

RECORD OF PROCEEDINGS
Dublin City Council

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held February 14, 2022 20

CALL TO ORDER

Mayor Fox called the Monday, February 14, 2022 Regular Meeting of Dublin City Council to order at 6:00 p.m.

ROLL CALL

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

Staff members present were Mr. McDaniel, Ms. Readler, Ms. O’Callaghan, Mr. Ranc, Mr. Earman, Mr. Stiffler, Mr. Robison, Mr. Rogers, Mr. Hammersmith, Ms. Rauch, Ms. Weisenauer, and Chief Paez.

Also present: A Jay Pullen, People Like Me Project; and Aaron Underhill and Craig Barnum, Tucci’s.

ADJOURN TO EXECUTIVE SESSION

Mayor Fox moved to adjourn to executive session for the purposes of:

- Personnel Matters: Considering the appointment of a public official;
- Considering the purchase of property for a public purpose;
- To consider confidential information related to a request for economic development assistance that involves public infrastructure improvements that are directly related to an economic development project, and which executive session is necessary to protect the possible investment or expenditure of public funds to be made in connection with the economic development project; and
- Conferences with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action

Ms. Alutto seconded.

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

Mayor Fox reconvened the meeting at 7:00 p.m.

PLEDGE OF ALLEGIANCE

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

SPECIAL PRESENTATIONS

- Central Ohio Honors Event – People Like Me Project

Mayor Fox invited Mr. Pullen forward to accept the proclamation. Mayor Fox read the proclamation. Mr. Pullen thanked Council for the recognition. He stated this was the third year this event is held.

CITIZEN COMMENTS

There were no citizen comments.

Mayor Fox moved to waive the Council Rules of Order and allow the S. Franklin Street Improvements to be considered at this point in the agenda. Ms. Alutto seconded.

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

- South Franklin Street Improvements

Mr. Hammersmith stated that he will be speaking about South Franklin Street from Sells Alley just North of Waterford Drive. The potential improvements of South Franklin Street include Reconstruction of the roadway, Sidewalk and ADA ramps, and

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Street trees. The purpose of this project is to provide for the utility burial for the South High Street project, enhance pedestrian facilities as requested, and resurface Franklin Street as previously scheduled. Mr. Hammersmith reviewed the estimated project timelines. He compared the current conditions of the roadway with proposed roadway improvements. The proposed roadway would be a 20-24 foot wide paved roadway, pedestrian sidewalk on both sides, on-street parking and additional street trees at regular intervals. A community input session was held on December 1, 2021 and comment forms were mailed on December 2. Of the 25 addresses that received comment forms, 20 forms were returned with comments. The residents performed their own Franklin Street survey in October of last year and provided those results to the City as well. The results of the City's survey/comment forms showed that 10 of the 20 respondents wanted sidewalks. Eight respondents want sidewalks on both sides of the street while only 2 wanted sidewalks on one side only. Regarding on-street parking, 8 of the 20 respondents wanted to maintain on-street parking as it is and 6 respondents wanted on-street parking on one side only. Staff recommended providing a 24-foot paved roadway from Sells Alley to John Wright Lane with on-street parking on both sides of the roadway with 6-foot tree lawns. Staff recommended to maintain the 20-foot existing paved roadway from John Wright Lane to Waterford Drive and provide on-street parking on only one side of the roadway with 8-foot tree lawns. Overhead utility lines will be buried and ground mounted utility pads will be adjusted to the rear of properties where feasible. With regard to sidewalks, staff recommended 4-foot sidewalks on both sides of the street. This is consistent with the Community Plan. It is also consistent with the Historic District Task Force recommendations and the City standards and past practice. Staff sought Council direction regarding these recommendations.

Public comment:

Allen Suter, 80 Franklin Street, thanked City staff for their work on this. He stated that they (his neighborhood) are part of the Historic District. He and his wife were both a part of the Historic District Task Force. One of the key components that came out of the Task Force is that people like the scale of downtown and the walkability. He stated that the work that has been done in the Historic District is not consistent with this design. This neighborhood is looking for ways to keep it intimate and walkable to support the overall Historic District design. The sidewalks that have been built in the District have been right on the street and have been brick. He request is that the City consider keeping the design consistent within the District as this street is. He stated that they are held to the standards of the Historic District so they should be treated like other sidewalks in the district.

Aaron Frank, 85 Franklin Street, stated that they have lived in the Historic District for 18 years. He appreciates the walkability, but he wants to keep the character throughout the District such as narrow roadways and brick sidewalks. He stated that Dublin is very unique and special. The character of the Historic District is very thoughtful and warm. He spoke of his personal experiences living in the Historic District. He asked that Franklin Street continue the character of the Historic District.

Mr. Reiner stated that the current roadway would get smaller with the City's proposal. He clarified that the two gentlemen that spoke are asking for a 20-foot roadway. Ms. Kramb stated that the tree lawn could contribute to a suburban feel. She asked Mr. Hammersmith how the mature trees would be impacted with the current design. Mr. Hammersmith stated that those design details are not yet finalized, but it is the goal to leave as many trees as possible unimpacted. In response to Ms. Kramb's question regarding excavation, Mr. Hammersmith stated it is usually approximately eight inches of excavation. Mr. Hammersmith reiterated that with the staff recommended design, they are trying to minimize impact to existing trees. In response to Ms. Kramb's question regarding whether or not brick sidewalks were mentioned before, Mr. Hammersmith stated that a few residents did indicate on their comment form that brick was preferred.

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Mr. Reiner asked if there would be a cost savings to the City if the road were to be reduced to 20 feet. Mr. Hammersmith stated there would be some savings.

Ms. Amorose Groomes stated that a comment was shared about sidewalks adjacent to the curb. She asked if it were possible to have a 20-foot street with a 6-foot sidewalk on one side of the street. She stated that these sidewalks would be utilized a great deal and 4 feet may not be wide enough. Mr. Hammersmith stated additional footage of sidewalk would certainly help pedestrian traffic, but he struggles with putting a sidewalk adjacent to the curb because of the driveway approaches and it is not ADA friendly. He added that with a tree lawn, the sidewalk would be back far enough to accommodate the driveway approaches and be a more level walking surface. Ms. Amorose Groomes stated that the west side of the street has significantly fewer driveways than the east side. She stated that she would be in favor of a larger sidewalk on one side of the street.

Mr. Reiner agreed that making a wider sidewalk on one side of the street would be a good compromise.

Ms. Amorose Groomes stated allowing parking on one side of the street, then having a 20-foot wide street with a bike lane may also be a good option.

Vice Mayor De Rosa stated that half of the people surveyed wanted sidewalks on each side of the road. She asked Mr. Hammersmith if there were a way to lay a brick sidewalk so it wouldn't become uneven and difficult to navigate. What percentage of the Historic District has brick sidewalks? Mr. Hammersmith stated that what has been laid is the best that can be done with that particular brick. Mr. Hammersmith stated he would need to come back to Council with an answer to what percentage has the same brick. Vice Mayor De Rosa stated that it looks great, but it is sometimes difficult to navigate. Mr. Hammersmtih stated that it is not as smooth of a walk or ride.

Mr. Keeler questioned the use of brick sidewalks in a mid-century neighborhood. He stated those homes were built in the 50's, so concrete is more appropriate.

Mr. Suter stated that some of the comments have been on target. Some neighbors have a concern with the sidewalk coming right up to their house. He stated that putting the sidewalk abutting the curb would resolve that.

In response to Mayor Fox's question regarding the width of the Franklin Street extension, Mr. Hammersmith stated that the extension will be wider than 20 feet.

Mayor Fox asked if it would have brick sidewalks. Mr. Hammersmtih responded affirmatively.

Ms. Amorose Groomes asked if the 28-foot roadway by La Chatelaine included the on-street parking. Mr. Hammersmith stated he would have to check.

Mayor Fox asked how the street widths would transition. Mr. Hammersmith stated that the streets will transition at the intersections. Mayor Fox stated that there is a valid argument for brick sidewalks because this neighborhood is in the Historic District. She stated it is a well traveled street for pedestrians.

Mr. Suter stated that the neighbors indicated that the concern with sidewalks was the concern over their front yard. He feels there are ways to mitigate their concerns with the narrower street and placement of the sidewalk.

Mr. Reiner asked if the setbacks were the same on both sides of the street. Mr. Frank stated that it varies.

Mayor Fox stated that having a narrower street will calm the traffic.

Ms. Alutto stated that we need to keep with a small intimate feel and allow for traffic calming.

Ms. Amorose Groomes asked about pull-off parking to the south of Bridge Street. Mr. Hammersmith stated that there would be no pull-off parking to the South.

Mr. Keeler stated that he is not in favor of brick. Concrete better aligns with the neighborhood.

Ms. Kramb stated that concrete is the more logical choice, but it is a residential decision at this point. She is fine with the street width that the residents want.

Mr. Reiner stated that a 20-foot street makes sense, but he would put the brick sidewalk on the side of the street with the wider setbacks.

Ms. Alutto stated that she feels the resident input should have the most weight.

Ms. Amorose Groomes stated that she is fine with a 20-foot street, but would like to see a 6-foot sidewalk on one side or the other. She stated that she feels having it adjacent to the street is appropriate.

Vice Mayor De Rosa stated that a narrower street will calm traffic. The majority wanted sidewalks on both sides, so concurrence is needed on whether sidewalk is on both sides or one side.

Mayor Fox stated that this needs to go back to the residents. She stated that narrowing the streets will help traffic. She likes the idea of brick sidewalks as a part of way-finding around the Historic District.

Mr. Hammersmith clarified that on-street parking would be limited to one side of the street. He will take these suggestions back to the residents and get feedback.

CONSENT AGENDA

There was no request to remove any of the consent agenda items.

- Minutes of the January 24, 2022 Council Meeting

Mayor Fox moved to approve the consent agenda item.

Ms. Alutto seconded.

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

SECOND READING/PUBLIC HEARING – ORDINANCES

Ordinance 01-22
Amending a Portion of the Dublin Corporate Area Plan within the City of Dublin’s Community Plan to Refine the Recommendations regarding the Metro Center Area

Ms. Rauch stated that this Ordinance amends the Metro Center portion of the Dublin Corporate Area Plan (DCAP). The DCAP was originally approved in 2018 which included four distinct districts. The district focused on for this Ordinance is MUR-1, the Metro/Blazer portion. There are no amendments proposed for MUR-2, MUR-3 or MUR-4. The goal is to provide concentrated areas of high employment with complementary retail and commercial uses, as well as residential and recreational support. Ms. Rauch stated that a significant part of the plan is unchanged with substantive changes mainly involving building height (pages 29-30) and Metro Center specifically (pages 39-43). She restated the purpose of these amendments to MUR-1 are to refine original recommendations for Metro Center, provide a catalytic opportunity along Frantz Road and the creation of a unified vision for Metro Center. She outlined the Committee process (Community Development Committee) used to work on these amendments. The recommendations coming out of the Committee process affirmed four pillars, which are: development, mobility, site improvements and regulatory process. The Committee also incorporated key aspects that address: housing, building height, branding, streetscape, open space, sustainability and parking. Ms. Rauch stated that the following were addressed from the first reading discussions:

- Removed background/process information
- Strengthened language regarding recommendations to: green building, infrastructure, place-making, future of live and work, parking alternatives and architecture;
- Clarified building heights along Frantz Road; and
- Additional language regarding housing variety and design.

Ms. Rauch stated the next steps would include development of Code and Guidelines for MUR-1 (with a public review process) and continued work with stakeholders.

Public Comment:

Ms. Weisenauer read into the record a comment received online. She read that Rosemary Hill, 333 Stonewall Court, Dublin wrote:

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As Waterford Village homeowners, we want to express our opposition to the plans proposed in the "Memo re: Ord 01-22 DCAP amendment," particularly pages 39—43 of the 60+ page document. We object to the density, "intensity", increased traffic and urbanization this would entail. Although we see benefits to improving the Metro Center business park, we strongly disagree with the "essential principles" of "Increased density and intensity of development." [The term isn't defined in the document, but presumably "intensity" refers to building height.]

Key concerns, Metro Center:

- 1. The stated acceptable maximum of 6 stories is simply too high for Frantz Road frontage.*
- 2. As shown in the graphics on p. 41, the multi-story buildings are too close to the roadway with no landscape buffer.*
- 3. Should multi-story buildings become fully occupied, increase of Frantz Road traffic would be significant. [Given the number of "for lease" signs in Metro and the current "work from home" movement, full occupancy seems unlikely, of course.]*
- 4. It is likely that traffic would use Monterey as a short cut through Waterford Village to Bridge Street, significantly impacting the neighborhood.*
- 5. Although not specifically mentioned in this document, it has been published that the Pizzuti company hopes to build 265 apartments in two 4-story buildings. We are opposed to the traffic congestion and the inevitable increase in school taxes resulting from that increased population.*
- 6. Regarding Option A and Option B [graphics on p. 43, some version of the "infill" plan seems more likely than demolishing current buildings for redevelopment [Option B]. How cooperative would current property owners be? Would current businesses [5/3, Chase] and Graeter's be removed? The graphics don't show them. Finally, who would pay for this massive project?*

Key Concerns, Frantz Road business area [Cramer Creek, Blazer, Bradenton].

- 1. Changing the maximum height to 6 stories for buildings South of Rings, particularly the East side of Frantz Rd is unacceptable and moreover is a betrayal of the agreement reached with Llewellyn Farms residents in 2018.*
- 2. Admittedly, landscaping improvements would be beneficial. However, clearly a number of the current property owners aren't interested. Who would pay?*
- 3. The landscaped [or even just grassy] berms should be retained.*

Mr. Keeler stated that on page 30 there is some verbage in red. He asked if those are staff notes or if that is part of the document. He suggested changing the word "encouraged" to "required". Ms. Rauch stated that the note is referring to varied heights shown on the graphic. She stated the Code could be more specific. Mr. Keeler stated that one of the recommendations brought forward was variation of housing and on page 40, he sees a reference to workforce housing, but he doesn't see any reference to any other type of housing. Ms. Rauch stated on page 42, it reads variety of housing types to support workfoce and community.

Ms. Alutto stated that on page 29, she recalled changing building heights from "stories" to feet or height. She expressed concern that the height will be awkward for the smaller houses right across the street. She doesn't feel six stories is appropriate adjacent to single story homes. She stated that the issue could be the images in the document that show the buildings right up on the street. She feels that emphasizing the green building and place-making is important. It is a better document, but she still has concerns. Ms. Rauch stated that it is intended to be more inspirational and the Code is what gets specific about requirements.

Ms. Amorose Groomes stated that she would like to see percentages of residential. She is concerned that these buildings would be largely single use, so she would encourage using percentages to require what is residential and what balance is a mixed use. She also has concerns over the building height. She stated that buildings are successful when they are flexible. The reason the legacy buildings are able to be successful and do the things they have done is due to the type of construction (slab construction versus stick construction). If we were to allow several stories along Frantz Road, it should be slab construction versus stick construction as it goes vertical. She would like to see these be requirements in the Code.

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Mr. Reiner stated that developers love to build apartments. He doesn't want this area full of apartment buildings. He wants this to be more a part of the living and working environment that is enjoyed with amenities.

Ms. Kramb thanked staff for the work done on the documents and thinks it is a much higher level document. She agreed with Ms. Amorose Groomes' points. She agrees with Ms. Alutto that the visuals should be removed. She used page 49 as an example of a picture that provides too much detail. She recommended keeping the document as high level as possible.

Vice Mayor De Rosa stated that it feels like the housing type will be mainly workforce housing and not any other type. She would like that area of the plan to be reworked. She recommended adding language in the building height section to explain why these limits are necessary. Developers could gain some understanding and clarity as to what the goal of the area is. She likes the visuals, but they need to fit into a framework. Visuals can create examples, which can be tricky.

Mayor Fox stated that it was confusing as to what areas are being discussed relative to building height. She stated that it seems to include all of Frantz Road which she knows is not true. She would like to see clarity. She also agrees that the height could be an issue to the adjacent residential neighborhood. Varying heights are nice, but four stories would be enough. Developers need to understand the identity of what this area is. Her concern is that once this is approved, we will get only live and work.

Mr. Keeler stated that the sales brochure would come in the next phase of work. The visioning process did bring out a lot of what Mayor Fox is referring to. A percentage could be used to require that a certain amount must be owner occupied.

Dennis Shively, Llewellyn Farms, stated he has watched the City grow and prosper. He sees this area as a gateway into Dublin. If you put large buildings and apartments along there, that will not look like Dublin. He stated that residential backed up to the highway off 270 in other places looks terrible. He asked Council if that is what they want Dublin to become.

Ms. Amorose Groomes stated that the discussion last reading addressed not having residential adjacent to the interstate, but she is not sure that was accomplished in this document.

Wendy Edwards, Waterford Village, stated that she is concerned. She agrees with the statement that was read. She is concerned about more traffic, people, etc. Their neighborhood is feeling boxed in by proposals of additional housing units on both ends. She would appreciate knowing how much of this will be residential and how much of a traffic impact there will be.

Jean Philemond, 4731 Bellville Drive, stated that he is the President of the HOA Llewellyn Farms. He wanted to thank Mayor Fox and Ms. Rauch for the conversations held earlier. He appreciated that this presentation is regarding MUR-1 and not MUR-4 (Llewellyn Farms), but he does have one concern. He is concerned about the language regarding the building heights, and whether that language could be used in the future to change the spirit of the DCAP. Could it effect MUR-4 in the future? He wants to make sure that the understanding is that it applies strictly to MUR-1 only.

Todd Kennard, 335 Avon Court, stated that he wanted to echo his support for his Waterford Village neighbors. He stated that the document talks about density and a perceived traffic increase along Frantz Road. He stated that it is not perceived, it is real. The notion of having more residential and commercial is not appealing. There is a concern with having so much growth where people live.

Clay Davey, 5775 Settler's Place, stated that he wanted to echo Mr. Philemond's comments. He stated that Frantz Road is a really long road, so to say that 1-6 stories would be allowed is concerning. He would like to clear up any ambiguity as to what MUR this is dealing with specifically.

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Ms. Rauch stated that if any modification were being suggested in MUR-4, that would require public notification and engagement. She suggested adding language specifying that the building heights are as they are laid out on the graphic on page 30. She stated that this should make it clear that the suggestion is not for 6 stories for the length of Frantz Road. She stated, as to percentages and requirements, that these could be addressed in the Code and guidelines. She suggested using a neighborhood standards that help address the feeling of the neighborhood.

Mayor Fox stated that there are some developments interested in the frontage along Frantz Road. She asked for how development would come forward before finalizing the Code and guidelines in this area. Ms. Rauch stated that these conversations would be very fresh in everyone’s mind and if the plan is adopted, then we still have the vision even if we do not yet have the code. Mayor Fox asked if this plan could be used even if it were not passed as a proposed plan. Ms. Rauch stated that the DCAP is already in existence, so it can still be used. These amendments discussed at this meeting would be incorporated as part of the Code and guidelines.

Ms. Kramb stated that she is good with the document at this high level, but she would like to see some clarification around no residential along the interstate. In response to Ms. Amorose Groomes’ question regarding what Code governs this area prior to new Code being developed, Ms. Rauch stated that PUD is the current zoning and development standards would be SO (Suburban Office). Ms. Amorose Groomes stated that PUD provides enough flexibility for Planning and Zoning Commission. She would only like to see language added prohibiting residential along the interstate and she is good with the document.

Mayor Fox stated that she is still not okay with the building heights. Ms. Amorose Groomes stated that the Code that would be operated under right now would not allow 6 stories. Ms. Kramb explained that the Code will be written to back up what it is we want in the area. Mayor Fox stated that she understands the Code, but she doesn’t even want to consider 6 stories.

Mr. Reiner stated that he thinks the setback matters as to what is allowable and how it would appear.

Mayor Fox stated that on page 39, the Key Aspects need to include more of the live and play aspects. She also recommended on page 57, under Implementation to add to the Themes and Goals by adding the live and play implementation strategies. She also would like page 61 to consider lighting as a design feature on streetscapes. And finally, on page 65, there is the mention of open spaces, but not cultural or civic spaces and those should be included as well.

Ms. Rauch stated that she wants to make sure there is consensus among Council regarding the proposed changes discussed at this meeting.

Mr. McDaniel stated that what is often not said at these meetings is that we get all wrapped up in Code. He pointed out that these office parks are not performing like they used to. What staff is trying to accomplish is to have neighborhoods in these settings, where we can have workers closer to where they are working. The office parks are dying. The best interest of the residents that live nearby is to make sure these buildings thrive, so there must be some level of housing and amenities. There must be some level of change. They have seen the changes coming with the workforce throughout the pandemic and now we are three years behind.

Ms. Rauch sought clarification regarding the residential along I-270. She asked if there was no residential along there or only in a mixed use setting. Ms. Amorose Groomes stated that in her opinion, it would be any visibility from I-270. Ms. Kramb stated that she agreed with that. Vice Mayor De Rosa stated that there are some amazing mixed use buildings being built now that do not appear to include apartments. It would depend on the look and feel of the building. There are creative examples. Ms. Kramb stated that those could be an exception, because the majority of apartments are the traditional buildings that we don’t want. Ms. Alutto stated that it doesn’t have to be allowed or not allowed, we could say residential is discouraged.

Ms. Rauch stated that the only amendments she is making are regarding the residential along I-270 and the building height as it relates to this plan. All other

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comments regarding materials, set backs, etc., she will move forward on with the development of the Code.

Vice Mayor De Rosa clarified that Council is approving the plan with all the changes that were discussed at this meeting. Ms. Rauch stated that the two specific items will be updated, the rest will go into development of the Code and guidelines.

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

INTRODUCTION/PUBLIC HEARING/VOTE – ORDINANCES

Mayor Fox moved to postpone the Introduction/First Reading of **Ordinance 02-22** to the March 7, 2022 Council Meeting.
Ms. Alutto seconded.

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

Ordinance 03-22
Amending the Annual Appropriations for Fiscal Year Ending December 31, 2022 (Q1 – Deer Run Force Main and Lift Station Project – Debt Financing)

Ms. Alutto introduced the Ordinance.
Mr. Stiffler stated that this Ordinance sets up the debt financing should Council decide to accept the lowest and best bid for the Deer Run Force Main and Lift Station Project at the next meeting (February 28). In order to fund this project, the City will be using approximately \$4 million in previously issued debt as well as authorizing the issuance of an additional \$1 million dollars in sewer debt.

There was no public comment.

The second reading/public hearing is schedule for the February 28, 2022 Council meeting.

INTRODUCTION/PUBLIC HEARING/VOTE – RESOLUTIONS

Resolution 02-22
Accepting the Lowest and Best Bid for the Hayden Run Wall and Fence Repair

Ms. Alutto introduced the Resolution.
Mr. Hammersmith stated that on January 7, 2022, four bids were received and publicly opened for the Hayden Run Wall and Fence Repair project. This project involves the rehabilitation of 840 feet of retaining wall along the north side of Hayden Run Road, including the replacement of capstones and metal fencing. The engineer’s estimate for this project is \$359,150.00. The budgeted funds for the Hayden Run Wall and Fence Repair in the 2022-2026 Capital Improvements Program are \$250,000.

Precise Pile Driving, Inc. submitted the lowest and best bid of \$241,712.00. The work for this project is expected to commence in March 2022 and has a completion date of June 30, 2022.

There was no public comment.

Ms. Amorose Groomes asked about how the construction is different than years past. The stone fell off as quickly as they put it up. Mr. Hammersmith stated that it will be a different detail as to how the fence will be installed in the wall itself. There will also be limestone caps added to it as well. Ms. Amorose Groomes asked about drainage. Mr. Hammersmith stated that overall the wall is in good shape. Mr. Hammersmith stated that staff was not anticipating doing any drainage work. At Ms. Amorose Groomes’ request, Mr. Hammersmith will look at any drainage issues.

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Mayor Fox asked if there were any problems elsewhere in the City with the veneer. Mr. Hammersmith stated that there have been a few, but there have been changes as to how this is applied. Mayor Fox asked if this information were available to residents who may have this material on their homes or choose to use it on their homes. Mr. Hammersmith stated that they do not regulate how the material is used for residences. Mr. Reiner asked if this was a concrete product. Mr. Hammersmith responded affirmatively.

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

Resolution 03-22
Appointing Veterans Advisory Committee Members

Ms. Alutto introduced the Resolution.
Mr. Dearth stated that this Resolution serves to appoint all members of the Veterans Advisory Committee and stagger appointment terms. Staff is directed to ensure that all branches of military are represented.

There was no public comment.

Vice Mayor De Rosa thanked the volunteers serving and thanked staff for their work on this.

Ms. Amorose Groomes nominated Mr. Reiner to continue serving on the Committee on behalf of Council. Ms. Alutto agreed.

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

Resolution 04-22
Authorizing the City Manager to Enter into an Agreement with the Ohio Department of Transportation (ODOT) for the US 33–SR 161–Post Road Interchange Improvements (ODOT PID Number 80748)

Ms. Alutto introduced the Resolution.
Ms. O’Callaghan stated that the City of Dublin has been working cooperatively with project partners at the Ohio Department of Transportation (ODOT) and Union County to improve the interchange at US 33–SR 161–Post Road. The project was developed in the early 2000’s with the original interchange modification study approved in 2001. Construction for the project is on schedule to begin this year, with an anticipated substantial completion date in 2024. ODOT’s process now requires the execution of the Final Participatory Agreement which sets forth the same general provisions, but with more specificity, based on ODOT’s current estimates.
On September 27, 2021, City Council approved Resolution 55-21, which authorized the City Manager to enter into the Preliminary Participatory Agreement required by ODOT identifying project expenses to be paid with the local contributions and establishing the general funding structure of the construction project. Since the approval of the Resolution, the revised estimate anticipates an increase in construction costs based on ODOT’s recent project and the costs associated. The total local share of construction cost is \$14,669,840. Of this amount, Dublin’s estimated cost is approximately \$8.42 million. The difference between the September estimate and the most recent estimate is roughly \$3.5 million. ODOT has agreed to allow Dublin to pay the \$3.5 million difference in two installments; one-half in 2022, and the other half in 2023. The amount owed in 2023 will depend on the awarded amount of the project after ODOT opens bids on March 10, 2022. Dublin’s ultimate share of the cost will be determined when the final actual project costs and allocations are determined.
Staff recommended approval of this Resolution.

There was no public comment.

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Ms. Amorose Groomes asked if there was money from the state for this project. Ms. O'Callaghan stated that there was and that it was included in the Dublin funding portion.

Vice Mayor De Rosa asked what would happen if the bids came back as more than anticipated. Ms. O'Callaghan stated that Dublin's share would be more because the other contribution amounts are capped. Mr. Keeler asked if the first payment could be in 2023 and the second amount in 2024 since the project won't be complete until 2024 anyway. Ms. O'Callaghan stated that their standard process is to get the money up front before the bidding process. We have already received an accommodation with splitting the payments since the costs did go up.

In reponse to Mayor Fox's question as to how accurate their estimates are, Ms. O'Callaghan stated that she would estimate their accuracy as plus or minus 5%.

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

Mr. McDaniel thanked Councils past and present for advancing this project. He also thanked the staff who continued to work on this.

OTHER BUSINESS

- Temporary Structures/Signs/Patio Extension Request

Ms. Rauch shared the background of the executive order being issued in 2020, then in May 2021, the extension of the orders until October 2021 and finally in October 2021, the orders being extended until February 28, 2022. Tucci's had a temporary tent installed in November 2020. They submitted an application for a concept plan to modify the existing structure to Architectural Review Board (ARB) which was approved in November 2021. They went back to ARB in January with two design options for an informal review as they had decided to build a new structure. Ms. Rauch summarized ARB's review and stated that they were very positive about the options and provided specific feedback. The final design is pending another application submission to ARB which is required. Tucci's is requesting Council extend the executive orders regarding temporary structures and patios to allow time to work on the preliminary and final development plan. Staff sought Council's direction regarding whether or not they would like staff to draft legislation to grant the extension.

Mr. Reiner clarified that they just need more time to execute the plan. Ms. Rauch responded affirmatively.

Aaron Underhill, 8000 Walton Parkway, New Albany, stated that timing, process, and supply chain issues have contributed to the time constraints. The intent is to move forward with a more permanent structure. It is the intent to move forward as quickly as possible.

Craig Barnum, 35 N. High Street, Dublin, stated that this process started in January 2020 when he had decided to cover the patio area. He approached ARB at that point and it was not met favorably. He shared his experience throughout the pandemic and how his temporary structure came to be. In the year it has been up he has been surprised by its overwhelming success. Some patrons prefer to sit out in the patio area rather than inside. It stabilized his business. He has begun taking reservations for his patio which he cannot do when it is an open patio. He has hired two architects, Steve Stirts and Mike Lusk, to assist with the designs. He is here to ask for an extension. He suggested a few options to Council. He stated that he will be required to get heavy equipment out there to take down the temporary structure. His suggestions were:

- Take it down May 1, or
- He can commit to working through this process and taking it down October 1, then construction should be ready to begin.

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It is in the best interest of the business to keep the structure up until construction is ready to begin.

Mr. Reiner asked what the construction timeframe is. Mr. Barnum stated that it could be several months. The inside of the restaurant will hopefully stay open, but the outside would be shut down. In response to Mr. Reiner's question about why he would wait until October, Mr. Barnum stated that waiting allows there to be minimal impact to the business. Mr. Reiner stated that if it was tore down in May, why wouldn't it begin sooner? Is it supply issues? Mr. Lusk stated that there will be time working through the process and then a couple of months for bid/construction documents. There are supply chain issues as well.

Mr. Barnum stated that ARB did not want the existing structure, so ARB has dictated the process to a degree.

In response to Vice Mayor De Rosa's question regarding when this will be back to ARB, Ms. Rauch stated that it was going to be March, but they need more time to prepare the preliminary and final development plan. The earliest that they could be before ARB again would be April.

Vice Mayor De Rosa sought clarification regarding why the structure has to stay up until October when the patio could be used in the summer months. Mr. Barnum stated that his reservation policy would have to change if he doesn't have the patio covered. Mr. Barnum stated that if the structure is ultimately going to come down, why does the City care if it comes down in 3 months or 6 months?

Vice Mayor De Rosa clarified that this is a city-wide order. Ms. Rauch responded affirmatively.

Mayor Fox asked what the patio will look like after the structure is removed. Mr. Barnum stated that the brick and landscaping will need cleaned up. Mr. Reiner stated that he wants to keep the roof up until October due to weather elements.

Mayor Fox stated that three months is not a big ask if it betters his business. He will be ripping up the patio anyway so why do damage twice. She stated if he didn't have to go through the ARB process, it may already be started or finished. He stated if he can get through the process sooner, he will start it sooner.

Vice Mayor De Rosa stated that if another business wanted to put up another temporary structure, they could. She also noted that there is no guarantee it will move smoothly through the process.

Mr. McDaniel asked Mr. Barnum how he operated his patio before the pandemic and this structure going up. Mr. Barnum stated it was hardship due to having to hire new staff every summer. Mr. McDaniel stated that the foundations are poured outside the patio footprint, so if the structure were removed, there would still be the patio footprint available as in previous years. Mr. McDaniel stated that the foundations that were poured wouldn't need to be removed until you were ready to start construction. Mr. McDaniel clarified that the patio could still function with the foundation footers in place. Mr. Barnum stated that there would be hardship for the business. Mr. McDaniel stated that it sounds like commitment and expectations were set for this structure beyond what was permitted. Mr. Barnum stated that he realizes he took a risk, but he had no idea that it would be this successful.

Ms. Amorose Groomes stated that she would be supportive of a deadline of June 1.

Mr. Reiner stated that he would be supportive of an extension until October 1.

Mr. Keeler stated that the decision to invest in a \$400,000 structure is on the owner of the business, not on the City, but he does want to support businesses. He is supportive of June 1.

Ms. Kramb stated that she is in favor of June also, but immediately following the Memorial Tournament.

Ms. Alutto agreed with Ms. Kramb that after the Memorial Tournament is appropriate.

Mayor Fox asked if a temporary structure could go up without permission. Mr.

McDaniel stated that anyone wanting a temporary structure would still have to apply to the City for such a structure. Mayor Fox is not in favor of construction during the summer season. She would rather construction happen all at once, in the Fall.

Vice Mayor De Rosa stated that she is supportive of immediately following the Memorial Tournament.

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Ms. Alutto stated that a reasonable timeframe following the Memorial Tournament seems appropriate so they aren't trying to take it down during the Tournament to meet that deadline.

Ms. Amorose Groomes moved to direct the City Manager to draft legislation providing an extension of the Executive Order until immediately following the Memorial Tournament.
Ms. Alutto seconded.

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

Tax Reclassification of Positions

Mr. Robison stated that the organizational structure of the Taxation division was reviewed and, as a result of that review, staff proposed combining two vacant permanent part-time positions, Accounting Specialist and Accounting Assistant, into one full-time Accounting Specialist position. After re-evaluating the nature of these positions relative to the present and future needs of Taxation with Human Resources, staff believes this change will generate interest by more qualified candidates. The annual budgetary impact from this change would be a slight savings to the City and no budgetary amendments would be needed for 2022. This position already exists in the Non-Union Compensation Plan and is approved for utilization in the Taxation division. Staff recommends that City Council approve the reclassification of these two permanent part-time positions into one full-time position.

Mayor Fox moved to approve the reclassification of the two permanent part-time positions into one full-time position in the tax division.
Ms. Alutto seconded.

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

STAFF COMMENTS

Mr. McDaniel stated that the property located at 63 South High Street (Richard's Property) has presented a lease opportunity to the City that he wanted to present to Council for feedback. This property has a home that is 600 square feet and a two car detached garage behind the home. He presented the question to Council as to whether or not the City should lease 63 South High Street for the purpose of beta testing Pop-up Shops, which would incorporate rotating vendors and artists and promote vitality and pedestrian circulation to this area. South High Street Vitality was a recommendation that was brought forward from the Historic District Task Force. He defined pop-up shops and encouraged Council to do their own research. If Council would like to pursue the opportunity, Mr. McDaniel shared the following next steps:

- Lease the Richard's property for one year to test pop up shop;
- Pop ups include farmer's market type vendors not in competition with adjacent merchants;
- Dublin Arts Council can provide artist as vendors and/or other displays;
- Room for four vendors at a time: two in house, two in garage;
- Back yard provides additional space for vendor, music and/or other small venue attraction;
- Promotes pedestrian circulation in the district; and
- Would help to assess if such uses can be viable in the south part of the district and/or elsewhere.

He estimates that the total cost would be \$50,000 for the year. The lease option is \$3,250 per month which includes utility cost. He reviewed the other potential costs such as staff time and minor ADA modifications. The source of this funding would be from the Economic Development Incentive account. This is not intended to be a revenue generating beta test. The purpose is to test the viability of this type of use in the District.

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Ms. Alutto asked if there has been interest in pop-ups. Mr. McDaniel stated that the Historic District Task Force brought this forward as a possibility to increase pedestrian circulation. He has been researching this for a few years. He thinks it could generate interest to see what is there if vendors are rotated.

Ms. Kramb stated that she is not supportive of this. It seems commercial that needs to be marketed. She doesn't see how the City can be involved in a commercial space.

Mr. McDaniel stated that he sees it differently.

Mr. