

RECORD OF PROCEEDINGS

Held

February 13, 2023

CALL TO ORDER

Mayor Fox called the Monday, February 13, 2023 Regular Meeting of Dublin City Council to order at 6:00 p.m.

ROLL CALL

Present were Ms. Alutto, Vice Mayor De Rosa, Mayor Fox, Mr. Keeler and Ms. Kramb.

Staff members present were Ms. O’Callaghan, Ms. Readler, Mr. Stiffler, Mr. Ranc, Mr. Rogers, Ms. Weisenauer, Mr. Hammersmith, Mr. Earman, Ms. Rauch, Chief Paez, Ms. Holt, Mr. Groves, Mr. Gable, Ms. Goliver, Ms. Klus and Mr. Dearth.

Also present were: Imran Malik, Chair, Nikki Lombardo, Vice Chair, and Vineet Goel, Member, Community Inclusion Advisory Committee (CIAC); and Kristy Campbell, Chief Operations Officer, Rev1 Ventures.

ADJOURN TO EXECUTIVE SESSION

Mayor Fox moved to adjourn to executive session:

- To consider the purchase of property for public purposes;
- Preparing for, conducting, or reviewing negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment; and
- Personnel Matters: Considering the appointment of a Public Official.

Ms. Alutto seconded.

Vote on the motion: Mr. Keeler, yes; Ms. Kramb, yes; Ms. Alutto, yes; Vice Mayor De Rosa, yes; Mayor Fox, yes.

Mayor Fox reconvened the meeting at 7:00 p.m. with the same members present.

PLEDGE OF ALLEGIANCE

Mayor Fox invited Vice Mayor De Rosa to lead the Pledge of Allegiance.

CITIZEN COMMENTS

Martin Luffy, 5510 Ashford Road, Dublin, came forward to talk about the River Forest paving project. Mr. Luffy thanked Council for the time to speak. He indicated that while he does not want to hold up the project, as many of his neighbors look forward to the improvement, he would like the project to be made as valuable as possible. He has been a resident of Dublin for 25 years. There are dissenting resident voices regarding the proposed plan. Several River Forest residents were also in attendance. He expressed that there is a lack of flexibility in the plan and a lack of communication. People in his neighborhood have different perspectives on what the project entails. He was visited by engineering staff and asked to sign a right-of-entry agreement to expand the area of ditch installation outside of the right-of-way. Mr. Luffy stated that this will be unsightly and a maintenance concern. This plan requires the removal of trees on his property. He suggested that there are other solutions that may be more viable to solve drainage issues. The roadway in front of his home is not in disrepair. His concern with the road is that the road is not wide enough and the edge of the roadway is not clearly delineated. He is not confident the current plan is focused on residents with the worst problems and spending money on issues that do not exist. Mr. Luffy concluded by requesting that the installation of ditches where they do not currently exist be removed from plans and that Engineering staff deal with each property owner to come up with a mutually agreeable design for the project.

Mayor Fox encouraged residents to work with staff.

Ms. O’Callaghan expressed appreciation for residents sharing their concerns. She noted that the City has primarily been communicating with the homeowner association leadership. Staff has been proceeding with detailed design, and they intend to have a public information meeting with all neighbors. The plan is to hold it toward the end of

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March prior to completing the final design of the project. That would be a great opportunity for staff to hear questions and address any concerns shared this evening. Engineering staff will be in touch with neighbors soon.

Claire Wolfe, 5521 Indian Hill Road, Dublin came forward to talk about the River Forest repaving project. She has been a resident of River Forest for 49.5 years and is a member of the civic association. She was just made aware of these concerns this afternoon and wanted to bring forward some clarification. These plans have been discussed for approximately 5 years. More specifically, the past 2 to 3 years they have been discussed at every civic association meeting, all of which were advertised. Engineering staff has come to those meetings and spoken with homeowners to explain what was to be done. Everything has been open and Engineering staff has been very responsive to homeowners. The majority of people in River Forest want these roads fixed, and we understand the fact that having these ditches paved over has caused a lot of the current drainage issues.

