of the pond at Balgriffin, which is located on Norn Street just north of the Rings Road intersection, and placement of a Flexmat around the entire edge of the pond to eliminate soil erosion, with a grant request of \$5,000.

Staff recommends approval of the grant request with one condition:

- 1) Confirm that the landscape additions north of the pond are located within the property.

Mr. Reiner inquired if the Flexmat is covered with stone or another material.

James Bloom, 6167 Turvey Loop West, stated that the explanation provided to him was that the FlexMat is a material that goes on the bank around the pond. The goal is to cause the grass to "take" over that mat.

Mr. Reiner inquired if they are having trouble with the water level changing, as there is no firm base around the pond.

Mr. Bloom responded that they have found that their pond has a steeper embankment or slope than other ponds in Dublin. Theirs is unique in that it is a private pond, not a public pond, so it is the HOA's responsibility to maintain it. The pond does have a high, rather than gradual, slope.

They are limited by the space, so their goal is to have that soil hold long-term and not pull away at the sides. Originally, they intended to use a wrap, but aesthetically, it was not the best. It was much less expensive, but the wrap eventually would not have held.

Ms. Salay stated that there was a spill of sealcoat that occurred early this summer. The Flexmat seems to be a good solution, which the City should keep in mind. It is expensive but if it works, it is worth the investment. What is its life span?

Mr. Bloom stated that the cost of this project has increased 5-6 times since the start of the project, but they want to do it right for the community and for long-term environmental issues. They want to avoid the need to re-visit this project.

Ms. Salay inquired if they would change the slope of the bank at all.

Mr. Bloom responded that they will fill the bank back in on the side in which soil has been lost. They are losing the bank on the east side, the Norn side, as well, where the pines are located. It is not as drastic, however, as it is on the west side, where the units are.

Ms. Salay inquired if the pines would be impacted.

Mr. Bloom responded that he does not believe so.

Ms. Salay stated that they do not want the pines to be removed; they are very attractive.

Mr. Bloom responded that the pines are a buffer for the homeowners and for people on the bikepath.

Ms. Salay moved to approve the Village at Balgriffin grant request.

Mr. Peterson seconded the motion.

Vote on the motion: Mr. Peterson, yes; Ms. Salay, yes; Mr. Reiner, yes.

Mr. Reiner thanked the HOAs for the efforts to beautify the neighborhood.

Ms. Salay noted that the Committee's recommendations would be scheduled on the September 8, 2015 Council meeting agenda.

The meeting was adjourned at 6:30 p.m.

Clerk of Council