

# RECORD OF PROCEEDINGS

Minutes of \_\_\_\_\_

Dublin City Council \_\_\_\_\_

Meeting \_\_\_\_\_

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held \_\_\_\_\_

August 10, 2016

## CALL TO ORDER

Mayor Peterson called the Wednesday, August 10, 2016 Regular Meeting of Dublin City Council to order at 6:45 p.m. in Council Chambers at Dublin City Hall.

## ROLL CALL

Present were Mayor Peterson, Vice Mayor Reiner, Ms. Alutto, Ms. Amorose Groomes, Mr. Keenan, Mr. Lecklider and Ms. Salay.

Staff members present were Mr. McDaniel, Ms. Mumma, Ms. Crandall, Ms. Readler, Ms. Goss, Ms. O'Callaghan, Mr. McCollough, Chief von Eckartsberg, Mr. Earman, Mr. Rogers, Ms. Puskarcik, Mr. Papsidero, Mr. Hammersmith, Mr. Tyler, Ms. Richison, Mr. Mr. Shawn Smith, Ms. Rauch, and Mr. Plouck.

## ADJOURNMENT TO EXECUTIVE SESSION

Mayor Peterson moved to adjourn to executive session for discussion of the purchase of land for public purposes and for conferences with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action.

Vice Mayor Reiner seconded the motion.

Vote on the motion: Vice Mayor Reiner, yes; Mayor Peterson, yes; Ms. Amorose Groomes, yes; Mr. Keenan, yes; Ms. Alutto, yes; Mr. Lecklider, yes; Ms. Salay, yes.

The meeting was reconvened at 7:05 p.m.

## PLEDGE OF ALLEGIANCE

Ms. Alutto led the Pledge of Allegiance.

## SPECIAL RECOGNITION/PROCLAMATIONS

- River Forest Civic Association – 60<sup>th</sup> Anniversary

Mayor Peterson invited Dr. Claire Wolfe and Clay Rose, representatives of the Association to join him at the podium. He read and presented a proclamation to them. Platted in 1956, River Forest has the distinction of being the City of Dublin's oldest subdivision. The proclamation included the history of the land dating back to the time of the Revolutionary War! The house located at 8555 Dublin Road was built in approximately 1855 and was referred to as the Dunmere Farm, Dun House, or Dunblane after the parish in Scotland where the family originated. This home is now listed on the National Register of Historic Places due to its social, historical and architectural significance. On August 10, 1956, exactly 60 years ago today, the land was surveyed and officially titled as "River Forest" – the first platted subdivision in Dublin, Ohio. The current neighborhood encompasses 119 lots and 116 households, rich in social history, wildlife and nature, including many landmark trees. The Association will celebrate its 60<sup>th</sup> anniversary this Saturday, August 13 with a neighborhood gathering on the lawn of the historic Dun House.

Dr. Claire Wolfe, 5521 Indian Hill Road, thanked Council for the recognition for their neighborhood. She and her family moved to the then-Village of Dublin in 1973, when there were 850 registered voters. They are proud of the city, all of the planning done and the excellent police department. They are pleased with this recognition as well.

Clay Rose, 5177 Ashford Road, stated that as a young boy, he rode by River Forest on a school bus and thought he would like to live in the neighborhood someday. Thirty years ago, their family moved into a home in that subdivision. There are many longtime residents – the newest neighbor to them has lived on the property for 28 years. He thanks the City for all of the services. Dublin is a great place to live!

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Mr. Keenan added that Washington Township purchased the first 50 acres that is now Darree Fields from Mr. Rose's father, Judge Rose. The City purchased additional land, which all comprises Darree Fields today.

Mayor Peterson stated that HOAs are a backbone of the community. He thanked the River Forest HOA for all that it does for the community.

- United HealthCare – “Well Deserved Leadership Award”

Representatives of UHC included Dave Luby, Executive Director, Central Ohio Health Plan; Linda Quick, Strategic Account Executive; Mike Merk, Regional Director, Health Strategies; and Kelley Henrey, Field Account Manager.

Mr. Luby stated that they have enjoyed a relationship with the City in providing the administration of the health benefits for 10 plus years. Today, they are present to recognize the efforts the City has made toward improving the health and well-being of the employees. In 2008, UHC created a national award and all local health plans were encouraged to nominate employers for their efforts around health and well-being for members covered under the health programs. Since 2008, 95 awards have been given; during that time, only 26 entities have achieved the award twice and only eight entities have received the award three times. He presented the “Well Deserved Leadership Award” to the Mayor, noting that this reflects an effort by all employees of the City and the leadership provided by Council and the Administration. He recognized the Human Resources staff who work on the programs – Homer Rogers, Jennifer Miglietti, Jason Nahvi and Janan Hay.  
[Photo taken of group.]

- Recognition of Donald Hughes, former Dublin Police Sergeant

Chief von Eckartsberg introduced Donald Hughes, the first full-time Police officer hired in what was then the Village of Dublin. He noted that a few months ago, he had a call from former Mayor Jack Frambes, now deceased, who served as Mayor in the late 1960s/early 1970s. Former Mayor Frambes introduced him to Don Hughes who was hired by Dublin as a full-time Police officer in 1969. Although the Police department was founded in 1957 when Chief Harold Rose was hired as the first Village Marshal, Chief Rose did not hire his first full-time police officer until 1969 – Donald Hughes.

He presented a plaque and badge to Don Hughes acknowledging him as the first full-time Police officer of the Village of Dublin.

[He shared slides, including an article in the newspaper at the time Don Hughes was hired and a photo that included Don Hughes from *Dublin's Journey*.]

Mr. Hughes noted that his greatest accomplishment was working with the youth of Dublin – helping to keep them on the right path. He has many memories of his service to the Village. He is honored to accept this plaque and appreciates this recognition.

Mayor Peterson stated that Council treasures and values the history of the community and greatly appreciates the role that he played in making Dublin what it is today. Thanks for your service!

- Recognition of Stephen J. Smith, former Law Director

Mayor Peterson read a proclamation in honor of Stephen J. Smith and presented it to Mr. Smith, who was joined by his family, including wife Shelley, son and wife, Stephen and Michelle, and granddaughter Mackenzie. In 1978, Mr. Smith began working as the Village Solicitor for the then-Village of Dublin, and served 38 years as Law Director for what is now the City of Dublin. Mr. Smith has watched Dublin grow from a village of 3,000 people with 10 employees and a budget of more than \$70,000 to a world-class City with a population of 44,000, an operating budget of

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\$82 million and a professional staff of 425 employees. During his tenure with the City, he has served 13 Mayors and 40 different City Council Members. Mayor Peterson noted that Council has enjoyed working with Mr. Smith and are witnesses to the impact that he has personally had on our community and the important historical role he has played in shaping the Dublin of today. On behalf of City Council, Mayor Peterson thanked him for his dedicated service to the City of Dublin. Mayor Peterson stated that in addition to the tremendous impact Mr. Smith has had on the community, he has had an impact on him personally that will never be matched.

Mayor Peterson invited Judge Charles Schneider to come forward. Judge Schneider is a personal friend to him and to Mr. Smith.

Judge Charles Schneider, 5633 Montridge Lane, Dublin stated that in addition to Mr. Smith's professional success is the success with his family and friends. If you are in difficulty or need and call Mr. Smith, he will respond and take care of the issue. He is committed, not just to his professional responsibilities, but also to the community and his friends. The recognition being given to Mr. Smith is well deserved. When he and Mr. Smith worked for another municipality many years ago, they participated on a few issues together. Mr. Smith was always professional. He is proof that professional advocacy and courtesy are not mutually exclusive terms.

Mayor Peterson noted that for those who do not know Judge Schneider, he is one of the finest common pleas judges in Franklin County. He and his wife, Judy are now City of Dublin residents. He thanked Judge Schneider for his service to the community.

Mr. Keenan commented that he has always valued Mr. Smith's counsel and advice, but more importantly, he values his friendship. His knowledge and experience of municipal law is unmatched by any of his peers. Council appreciates that they could always come to him with any questions, and he responded quickly. Fortunately, Mr. Smith and his wife, Shelley will not be leaving the City!

Mr. Smith stated that when he asked his wife what he should talk about, she said "about two minutes"! He is a fan of history and recalls Lou Gehrig's words when he was very ill and was honored by fans at his final game in Yankee Stadium. He said that, "Today, I consider myself the luckiest man on the face of the earth." He, too, feels that he is the luckiest man in the world. He has been married to his lovely wife, Shelley, for nearly five decades; has had the wonderful opportunity to represent the City of Dublin for decades; and has a wonderful family, including seven grandchildren. He has served Dublin, but has enjoyed the support of a wonderful staff of unbelievable, unparalleled professionals. He has represented over 100 cities in his career, and there is no place like Dublin. He has served 40 council members, all of whom, despite their differences, wanted one thing – the best for Dublin. The City has enjoyed tremendous leadership with all five of its city managers and their predecessor, Village Administrator Sherm Sheldon. He praised the skills of current Finance Director Angel Mumma and the preceding Finance Director and City Manager, Marsha Grigsby, whose attendance tonight is greatly appreciated. He may have played a small role in the development of the City Dublin, but the real credit goes to the individuals who have sat at the Council dais and made the decisions to invest and proceed with projects with the goal of making Dublin better than anywhere else. He is honored to have been able to serve Dublin all of these years. He works with a very talented law group comprised of really smart people, including incumbent Law Director Jennifer Readler. He appreciates the opportunity to have served as the City Law Director – he loved the job. His heart is in Dublin, and he and Shelley will be here until they depart this world. He thanks Council for allowing him to serve as the City Law Director.

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Mayor Peterson thanked him for his comments.

## **CITIZEN COMMENTS**

Judge Charles Schneider, 5633 Montridge Lane, Dublin, stated that he and his wife are three-year, very satisfied residents of Dublin, and are glad they made the move. With him tonight is his eldest grandson, Thomas Fuller, who is a member of the National Honor Society. He is required to complete certain outside projects and has chosen the proverbial "acorn not falling too far from the tree" -- politics. He could not be happier! They have been attending various events to provide that exposure to him. He invited him to the meeting tonight to see a fine City Council in action and also see one of his good friends and colleagues recognized.

Thomas Fuller, Powell, stated that he lives only ten minutes away. He is pleased to be here tonight and is enjoying the experience of an actual Council meeting. He thanked Council for permitting him to attend.

## **CONSENT AGENDA**

Mayor Peterson inquired if any Council member requests removal of an item from the consent agenda.

Ms. Amorose Groomes stated that she does not want to remove any item but has comments regarding one Consent Agenda item. She noted that in each of the liquor permits memos, there is an error in the "Recommendation" section, which should be corrected to read: "It would appear that it is unnecessary to request a hearing in this matter."

Ms. Amorose Groomes noted that she has one additional concern regarding an item scheduled on the Consent Agenda – the first reading of the ordinance adopting the Five-Year Capital Improvements Plan. Since the CIP workshop will be held next Monday, August 15, she wants to ensure that any significant changes that might occur in that document before the second reading/public hearing have also had ample opportunity for discussion. It is a document that will provide guidance for expenditures of \$260 million. She does not want the net result to be that only one hearing occurs on significant changes that might be made, based on Council's input at the workshop.

Mr. Keenan stated that in the past, there have sometimes been two CIP workshops scheduled. It is not mandated that only one be held. If Council requests significant revisions in the document, it can collectively determine whether there is need for a second workshop.

Ms. Amorose Groomes stated that her concern was not about the workshop portion but the public review opportunity and the amount of notice given. Due to the significant dollars represented, she does not want to reduce a tightened timeframe.

Mr. Keenan inquired if the workshop is currently noticed on the City website.

Mr. McDaniel responded that it is. Also, as the meeting materials indicate, the second reading/public hearing on the CIP legislation will not occur at the Council meeting immediately following the workshop. It will be scheduled for September 12, or if more time is preferred, a second workshop can be scheduled and the second reading/public reading can be postponed. It is Council's discretion to do so.

Ms. Amorose Groomes stated that she understands that but wants to ensure that the review is not rushed and provide that assurance to the community.

Mayor Peterson noted that all of the ordinances scheduled for introduction/first reading on the Consent Agenda are scheduled for a second reading/public hearing at a subsequent Council meeting.

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Mayor Peterson moved approval of the actions listed for the 10 items on the Consent Agenda.

Vice Mayor Reiner seconded the motion.

Vote on the motion: Mr. Lecklider, yes; Vice Mayor Reiner, yes; Mr. Keenan, yes; Ms. Alutto, yes; Mayor Peterson, yes; Ms. Salay, yes; Ms. Amorose Groomes, yes.

- Approval of Regular Council Meeting Minutes of June 27, 2016
- Approval of Regular Council Meeting Minutes of July 5, 2016
- Notice to Legislative Authority – New D5J liquor permit – Harvest Dublin LLC, dba Harvest Dublin, 45 N. High Street, Dublin, OH 43017
- Notice to Legislative Authority – New D5J liquor permit – Vrable VI, Inc., dba Digger & Finch, 4500 John Shields Parkway, Dublin, OH 43017
- Notice to Legislative Authority – New D5J liquor permit – Dublin Arts Council, 7125 Riverside Drive, Dublin, OH 43016
- **Ordinance 26-16 (Introduction/first reading)**  
Adopting the Five-Year Capital Improvements Plan (2017-2021). (CIP Workshop August 15; second reading/public hearing September 12 Council meeting)
- **Ordinance 27-16 (Introduction/first reading)**  
Authorizing the City Manager to Execute Necessary Settlement and Conveyance Documents to Acquire a 0.206 Acre, More or Less, Fee Simple Interest; a 0.122 Acre, More or Less, Permanent Easement; a 0.099 Acre, More or Less, Permanent Easement; and a 0.101 Acre, More or Less, Temporary Easement from Pewamo, LTD., for the Property Located along State Route 161 for the Construction and Extension of Industrial Parkway for the Academic Drive Phase 1 Project. (Second reading/public hearing August 22 Council meeting)
- **Ordinance 29-16 (Introduction/first reading)**  
Adopting and Enacting a Supplement (S-40) to the Code of Ordinances for the City of Dublin, Ohio. (Second reading/public hearing August 22 Council meeting)
- **Resolution 44-16 (Introduction/public hearing/vote)**  
Accepting the Lowest and Best Bid for the Muirfield Village Waterline Improvements – Phase 3 Project.
- **Resolution 45-16 (Introduction/public hearing/vote)**  
Demonstrating the City of Dublin's Cooperation with the Ohio Department of Transportation for a Major Rehabilitation Project that Consists of 7.95 Miles of Roadway and Bridge Rehabilitation on Mainline I-270, as well as the Construction of an Additional Lane in Each Direction. (PID Number 76469)

## **INTRODUCTION/FIRST READING – ORDINANCES**

### **Ordinance 28-16**

#### **Authorizing the City Manager to Enter into a Pre-Annexation Agreement with Pulte Homes of Ohio, LLC Describing the Intentions of the Parties to Annex Certain Real Property Located in Jerome Township.**

Mayor Peterson introduced the ordinance.

Ms. Readler stated that this legislation would authorize a pre-annexation agreement with Pulte Homes for parcels on Hyland Croy currently housing Autumn Rose Farms. The key terms are outlined in the cover memo. The annexation provides for concurrent rezoning review, after the annexation is filed with the Union County Commissioners. This is the first step in the annexation and rezoning process. There will be multiple reviews by the Union County Commissioners, City Council and the

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Dublin Planning and Zoning Commission. As this project progresses, the City will have significant discretion as to whether to proceed with the annexation and zoning.

Ms. Amorose Groomes stated that the boundary adjustment information references payments to Jerome Township, which expire between years 11 and 12, and it is down to 27.5% of that valuation. Is that the valuation at the time it is annexed, or the valuation at the time that the payment is made?

Ms. Readler responded that it is the valuation at the time that the payment is made.

Ms. Amorose Groomes inquired if the City has some estimate of what those payments will be -- in other words, what it would cost the City to do this.

Ms. Readler responded that it is just the inside millage. Celtic Crossing is an example of this; the City required a \$5,000 deposit at that time. This project is being reviewed similarly. Those estimated numbers can be provided before the second reading.

Ms. Amorose Groomes stated that she would like to see what those numbers would be and at what level developers would ultimately participate in the financial commitment. If it is built out in 12 years, the valuation on that property could be significant.

There will be a second reading/public hearing at the August 22 Council meeting.

## **INTRODUCTION/PUBLIC HEARING/VOTE – RESOLUTIONS**

### **Resolution 46-16**

#### **Authorizing the City Manager to Enter into an Agreement with Washington Township for the Provision of Fire Inspection Services.**

Mr. Keenan introduced the resolution.

Mr. Tyler stated that this is a formalization of a procedure that the City has had in place for many years with Washington Township Fire Department. This will result in a contractual service much like the City has with the Franklin County Health Department. The hope is that eventually, with the training that this position will provide, the City will be able to assume most, if not all, of this service in house.

Vote on the Resolution: Mr. Keenan, yes; Ms. Alutto, yes; Mayor Peterson, yes; Ms. Amorose Groomes, yes; Vice Mayor Reiner, yes; Ms. Salay, yes; Mr. Lecklider, yes.

## **OTHER**

- Tree Waiver Request – Hawthorne Commons

Ms. Rauch presented the waiver request.

- The 13-acre site is located within the Northeast Quadrant PUD, Subarea 3. The zoning for this development was approved in the 1990s. Hawthorne Commons is located south of the existing single-family portions of the Wyandotte Woods subdivision and north of the Dublin Scioto High School sports fields accessed off Wyandotte Woods Boulevard.
- The Planning and Zoning Commission reviewed and approved the final development plan for this site on April 7, 2016. It included 86 multiple-family units that are targeted for the age 55+ community.
- Part of that review included a landscape plan, which outlines how the various landscape requirements will be met, including the Code-required trees, such as site plantings or interior landscape requirements. Also included is the development text buffering requirements along the north, west and southern boundaries to buffer the existing single-family and school properties. The landscape plan also shows the replacement trees that the applicant will locate on the site.
- As part of the development review process, staff worked with the applicant to identify the significant landmark trees that exist on the site and how to accommodate those. The applicant has worked to preserve those; staff and the applicant have visited the site numerous times throughout the development process to field verify and assess the condition of those trees.

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- The density, project quality and care, and storm water requirements are considered, as well. When reviewing a tree waiver, two criteria are considered: (1) does the site meet the applicable development standards, and (2) have measures been taken to reduce the impacts of construction on the trees. That criteria was discussed extensively as part of the development plan approval.
- The request for Council consideration tonight is for a waiver of the tree replacement requirements. The Code requires protected trees -- trees six inches or greater in fair condition -- to be replaced on an "inch-for-inch" basis. The waiver would allow for non-landmark trees -- trees under 24 inches -- to be replaced on a "tree-for-tree" basis. The applicant is requesting a waiver for the replacement inches to be a minimum of 223 inches. The remaining would be met with a fee in lieu of -- \$107,000.
- Staff recommends approval of the tree waiver request.

Mayor Peterson invited the applicant to speak.

Glen Dugger, Smith & Hale, 30 W. Broad Street, noted that he represents the applicant, Treplus Communities. They have worked extensively with staff and the Planning Commission on this property. It is a difficult, challenging piece and one of the last pieces in the Northeast Quadrant PUD, which was zoned in 1990. The site was originally zoned for 120 multi-family units. There have been a number of proposals for this site. Their proposal was attractive due to the fact that it is (1) for 86 units, as opposed to 120, and (2) it is HOPA compliant (Housing for Older Persons Act), which means it will be age restricted for older residents. This means it is significantly less dense and intense than what would otherwise be permitted under the existing and permitted zoning.

There are two challenges with the site. The zoning occurred in 1990. It was probably mowed into the 1970s. Aerial photographs from the early 2000s show that nearly half of the site at that time had virtually no trees. This is a tree lot that has many secondary trees, which have come back over a period of time. The current analysis considers the City's tree preservation replacement policy and requirements. They have asked for a waiver. The necessity of that tree waiver is based on the two aforementioned criteria:

(1) Does the development meet all applicable development standards? Their approved final development plan does meet all applicable development standards.

(2) Have measures been taken to reduce the impact of construction on the existing trees? That requirement is met in two ways:

- In-site design. They had countless meetings with staff; two concept meetings with PZC on this plan proposal; and three meetings with PZC on the final development plan proposal, in which Ms. Salay participated. During that process, the location of streets and buildings were moved; and underground detention, permeable pavers and many other items were included in an attempt to minimize the developmental impact on the existing trees. As part of the final development approval, they agreed to provide certain protections for the landmark trees during the construction process.

In the staff report, it is noted that "the development would benefit from the tree replacement, given the conditions and the species of trees that are proposed for removal." There are a large number of trees, many of which are not in good shape. The tree replacement policy requires them to replace even those trees that are in poor condition or dead. The trees that are poor or dead represent approximately 19% of the existing trees on the site. In addition, this site has many ash trees, which if not dead or in poor condition, probably soon will be. Due to the ash borer disease, ash trees are an endangered species and 14% or approximately 93 trees on

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the site are ash trees. Therefore, one third of the trees on the site today that the policy requires be replaced are in poor condition, are dead or are ash trees.

This property was a part of the broader Wyandotte Woods development. A tree waiver was issued for Wyandotte Woods approximately 10 years ago for the single-family portions. This piece was carved out because the final development plan was not in existence at that time. For the two neighboring properties to the north, a tree waiver applies.

In summary, this project meets the development standards. They have taken extraordinary measures in a very rigorous process to minimize construction impacts on the trees. There are some requirements in the final development plan regarding how trees will be preserved during the construction process. There are other requirements in addition to the tree replacement plan that are applicable to the site. They are required to install 652 trees that are unrelated to this replacement waiver. These are required as part of the perimeter landscape and additional site landscape requirements.

They believe the tree waiver is justified by virtue of the extraordinary number of trees they are planting, and by virtue of the overwhelming amount of tree replacement that would be required by the City policy rubric – the number would be 1,469 trees. It is a 13-acre site, over 100 trees per acre – an extraordinary number of trees. For that reason, they are requesting this waiver. Dennis Karem, landscape architect, is present to respond to any detailed questions.

Council questions/comments:

Vice Mayor Reiner inquired if the units are slab on grade or have basements.

Mr. Dugger responded that they are slab on grade, two-car garage, single story.

Vice Mayor Reiner inquired if the trees surrounding the subdivision are comprised by a large percent of evergreens, which would provide buffering to the adjoining properties on all sides. He sees that many trees have been added to the rear of all the units. Are those deciduous or evergreens?

Mr. Dugger responded they will be planting a double row of evergreen trees along the northern boundary; to the south, an existing tree line is being preserved; and to the west, there will be a few trees planted as part of the permanent buffering requirement.

Ms. Amorose Groomes clarified a comment made by Mr. Dugger. None of the dead trees or trees in poor condition are required to be replaced. They have to meet the "fairly good" criteria in order to be required to be replaced.

Mr. Lecklider stated that one of the resident letters submitted requests that Council require the developer to replace the full required amount of 6,673 caliper inches. Would that be possible on this site?

Ms. Rauch responded that it would not. Given the approved density of the project, if that number of trees were planted, they would not all survive.

Ms. Amorose Groomes stated that they are removing 12 landmark trees on these 13 acres. Were they able to save only five landmark trees?

Ms. Rauch responded that they were able to preserve nine landmark trees.

Ms. Amorose Groomes stated that she did not see information on what had been done to try to save those landmark trees – a significant number on a small amount of acreage.

Ms. Rauch stated that, as the staff report indicates, the grading for the storm water is very significant. They must account for existing storm water for the single family as well as mitigating any impact to the school property to the south. Grading is

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necessary to eliminate the negative impacts. The trees they believed to be the most significant to preserve are the buffer trees in the southern portion, which would be less impacted by the grading. It is not just a single tree. There is a group of trees to ensure their survival. A requirement has also been included in the plan regarding significant tree fencing -- chain-link fencing -- during construction. Staff will visit the site routinely during construction to ensure that is occurring and that there are no issues. They have worked extensively on this site to preserve as many landmark trees as possible.

Mr. Lecklider stated that there was an earlier iteration for a multi-story building on this site.

Ms. Rauch responded that, earlier, different applicants submitted proposals for a three and four-story development and for two and three-story attached units. The density on those proposals was higher. This proposal is for the lowest profile building in terms of height and number of units on the site.

Mr. Lecklider inquired if the three and four-story development was less impactful on the trees.

Ms. Rauch responded affirmatively. In those submittals, most of the buildings were located within the southern portion. The site will have significant grading from the single family down toward the school property. The location of the taller buildings, however, provided less impact to the sight line; they were set further back on the site with a greater open space preserved. It was a tradeoff.

Ms. Salay stated that in reviewing the different proposals, the neighbors weighed in on certain considerations. Three and four-story apartments in a suburban location, such as this, would have a significant impact on the schools. It was felt to be too much next to a single-family neighborhood. The Planning Commission was not comfortable with the parking solutions that accompanied the three and four-story apartment buildings. The neighborhood expressed significant concerns as well. She acknowledged that it is a difficult site – if it had not been rezoned already in the 1990s, it is not a site on which multifamily would be placed. However, because there will be multifamily on the site, it is a question of what type of multifamily that would have the least impact. The applicant and staff worked hard on a product that would not impact the schools, and have a low impact on the neighborhood. The one-story aspect, 80 units versus the 120 units permitted in the zoning, and the fact that it is a 55+ community translates to no impact on the schools and little impact on the traffic. There were a number of meetings, and the applicant worked with the neighborhood. The neighborhood was not thrilled, and the Commission's decision was split. There were misgivings about the project. She did support it, because she believed it was probably one of the better proposals that the City would receive for this site. The preference would be not to have anything on the site, which is heavily wooded. Currently, it appears as a neighborhood park.

She asked staff about the difference between this waiver request and other tree waivers that have been granted by Council over the years.

Ms. Rauch responded that each one has different circumstances and different site constraints. Historically, staff has recommended approval and Council has approved the waivers.

Mr. Lecklider stated that he read the PZC minutes. Were the negative votes solely due to this tree issue, or were there other issues?

Ms. Salay responded that there were other factors:

- Some members did not like the layout.
- There was significant discussion about how the sidewalks would line up with the adjacent neighborhood.
- The neighborhood ultimately requested that PZC not approve the plan, which was significant to the Commission.
- The tree impact was a concern.

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- Storm water was a significant aspect of this development, although, typically, the buildings are the focus. From staff's perspective, the applicant made many changes to improve the project.

There were several neighborhood meetings, which were well attended. The applicant attempted to improve the project based on input from the neighborhood, staff and several hearings of the Planning Commission.

Vice Mayor Reiner inquired how the greenspace requirements were handled in this project.

Ms. Rauch responded that was handled with the 1990 rezoning, so this application did not need to meet any additional greenspace requirements.

Vice Mayor Reiner inquired if the requirements had been modified. Previously, the developer was required to provide a certain amount of greenspace for parks or public spaces, or a cash equivalency.

Ms. Rauch responded that, typically, that is included in the subdivision regulations, but because there is no platting, no lot placement involved, that is not required as part of this project.

Mayor Peterson invited public testimony.

Jerry Kosicki, 4313 Wyandotte Woods Boulevard, Dublin, stated that he is a 21-year resident of Dublin, Wyandotte Woods homeowner, trustee of the Wyandotte Woods Homeowner Association, and trustee of the East Dublin Civic Association. One thing that unites all Dubliners is the knowledge that we live in one of the very best cities in America. There is data from comparative surveys of many cities that confirms this. Dublin is ranked thus due to present and past Council's efforts to make Dublin an exceptional City. The key is high development standards. The Hawthorne Commons project would meet a need in the City and has a number of desirable features. The problems with it are the exceptionally crowded plan, which the PZC approved by a narrow 4-3 vote. One of the concerns was the issue of open space preservation. The desirable, one-story design has a substantial downside, as it requires an enormous footprint. Initially, the project appeared attractive, but after several meetings with the applicant and staff, it became clear that there were substantial engineering challenges due to so many buildings being placed on the land. These included storm water and drainage issues, the extreme slope of the land, the nature and location of the most important trees, and the connectivity to the neighborhood. To accommodate the increasingly intensive land use, the builders made choices to eliminate the most usable open space that was planned throughout the project. They even sought, then, to expand their project into the required buffer zones on three sides of the property. The neighborhood brought forth a successful petition to head that off. The bottom line is that the tree waiver is an undeserved subsidy to the developer. It is undeserved because the company conceptualized the project in such a way that it would require an enormous amount of land. As the program expanded due to the engineering issues, they did not scale back anything. They made many assertions that the trees were in poor condition, mostly ash trees, not worth saving, most second growth. These actions are not consistent with people concerned about tree preservation. They have agreed to, at best, a minimalist agenda for tree preservation. The residents do appreciate the efforts of the Planning Commission. They required a condition of approval to safeguard a number of the largest, oldest landmark trees. However, Ms. Newell mentioned in the public record several times that she was doubtful that these few trees could survive the extensive re-grading that will be necessary to accommodate these buildings. The applicant's representative was a great advocate, claiming that this proposal has more open space than similar projects, including Greystone Mews. For the record, the only way that argument can be sustained is by counting required storm water retention ponds as open space. That is why he has been careful to refer to it as usable open space. He urges Council to focus on their fiscal responsibility and reject this tree waiver

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request. This will allow the City to recover funds that can be used to re-forest sections of the surrounding neighborhoods, parks, or other sections of the City.

Brett Page, 7638 Kelly Drive, Dublin, stated that he has been involved in watching this whole project grow since 2007. One of the concerns that is always discussed is the natural feel of that 13.3-acre property. The goal has always been to respect that land and help it flow harmoniously with the neighborhood. That is the core of what the neighbors want to ensure occurs. There is a large footprint, although the plan is under the number of units permitted. Regardless, it is very land intensive. As he has suggested, one way to gain more open space, save a few more trees, and have more flexibility is to eliminate a few more units, making it less land intensive. He has suggested that the front units at the top end of the property be eliminated. Although it would have a financial impact, it would allow the remaining units to be placed in a more usable manner on the land. The terminated walkway could be connected with the other walking trails in the area. He is very familiar with the area -- it is a beautiful, wooded site. He carefully looked at the tree survey today. It is nice to have tree surveys, but they are not very respected by developers. On this tree survey, there are 246 good trees. He read the comments that the majority of the trees are in fair or poor condition -- that is absolutely false. The tree survey indicates dead versus good, not fair. He assumes this information is intended to be used as data for Council to make their tree preservation decision. In addition, the "protected" areas are debatable as to whether they can be effectively protected. That data provides a good starting point for discussion regarding saving or replacing the good trees. He believes 89 trees are scheduled for replacement. As an example, there was a tree survey for the sections next to his property -- it was clear-cut; there were many good trees that were not protected in that location. What is the point in investing in a tree survey if it is not to be used for the benefit of planning and protecting the trees that benefit our city? The zoning has not set this site up for something attractive, so there are efforts to "massage" the situation. The PZC decision was split, and all of the members expressed concerns about the usable greenspace. Even some of the members who voted in favor had concerns with greenspace. This is a unique situation and should set some boundaries for developers. Based on his experience, even with tree surveys -- unless someone is watching over them and there are fences -- there is a good chance that good, near-landmark trees, will be destroyed. He asks Council to consider what they would like to preserve for all the neighborhoods, because they are setting a precedent.

Sue Hutras, 7834 Silver Rose Court, Dublin, stated that she lives in Wyandotte Woods. She loves the trees, which is why she moved to her neighborhood. They have been concerned about the amount of open space in this proposal. She is concerned because there is discussion about removing over 1,000 trees without replacing them.

#### Council discussion

Mr. Lecklider clarified that the process is past the rezoning stage, so there is no opportunity to discuss what units might be removed. This discussion is about the tree preservation waiver only.

Mayor Peterson stated that his understanding is that the developer would be replacing tree-for-tree instead of replacing inch-for-inch. That results in only 89 trees being replaced, and the fee would be waived for the inches that are not replaced. His view is that the developer had notice of the requirement and they were aware of the equation. If they want to cut down the trees, they will either replace them or pay for them. The issue is whether Council will enforce the payment and allow them to replace tree-for-tree as opposed to inch-for-inch, resulting in much less.

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Ms. Rauch responded that the number would decrease on a tree-for-tree basis instead of an inch-for-inch basis.

Ms. Alutto stated that is less than half of what would be required per Code. In her opinion, poor planning on the applicant's part does not necessitate Council approval of a waiver. She has no history in terms of tree preservation waivers, but to her, a tree is a tree, regardless of whether it is secondary growth. If they want to cut a tree down, they should pay the required amount.

Ms. Amorose Groomes stated that she is not inclined to support the waiver. There was a tremendous amount of insensitivity to the City's landmark trees. They are removing 12 landmark trees on 13 acres! Those were financial decisions they made when pursuing their layout. The removal of trees has a cost. They made the decision that the tree was not worth planning around, so she would be inclined to require they pay the fee for not planning around that tree.

Vice Mayor Reiner concurred. This all happened in the planning portion of the project. His observation when you fly over Dublin is that there is a certain sense of cadence and order that is not viewed in other cities from a plane. Though the intensive density of the project is not being discussed tonight, how the site drainage is addressed affects preservation of the existing trees. It may not be possible to save all the trees that they would like to save, so it will require some funding to replace them. Therefore, he is not in favor of granting the waiver. The other issue is that most of the City subdivisions have a certain amount of mandated greenspace, which is planned into them. That provides a quality of life for the citizenry. This proposal is comprised of building upon building wrapping around the subdivision. He does not believe this waiver should be granted.

Ms. Alutto noted that when you manage by exception, you manage yourself into a slippery slope.

Ms. Salay stated that she is hearing opposition not just to this waiver but also to the tree preservation ordinance in general. This is why the legislation was created, which was prior to her service on Council. At that time, the City wanted to do its best to ensure that trees lost during development were replaced in some way. It was designed to put developers on notice that when they develop a wooded site, or even an unwooded site with significant trees, they would either have to preserve them or pay to replace them. The waiver requested tonight does not have the votes for approval. Perhaps Council should also re-visit the tree preservation ordinance. This request is not that different from other tree preservation waivers that were approved over the years.

Ms. Readler noted that Council did adopt a policy regarding the criteria considered for a waiver. Council has the discretion to eliminate that policy going forward.

Mayor Peterson noted that he was disappointed with the criteria, which essentially states that if they make an attempt, that's good enough. Maybe that portion needs to be revisited.

Mr. Keenan stated that at this point, the issue is not with the trees, but with the cash penalty. The trees cannot all be accommodated on this site, but will be planted somewhere else. Presumably, the cash would be used to plant trees in other locations.

Ms. Amorose Groomes stated that the requirement is to plant the trees or pay a fee, but the request is for neither. The request is for a waiver – to neither have to plant or pay.

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Ms. Salay stated that the waiver policy and the tree preservation ordinance recognize that a site like this would be so expensive to develop, that it could be rendered undevelopable. That being the case, would the City be over-reaching in regard to private property rights? The ordinance that was adopted 16 years ago was an attempt to address that concern. Therefore, it seems Council should re-visit the tree preservation ordinance and examine the options.

Mr. Keenan pointed out that the landowner has a right to develop their land; the City has a right to zone it. Balancing the two is difficult. The City has reviewed other proposals for this site. This proposal, in terms of height and other considerations, seems to be as good as anything previously proposed. The issue now, however, is with tree preservation, so perhaps Council does need to revisit the legislation. If the restrictions become too burdensome, no wooded sites would be developed.

Mr. Lecklider stated that is not a realistic outcome. Before reaching that point, the issue would be resolved in court. He would be careful saying that if a tree comes down, the developer would pay a penalty; if that is the case, the City does not have a tree waiver policy. If Council does not want to have a tree waiver policy, Council can have that conversation going forward.

Ms. Alutto stated that it is not that the requirements were not known – the developer was aware of them. When the development was approved, they were aware that if the trees had to be eliminated, they would need to pay cash in lieu of saving trees. However, if the City is going to waive their policy every time trees are removed, there is no point in having the policy. When you manage by exception, the door is opened and it is felt you have to go through it every time. Perhaps the tree preservation ordinance should be re-visited, as well:

Mr. Dugger stated that to provide some historic perspective, the event that triggered the City's tree preservation ordinance was the extension of Hard Road from Sawmill Road to Riverside Drive. The final plat was being reviewed by City Council, and someone asked about the impact of the road on a great big oak tree. No one knew its exact location, size or condition, so a consultant was hired to study the majestic oak tree. The report indicated that this oak tree was a witness to history; it was seven years old when the Declaration of Independence was signed. That was the catalyst for the tree preservation/replacement ordinance. Hard Road in front of Dublin Scioto High School was moved to avoid that tree, and that park was created to accommodate that very large tree. Tree preservation and replacement has been important to the City of Dublin since that time. The legislation that resulted was so groundbreaking and so onerous to developers that a safety valve was needed. In the event that the strict application of the City's legislation was such a hardship on the property, a mechanism would be in place to provide relief – the tree waiver policy. The policy was adopted in 2001 with established criteria. They were aware of the criteria. He does not believe that it is "management by exception." They believe that what they were doing was consistent with the tree waiver policy. There have been 17 tree waivers applied for and 17 tree waivers granted by Council that met the same requirement they are asking for today. Rather than management by exception – to be consistent, Council would approve this waiver request.

Ms. Alutto stated that she understands that they have worked with this accordingly. As the Mayor noted earlier, she also believes the criteria for an exception is unacceptable criteria. While she appreciates and respects what previous Councils have done, she believes she would feel as strongly about the previous requests as this one. She believes that if Council has a policy in place, waivers should occur few and far between, and with more stringent criteria than is in place today. Perhaps, the policy needed to change as the City grew, but that did not occur. She has received

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much communication about this tree waiver from very concerned neighbors. The amount of money is less than half of what is required. She has too many concerns to be able to support it as submitted.

Ms. Amorose Groomes noted that Hard Road was routed around the old oak tree to preserve the "witness to history." This proposal covers the entire site with development. Nothing was moved to preserve anything.

Mr. Dugger responded that is incorrect.

Ms. Amorose Groomes stated that the site layout is very unimaginative and development covers nearly the entire site.

Mr. Dugger stated that buildings were moved, parking areas were moved, underground detention was added and permeable pavers were added. This site does not have an effective storm water outlet; that is one of the challenges. At the time Dublin Scioto High School was built, there was no accommodation in the storm water system for this property, which drains to Dublin Scioto High School. Therefore, extraordinary efforts were needed in terms of storm water management. What Council is seeing tonight is the result of nine months of work with staff and the Planning Commission to come to a creative solution to address all those factors. He disagrees that this is an unimaginative plan that just covers the site. The analysis that was presented to the Planning Commission and on which a successful vote was received demonstrates that the proposal is less intense and no more dense than other projects that Dublin has recently approved. He understands that with a first look at the plan, it does appear to have more density and intensity than is warranted, but that is what was approved by the Commission.

Vice Mayor Reiner stated that there is another aspect to all of this. The City of Columbus has announced recently that they need to purchase and plant hundreds of thousands of trees to reduce the heat island in the urban setting. An Ohio State professor recently wrote an article about this. In Dublin, we value the health of our citizenry and have done some very progressive things. Thirty-six years ago, Dublin wrote the first ordinance about street tree plantings and buffers. Dublin has had been visionary in addressing this issue. The benefit of trees to our citizens is very important, and Dublin is taking another look at that, as well, in view of the recent findings. To him, the effect of the reduction of the green canopy is paramount in this consideration.

Ms. Readler requested that the motion be an affirmative one for purposes of clarity.

Mayor Peterson moved to approve the tree waiver request.

Mr. Lecklider seconded the motion.

Mr. Dugger stated that there has been some suggestion that Council re-evaluate the tree replacement policy, which can present a hardship. Is that correct?

Ms. Readler responded that Council might revisit the policy to allow a waiver request to come before Council. Part of that would involve looking at the requirements of the ordinance. There is concern about this particular development meeting or not meeting the current criteria of the policy.

Mayor Peterson noted the intent of revisiting the issue and the policy would be to give clarity to developers and the neighborhoods.

Ms. Amorose Groomes stated that it would largely be focused on the criteria, the basis for the decision. Maybe Council will continue to allow the waiver process, but the criteria would be narrowed.

Mr. Dugger stated that if he had some understanding of where Council was going on this, it would be helpful. A negative vote is prejudicial in that process, but he is struggling with finding a reasonable resolution.

Mayor Peterson stated that the intent is not to cut off his options. However, there is a request before Council on which a decision must be made. Mr. Dugger can choose to withdraw the waiver request if he desires.

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Mr. Dugger stated that in his view, the criteria are met, and that is the reason they pursued it. Because there is not a clear path as to what the new criteria might be, they must proceed with it.

Vote on the motion: Ms. Salay, yes; Mr. Lecklider, no; Ms. Amorose Groomes, no; Vice Mayor Reiner, no; Mayor Peterson, no; Mr. Keenan, yes; Ms. Alutto, no.

Mr. Keenan clarified that he votes affirmatively based on the request meeting the existing criteria. Any other action would be inconsistent with what Council has always done.

Ms. Alutto clarified that she votes "no" because she believes it is the right thing to do, and she is here to vote her conscience.

## STAFF COMMENTS

Mr. McDaniel:

1. Noted that the City intends to open the SR 161/Riverside Drive roundabout on Friday evening, weather permitting. There will continue to be intermittent closures and disruptions over the next month as the project is finalized. There will be a celebration of its opening on Saturday, August 13 at 10 a.m. at The Shoppes at River Ridge, and everyone is invited to attend. It will be held in the area of Wendy's/Montgomery Inn.
2. Shared the City video on how to drive a roundabout, which is currently playing on the City's website.
3. Planning staff has engaged Clarion Consultants to guide the City through a revisit of the Bridge Street District sign code. Council has been invited to provide input on August 24 at 11 a.m. at the 5800 Building. Council can also contact the Planning Division to schedule a meeting with the Clarion consultants.
4. Reported that the COTA Park and Ride will open on Monday, September 5. More information will be provided as available.
5. Thanked Council for their support of the Dublin Irish Festival, the community who attended the Festival, and the volunteers who made this event possible. Thanks also to staff who worked throughout the weekend, and the Events Administration staff who oversaw the Festival's execution and planning. It was great to have the Consul General of Ireland, Orla McBreen in attendance on Friday evening for the opening. A Japanese delegation from Mashiko also was in the City and attended the Festival. Early preliminary information shows that the City had about 100,000 attendees, slightly down from last year's 104,000. This was the second hottest weather for the Irish Festival since it has been tracked in 1995.
6. Thanked the sponsors of the Festival. The sponsorship revenues were up 24 percent over last year. Onsite revenues were down by approximately 12 percent. Overall, the revenues will be down approximately 5 percent from last year. However, it remains the second highest revenue experienced for the Irish Festival. It was a successful event, and he appreciates everyone's support!
7. Noted that a special packet will be delivered to Council this week in anticipation of the CIP workshop on Monday, August 15. This is a preview of Monday evening's presentation, which will reiterate some of the information regarding affordability in the CIP, the sources of revenue, and the sources of funding. The information will highlight what the Administration's priorities were in developing a recommended CIP. There is also information highlighting some of the key projects in this presentation. The notebook

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already distributed to Council provides detailed information about each project included in the CIP. He added that he and Ms. Mumma will primarily be presenting on Monday, but Department heads will be available to respond to specific questions regarding projects. The format will not be a department by department sequence. This will result in a more efficient meeting, while highlighting the areas of changes.

Ms. Amorose Groomes asked if this information will be available before Friday.

Mr. McDaniel responded that it would likely not be sent out until Friday.

## **COUNCIL COMMITTEE REPORTS**

Mr. Keenan, Finance Chair, stated that the Committee of the Whole met earlier tonight and reviewed proposed debt and General Fund reserve policies. Staff will bring forward legislation to adopt the proposed policies at the August 22 Council meeting.

Mr. Lecklider, US 33 Innovation Corridor representative stated that the group would meet on Friday, August 12. He will report at the next Council meeting on any updates.

Mr. Reiner, Dublin Arts Council representative reported:

1. The d'Art Dash was held recently with 140 participants. The route began at the DCRC and continued through Red Trabue Nature Preserve. He thanked staff for all of their support.
2. In terms of a quarterly report, a meeting was held on Tuesday, July 26 with City and Arts Council staff. He noted that the Feather Point sculpture would likely open in the spring. Three new riverboxes are in process and all have interesting themes, which he described.
3. The famous tile artist from Mashiko arrived with the Japan delegation. He is a world-class artist who does ceramic tile on buildings. Originally, it was planned that he would do an installation in one of the tunnels, but given his status, it is felt his work should be on the side of a building. There has been further discussion about this.
4. Ai Weiwei, a famous contemporary Chinese artist and social activist has a fantastic group of art that he may lend to Dublin for one year. It was most recently in Chicago.
5. An update on maintenance of the public art was included in the Council packet. The Watch House is now totally restored.
6. The BREAD Festival is scheduled on Saturday, October 15 and will feature food trucks, dancers, and a world famous bread sculptor from Chicago.
7. The City purchased three benches from Jeppi Hein in the past and they were housed at a soccer field. This artist is now internationally famous and therefore, the benches are valuable. It is likely the benches will be retrieved and placed in a prominent location.
8. Reported regarding the "Yarn Over Dublin" – there were 5,000 students who participated and 2,000 senior citizens, plus 1,250 disabled persons. Some of the stories about the event are wonderful and touching.
9. Commended Mr. Gettman for his efforts in cleaning up the monument dedicated to the Irish Festival in Coffman Park.

Ms. Amorose Groomes, one of Council's representatives to Dublin Schools reported that she and Ms. Alutto are working with the Schools to schedule future meeting dates.

Mr. McDaniel noted that Ms. Ott would provide an update regarding Washington Township at the August 22 Council meeting.

## **COUNCIL ROUNDTABLE**

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Ms. Amorose Groomes asked for information about the South High Street overlay district and what will be pursued in that area. Is there any update that staff can provide?

Ms. Goss responded that this will be combined with another study and will take place in the fall. The consultant will be reviewing the possibility of an overlay district at that time with the other Code and zoning changes that staff is anticipating.

Ms. Alutto:

1. Stated that she had the pleasure of attending the farewell dinner with the Mashiko delegation last evening. Superintendent Hoadley attended and the Schools are working on an exchange program, which she is very excited about.
2. Reported that Tuesday, August 16 is the Dublin Schools convocation, and she encouraged anyone who can attend to do so.
3. Thanked her colleagues for singing Happy Birthday to her daughter at the Irish Festival. She appreciates their support!
4. Noted that Mayor Peterson then met with her daughter and friends and talked about chickens! She appreciates this very much, and added that her friends gave high praise to this experience!

Mr. Keenan reported that a reception was held for the Mashiko delegation at the Irish Festival on Sunday. The farewell dinner was held last night, and he and Ms. Alutto attended as well as Dr. Hoadley, Mr. Guion, Ms. Goss and Ms. Readler. He appreciates everyone's support. He thanked Ms. Richison for coordinating all of these activities! There was a lot of discussion about exchanges and lots of discussion between Dr. Hoadley and his counterpart in Japan. There was interaction between Mr. Guion and the ceramic artist. Mr. Guion is exploring the artist in residence program for him, and an exhibit is planned this fall. The Friendship City program is moving along very well.

Ms. Salay:

1. Thanked staff for their tremendous efforts with the Irish Festival. Noted that she was not able to attend until Sunday, but enjoyed it very much.
2. Noted she is very excited about the roundabout and the completion of construction way ahead of schedule. She recalls the best-case scenario for opening was November, but for the traveling public the opening is great news!
3. Stated that the Project StreetSmart program was presented to most of the support employees at Dublin City Schools last week. It was great to have that information in the hands of all of those who work with students each day. Anyone who has not seen this program should experience it.

Mr. Lecklider:

1. Noted that the pre-annexation agreement introduced tonight has brought to mind some issues he has been thinking about for some time. The bottom line, in his view, is that the City does not need more of that type of housing product. Given Riviera, Celtic Crossing, etc., the same product of residential housing is being built, consistent with what has been built in Dublin as traditional suburban housing. At the Irish Festival, he had the opportunity to talk with peers and he is concerned that the City will be losing a generation of people who built this community into what it is today. They are empty nesters living in 4 to 5 bedroom homes and in many cases cannot find other type of housing available in Dublin. What the City is building and approving, however, is more of the same type of housing, and he believes there is an adequate supply already. To the extent people desire that type of housing, it is available just north of Dublin in Jerome Village. He would like to see the City go in a different direction and recognize the fact that these long-time

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residents would like to remain in the community. These are the residents who have coached youth sports, who have led scouting troops, who volunteer at the Irish Festival. In talking with many over the weekend, he learned they plan to make a change in the near future. The Bridge Street development has its appeal, but not for everyone. For those who live in his neighborhood and other neighborhoods across Dublin, a \$500,000 condominium does not constitute downsizing. Three to four thousand square feet is not downsizing. While he does not have any answers, he suggested that the City could use its expertise to explore whether rezonings are appropriate or potential infill development. He would like to have the opportunity for these people who have lived in Dublin for 20-30 years to be able to remain in Dublin and not have to take out another mortgage to do so.

2. Noted that with the exciting opening of the roundabout, the traffic speeds on SR 161 through Bridge Street continue to be problematic. Something is needed to slow this traffic. Two of Council's former colleagues on Council now conduct business in the Historic District and now have a new perspective based on working and walking in the area. He recalls his own difficulty crossing mid-block on SR161 to a funeral service at the Dublin Community Church on a Friday afternoon. The desired environment in the Bridge Street District cannot be achieved unless the traffic is slowed down and less priority is placed on moving the traffic quickly from west of 270/33 to Sawmill Road. He does not believe that should be the City's primary objective. In other locations, such as downtown Worthington, the City has managed to slow down traffic in their historic area. There is a mid-block crosswalk there just south of SR161 and he has felt much safer using that crosswalk than the one in Dublin. He does not have a solution in mind. In addition, education about driving roundabouts safely is needed, as the speeds he has observed and the failure to yield are a concern. It will be a challenge on the 161/Riverside roundabout to slow the traffic, but he is hopeful that the street configuration and the on street parking planned will help to slow the traffic.

Ms. Salay stated that his point about the speed of traffic is well taken. The City has successfully implemented traffic calming measures throughout the City. It is important to understand the consequences if the lanes are narrowed; it is necessary to change the perception of the roadway in the mind of the driver to successfully slow traffic. It is a matter of requesting staff to bring forward alternatives and analyzing those, then having the political will to enact the measures. There is a small portion of Bridge Street's business district that has a 25 mph speed limit, but the downtown is expanding. She supports asking staff to bring forward alternatives to calm traffic in that area and present them. Years ago, there was a proposal about allowing on street parking on Bridge Street during certain hours of the day. At that point, Council was not ready to embrace such a change. The desired environment in the Bridge Street District cannot happen without traffic calming.

#### Vice Mayor Reiner:

1. Reported that he had the pleasure of representing Council at the Arthritis Foundation Auto Show. He realized that they raise between \$200-250,000 toward this cause in three days with an all-volunteer event. It was well done and he enjoyed selecting a Pontiac as a winner!
2. Noted that a few years ago, the City had a \$300,000 grant and utilized it for health screenings, speakers and other measures related to encouraging healthy living. Dr. Caldwell Esselstyn, Cleveland Clinic, presented video lectures regarding heart disease prevention. Another global initiative now underway is the Blue Zone project. It is based on locations in the world where people live to be over 100. The lifestyle of those living in Blue Zones was studied and it was determined that there are nine things people do in these places where people live to 100 and over. Since that time, a program

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has been developed called "Blue Zone Cities" – and those desiring a long life likely want to live in these cities. Dublin prides itself on the fact that "It's Greener in Dublin." Perhaps it could someday have a theme of "It's Healthier in Dublin." He believes it might be worthwhile to pursue the Blue Zone City program. In his readings of this, some cities have already announced that the average death rate has decreased by three years. In these cities, collaboration occurs on a comprehensive program to improve health of the citizens. Dublin is a Creative Class City and it may be worthwhile to form a committee to study this Blue Zone City program.

3. Thanked the staff and the volunteers who worked at the Dublin Irish Festival for three very long days. Their dedication is impressive. One of the parts of being a Blue Zone City is that those who engage in community activities live longer. There are unlimited opportunities to engage in Dublin. He suggested that the City form a committee to explore this program.

Mr. McDaniel provided feedback on items raised by Council tonight.

1. He has heard discussion about tree preservation policy, about the SR161 speed control and the Blue Zone project. If this is Council's collective direction, staff will follow up to pursue these.
2. For the Blue Zone project, he recommends that staff work with Mr. Reiner to gather background information. Perhaps this project could be reviewed by the Community Services Advisory Commission. There have also been efforts by Parks and Recreation staff, Ohio University and others who have approached the City with interest in these topics. Perhaps this could be an umbrella for these efforts to pull together the work underway.

Council agreed with pursuing the Blue Zone topic as suggested, but Mayor Peterson suggested that a Council Committee could review this – either Community Development or Public Services.

Mr. Reiner agreed. He also spoke to Dr. Hoadley and there may be interest by the Schools as well as the grocery business, based on his conversation with Brian Ferrier of Giant Eagle.

Ms. Alutto suggested that perhaps the Community Development Committee can be leveraged to do the preliminary work, and potentially the topic could be assigned to CSAC to carry further.

Mr. McDaniel stated that, typically, staff would report to the entire Council and Council can then determine whether their committee should work on this further. Mayor Peterson agreed that staff should provide a report to the entire Council, and Council can then determine which of their committees should work on this.

Mr. McDaniel stated that regarding SR161 speeds, there was previous work done on this topic and that information can be retrieved and updated. Staff will provide information to Council and Council can then determine how to move forward. He will let Council know about a timeframe for this work at their next meeting.

Mr. McDaniel stated that for the tree preservation policy, staff would review this and provide a memo with some alternatives to consider.

Mayor Peterson suggested that staff provide the memo to Council, and then Council can determine next steps.

Ms. Amorose Groomes stated she would like a recommendation from Planning and Zoning Commission.

Ms. Readler stated that, ultimately, if there are Zoning Code amendments, this would need to be reviewed by the Commission for recommendation to Council.

Mr. Lecklider asked about any interest in having Planning explore the housing issues he has identified.

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Minutes of \_\_\_\_\_

Dublin City Council \_\_\_\_\_

Meeting \_\_\_\_\_

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held \_\_\_\_\_

August 10, 2016

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Mr. McDaniel responded that this could be addressed within the Aging in Place efforts already underway. This is scheduled for a workshop in September. Staff will provide an update on that.

Mr. Keenan noted that he heard today via social media that there are many concerns about the Indian Run Falls and the swimming, signs defaced, and litter. He is aware that staff is investigating this, but wanted to make Council aware of the comments circulating on social media.

Mr. McDaniel responded that staff was investigating this situation today, and he believes that Police and Parks are involved in the investigation of the complaints. Chief von Eckartsberg added that Jay Anderson and Lt. Paez have been working on this to devise solutions.

Mayor Peterson:

1. Reported that he participated in two ribbon cuttings recently. One was at the L & T Technologies, which provides engineering support services for Honda and automated cars. The Nestle expansion/renovation ceremonies took place today, and Congressman Tiberi and Governor Kasich were in attendance. It is a very impressive operation.
2. Noted that the ceramic artist from Mashiko was at City Hall yesterday and saw that his artwork presented to the City on Sunday was in the display case. He was very proud of it and pleased with the prominent placement.
3. Reported that he attended the Community Services Advisory Commission meeting last night, together with Ms. Crandall and Mr. Earman. This is a good group of members and he believes they will serve the City well.
4. Commented that a couple spoke with him at the Emerald Club over the weekend. He was from Texas and she was from Dublin. She moved to Texas, met him, they married and she wanted to move back to Dublin. The husband questioned her about what was in Ohio – but now that he lives here, and friends ask him what is in Ohio, he tells them *Dublin* is in Ohio! It was great to hear their positive comments about Dublin!

## ADJOURNMENT

The meeting was adjourned at 9:32 p.m.

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Mayor – Presiding Officer

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Clerk of Council