She noted that the acoustics in the back of the Council Chamber make it very difficult to hear.

Bob Lockett, 5420 Ashford Road, Dublin stated that he has been talking with the neighborhood and the Engineering Department for over 18 months. He was told by his arborist that this intrusion into his yard would not allow his 50-foot trees to survive. They took the time and money to put drainage in properly years ago. He has spoken to the City about an open air thermal system that dumps into that area every year. That is where the problem comes from but that is not in the City's domain. The water problem will go away once that property is taken away. He does not want damage done to his house and his property value negatively impacted.

CONSENT AGENDA

- Minutes of the January 30, 2023 Regular Council meeting

There was no request to remove the consent agenda item.

Ms. Alutto moved to approve the consent agenda.  
Mr. Keeler seconded.

Vote on the motion: Mayor Fox, yes; Vice Mayor De Rosa, yes; Mr. Keeler, yes; Ms. Kramb, yes; Ms. Alutto, yes.

SECOND READING/PUBLIC HEARING – ORDINANCES

Ordinance 70-22

**Amending Zoning Code Section 153.074 regarding Accessory Uses and Structures to add language addressing renewable energy equipment for solar (Case No. 21-151ADMC)**

Mayor Fox moved to table Ordinance 70-22.  
Ms. Alutto seconded the motion.

Vote on the motion: Mr. Keeler, yes; Vice Mayor De Rosa, yes; Ms. Kramb, yes; Mr. Ms. Alutto, yes; Mayor Fox, yes.

Mayor Fox moved to waive the Council Rules of Order and read Ordinances 02-23 through 04-23 together.  
Ms. Alutto seconded.

Vote on the motion: Ms. Alutto, yes; Ms. Kramb, yes; Mayor Fox, yes; Vice Mayor De Rosa, yes; Mr. Keeler, yes.

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**Ordinance 02-23**  
**Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire Temporary Easements from the Property Located on West Bridge Street, Identified as Franklin County Parcel Number 273-000077, From the Congregational Church of Dublin dba Dublin Community Church for the Public Purpose of Completing the Franklin Street Extension Project 21-012-CIP which Shall be Open to the Public Without Charge**

**Ordinance 03-23**  
**Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire Certain Property Located on West Bridge Street Identified as Franklin County Parcel Numbers 273-012158, 273-012159, and 273-012160, From Old Dublin Town Center II Condominium Association for the Public Purpose of Completing the Franklin Street Extension Project 21-012-CIP which Shall be Open to the Public Without Charge**

**Ordinance 04-23**  
**Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire Certain Property Located on West Bridge Street, Identified as Franklin County Parcel Number 273-000084, From Shanghi Enterprises, LLC an Ohio Limited Liability Company for the Public Purpose of Completing the Franklin Street Extension Project 21-012-CIP which Shall be Open to the Public Without Charge**

Mr. Gable stated staff has no new information to present and continues to recommend approval.

There were no public comments.

Vote on the Ordinance: Vice Mayor De Rosa, yes; Ms. Kramb, yes; Mr. Keeler, yes; Mr. Ms. Alutto, yes; Mayor Fox, yes.

**INTRODUCTION/FIRST READING/PUBLIC HEARING - ORDINANCES**

**Ordinance 05-23**  
**Amendments to Code Sections 152.002, 152.086, 153.050, 153.052, 153.054, 153.071, 153.134, and 153.190 to update the residential Planned Unit Development references to include *Neighborhood Design Guidelines* (Case 23-002ADMC)**

Ms. Alutto introduced the Ordinance.

Ms. Holt stated that the amendments are required to adjust specific Code sections to legally connect the PUD intent and process to the Neighborhood Design Guidelines that will be discussed later this meeting. She shared the background and the purpose of the project. The PUD intent language in Code references broad aspirational language, but it was noted by Council as well as Planning and Zoning Commission (PZC) that it was not netting desired or creative results. Council and PZC wanted to establish future expectations for residential PUDs. Staff is putting forward a two-pronged approach with the proposed Neighborhood Design Guidelines and these Code amendments. Ms. Holt outlined project milestones from summer of 2020 through tonight's first reading. As the process moved forward, four anticipated Code amendments became clear. They are:

- Not having stormwater ponds count toward required open space;
- Higher density with great design;
- The role of landscape in neighborhood character; and
- To permit use of easements and setbacks as required open space.

Staff also saw the need to connect the Guidelines to Code and to correct scriveners' errors.

Ms. Holt reviewed the Code changes by sections.

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152.002 – Text was added to encourage a variety of development per the Neighborhood Design Guidelines, specify residential PUDs, and correct scriveners’ errors.

152.086 – This now references how open space location and quality is addressed in the Guidelines.

153.050 (A) – Changes emphasize that the Guidelines would ensure that the desired higher standards are met and correct scriveners’ errors.

153.052 (B)(3)(d) – A section was added indicating that stormwater features do not count as open space unless superior/interactive per the Guidelines. A second section was added stating that easements and setbacks may count as open space when integrated into Open Space Framework per the Guidelines.

153.054 (A), (B), and (C) – These are administrative amendments involving PUD processing referencing the Guidelines in each step.

153.071 (4)(e) – Changes now allows the opportunity for greater lot coverage when the Guidelines are followed and fixes scriveners’ errors.

153.134 (A)(1)(a-g) – This adds the opportunity to change spacing requirements for columnar trees and added street trees of varying sizes may be used per the Guidelines.

153.190 (A), (B), (C) - This notes that PUDs are required to use the Neighborhood Design Guidelines.

PZC recommended approval in January and Staff is recommending approval at the second reading.

There were no public comments.

Ms. Kramb referenced 153.052(B)(3)(d)(7) and recommended striking “unbuildable”. It should just read “easement”. She also noted a typographical error.

Mayor Fox asked about open space requirements and if there was discussion about placemaking. Ms. Holt stated they have a number of options included within the Guidelines portion of this project, and staff would address those with the Neighborhood Design Guidelines discussion later in the meeting.

The second reading/public hearing is scheduled for the February 27, 2023 Council meeting.

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

**Resolution 14-23**

**Authorizing the City Manager to enter into an agreement with Rev1 Ventures**

Ms. Alutto introduced the Resolution.

Mr. Dearth stated that this is the resolution to re-enter into the annual agreement with Rev1 Ventures. The agreement is a continuation of services with a focus on new companies, technology and job creation. In exchange, the City provides matching funds to the State’s Third Frontier grant program. Rev1 is the designated liaison agency responsible for administering that grant program. The City budgeted \$200,000 in 2023 Operating Budget as the local match. The proposed agreement is consistent with previous agreements and provides a continuation of services such as facilitating and promoting networks among Dublin’s technology companies and start-ups providing to compete for capital and access to training and mentoring. Clarity needed

Staff recommends approval of the Resolution.

Kristy Campbell, Chief Operating Officer, Rev1 Ventures thanked Council and Economic Development leaders for their ongoing support for the mission to help entrepreneurs build great companies. The ongoing support from Dublin as well as 45 other public and private partners allows them to be one of the most connected startup ecosystems in the country. They have been able to invest in over 135 unique companies since 2013. Rev1 alone has invested \$78 million. Those companies generate about a \$4.5 billion impact on the broader Columbus region. Ms. Campbell provided highlights from 2022.

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Clients generated \$650 million in impact through revenues. 1,000 jobs were created and maintained with an average salary of \$105,000. They have had seven successful exits of companies. These are companies that have been able to generate wealth for themselves and the opportunity for entrepreneurs to go out and do it again. The new internship program has placed over 420 interns with 43 companies in Dublin. Rev1 has have served more than 50 Dublin companies that have generated 382 jobs. Four new clients came on board last year. Every dollar Dublin has provided to Rev1 has generated \$83 in investment capital.

Mr. Keeler stated that he loves the partnership and enjoyed the tour of the facility. He asked how Dublin could gain a larger share of the market. The Central Ohio region is getting a decent flow, but only about 8% is coming to Dublin. Ms. Campbell stated it is a very common trend that tech-enabled and hybrid businesses build in the metropolitan core at a higher rate, but Dublin is always one of the top one or two communities where companies want to grow and expand. When companies cannot compete on salaries, they are going to want to compete with amenities like walkable communities with restaurants and shops. Another opportunity is to have flexible leases. That is not typically done in a normal lease structure and can be a challenge in a space like Bridge Park. The Frantz Road area could be something attractive to scale ups.

Vice Mayor De Rosa congratulated Rev1 on a decade of tremendous work. She asked how thinking has changed at this point in Covid. Ms. Campbell stated that Covid was a challenge in how to attract and retain talent, how to work in hybrid or remote environment and how to access capital. They have been giving guidance to clients that they now have to be stronger from the start. They must bring a product to market that people want to buy and that they are able to quickly generate customer revenue. That has helped make them very resilient. Rev1 continues to advise companies to have a long runway and be more conservative with cash plans.

There were no public comments.

Vote on the Resolution: Ms. Kramb, yes; Mayor Fox, yes; Vice Mayor De Rosa, yes; Ms. Mr. Keeler, yes; Ms. Alutto, yes.

**Resolution 15-23**  
**Authorizing the City Manager to Enter into a Letter of Agreement with Spectrum Mid-America, LLC for the South High Street Utility Burial – Phase 1 Project (19-030-CIP)**

Ms. Alutto introduced the Resolution.  
Mr. Hammersmith stated that this letter of agreement is similar to two letters of agreement considered and approved by Council at their meeting on January 9. This letter is the final telecommunications agreement necessary for the project.  
Staff recommended approval.

There were no public comments.

Vote on the Resolution: Ms. Alutto, yes; Mr. Keeler, yes; Vice Mayor De Rosa, yes; Mayor Fox, yes; Ms. Kramb, yes.

**Resolution 16-23**  
**Accepting the Neighborhood Design Guidelines Applicable to Residential Planned Unit Developments (Case 22-177ADMO)**

Ms. Alutto introduced the Resolution.  
Ms. Holt stated that the Neighborhood Design Guidelines work with the Code amendments previously discussed. The Planning and Zoning Commission recommended approval in January 2023 and staff is requesting approval.

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Ms. Holt provided the organization of the development of the Guidelines. Three levels of focus were identified as follows:

Public Realm: Macro

- Broadest Scope
- How open space will serve as a framework for each neighborhood
- Preservation of natural features
- Relationship between open spaces and neighborhood

Public Realm: Micro

- Streets as public spaces and the experience of a neighborhood
- Mitigation of garages
- Provision of porches
- Diversity of architectural design – harkens back to PUD intent

Private Realm

- Most fine-grained scope
- Diversity and interest and excitement in lot design
- Adequate buildable area, setbacks, and private space
- Location of HVAC

The Community Development Committee discussed how Conservation Design would apply. The Conservation Design Ordinance (CDO) was intended for large sites with natural features. It was introduced about 10 years ago with the development of Glacier Ridge Metro Park. Not every site will meet these location and numeric parameters, however. They did not want to leave any site uncovered, so these Open Space Framework (OSF) guidelines would apply to all sites. In order to bring these two related ideas together, at the Concept Plan stage a determination will be made between a CDO or OSF development, and staff will explain that in their report. It is important to note that if the CDO was pursued for a particular project, the remainder of the Guidelines would still apply.

Ms. Holt shared graphic examples from each realm.

Staff recommended approval.

There were no public comments.

Ms. Kramb inquired if applicants could still have an Informal Review with less detail than the Concept Plan. Ms. Holt answered affirmatively.

Ms. Kramb referenced 1.C. Existing Vegetation Inventory and stated that if it is not the intent to have a forester do a tree survey at the concept level, it needs to be noted that the existing vegetation inventory is a preliminary inventory and does not need to be done by a forester/arborist. She referenced Stormwater Facilities on page 21 and stated that language needs to be added to F indicating that the setback is not counted toward open space unless it meets specific guidelines.

Vice Mayor De Rosa expressed appreciation for the layout and the context provided. She acknowledged that this was a lot of work. She noted that there was not specific criteria with regard to patio spaces and asked if there may be room for more clarity on that total buildable space. Ms. Holt referenced a graphic showing the buildable area for the house and space allotted for patios, pergolas, pools, etc. In this way, they are hoping to guarantee that the largest possible house option can fit within every lot and developers will show open space envelopes to use for those elements. It is a delicate balance as the development progresses. Many things play into how much space is allotted such as the type of house, target audience, proximity to community open space, etc. The idea is to have the applicant demonstrate that there is adequate space. Vice Mayor De Rosa expressed hesitation but sees this as a step forward.

Vice Mayor De Rosa referenced Architectural Diversity in the Guidelines and stated that there should be some examples, because she is not sure how this helps Commission members. She feels more clarity is needed.

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Vice Mayor De Rosa stated that Dublin would be faced with more infill projects. She asked if there is a minimum size for which this would apply. Ms. Holt stated that staff did consider that, and one of the reasons the Open Space Framework is so useful is that it can apply to a small infill site and also a large open site. Language was added to ensure that (especially for infill sites) a project connects to existing open space, pathways, etc.

Vice Mayor De Rosa stated that examples would also be helpful where the Guidelines speak to being able to exceed 45% lot coverage with unique architecture. Some more specificity would be helpful.

Mayor Fox stated that this goes a long way to solving many problems at PZC. More specificity in terms of "unique" is necessary. Foundational evidence would be helpful to hold applicants to that. This is a great beginning step. She expressed concern about the over 45% lot coverage. If that is not clear, we may end up with either large swaths of open space and tiny lots or the inability to get enough open space. Mayor Fox moved to postpone the vote of Resolution 16-23 to the February 27, 2023 Council meeting.

Seconded the motion.

Vote on the Resolution: Mayor Fox, yes; Ms. Kramb, yes; Ms. Alutto, yes; Vice Mayor De Rosa, yes; Mr. Keeler, yes.

OTHER BUSINESS

- Community Inclusion Advisory Committee (CIAC) Update

Mr. Dearth introduced the Chair, Vice Chair, and Member of the CIAC to provide an update.

Mr. Malik, Chair, thanked Council for taking the leadership role in creating this Commission. The CIAC has had a very successful year, and they are looking forward to 2023 as another year of success. Over the last year, CIAC has been hard at work engaging in meaningful discussions, reviewing community projects, and reviewing organizational practices referenced in the DEI Framework compiled by the Community Task Force. At their first meeting, they reviewed the Dublin AM Rotary's Peace Pole in Coffman Park, the City's initial Juneteenth plans, and bridge lighting color options. Following meetings focused on outlining the Committee's strategy for reviewing the Public Engagement Priority Area and execution. CIAC heard from several City departments regarding their operational responsibilities and opportunities for growth in DEI. CIAC concluded the year by discussing holidays, recognition events, and cultural observances in the community. Mr. Malik provided a recap of social media work. In 2022, the City's DEI-related social media messaging generated about 22,100 interactions online accounting for 15% of City-led discourse. Posts celebrating holidays drove most conversations. Comments expressed gratitude for work done by the City to generate inclusivity. Mr. Malik continued by outlining goals for 2023 including continuing to meet with various City departments as well as learning more about the various premier events and how the Committee can get engaged.

Mr. Keeler thanked Committee members for sacrificing their time and for moving this cause forward.

STAFF COMMENTS

Ms. O'Callaghan shared the following:

- Dublin was awarded \$5,310 in discretionary funding through MORPC for enhanced mobility for seniors and individuals with disabilities. This is the fourth consecutive year Dublin has received these funds, which helps offset the cost of the Dublin Connector service. Staff requested the maximum award of \$120,000 which requires a \$30,000 match. Highlights of the application include

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the senior shuttle service ridership and increased operator hours and access to jobs for disabled students through the Dublin City Schools work release program.

- In May of 2020, Dublin became a funding partner in MORPC’s 3D mapping and ESRI’s Arc GIS Urban implementation project. The project will allow individual communities to have a new set of tools for planning activities as well as enable regional collaboration and data sharing. As of the end of 2022, Dublin planning staff now has access to and has been trained in the usage of Arc GIS Urban. The first draft of the 3D base map is available. Planning staff and the Community Plan consultant will use the GIS platform and 3D mapping for that process. Board and Commission members have expressed interest in 3D mapping.
- As of February 9, 2023, the current DCRC member count is 7,727 members, which surpasses the pre-Covid member count. We have gained 4,000 members since the lowest member count. DCRC has robust daily sales. She thanked Recreation Services as well as CPI for their efforts as well as community support of the DCRC.

Mr. Keeler stated that as area communities develop rec centers, it seems we are falling behind a bit. He would like to see if there is anything we can do to improve the facility and equipment. Hopefully, this growth is a trend we will continue to see. As the City grows, the DCRC will only get busier. He would like to see do what we could do to add space and improve its existing equipment.

Vice Mayor De Rosa agreed. During Covid, the cleaning level rose significantly. She would like to see it continue at that level.

COUNCIL REPORTS

- Council Committee Reports:
  - Administrative Committee: Vice Mayor De Rosa shared that the Committee met last week. We have very active boards and commissions and it is the time of year for reappointments. Interviews will be conducted in March. The City has implemented a year-round application cycle. A memo went out to Council about the annual retreat (April 13 & 14). She encouraged Council to take the opportunity to look at that email and comment as to items they would like to see discussed. The goal is to have that finalized by the end of February and discuss it at the March Administrative Committee meeting.
  - Public Services Committee: Ms. Kramb shared that the Committee met last week regarding two items. Mr. Rayburn shared the latest with COTA bus shelters. He provided updated data and options for use of the funds to improve bus stops. The Committee requested further negotiations with COTA on routes and timing before bringing things back. The recommendation was given to spread the money as far as possible. The preference was to have more concrete pads with benches than to have fewer stops with every possible amenity. Direction was provided to look at the stops with the highest usage and how to emphasize those. The second topic was the recap of the European Holiday Market and Placemaking Trip. The Committee suggested that the City give a similar presentation to local organizations and potential partners so when it comes back to Council, we will have additional feedback from them.

COUNCIL ROUNDTABLE

Ms. Kramb: She shared that she attended a ribbon cutting at Shake Shack, just outside of Dublin limits. It is their first drive-through location in the region.

Vice Mayor De Rosa: She stated that Council Member Amorose Groomes mentioned conversations are underway on the US33 corridor development. Those conversations are ongoing. Many of those communities are working on Community Plan updates, so it is a good time for those conversations.

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Mayor Fox: She shared that the Counsel General of Japan in Detroit invited Ms. O'Callaghan, Ms. Weisenauer and the Mayor to visit next week for the Emperor's birthday dinner. This Wednesday, the Ohio Mayors' Alliance is meeting for their annual Mayors and Lawmakers Luncheon. Governor DeWine will speak. During the luncheon, a few mayors will participate in a panel discussion. She will be facilitating conversation about remote work.

**ADJOURNMENT**

The meeting was adjourned at 8:34 p.m.



Mayor – Presiding Officer



Deputy Clerk of Council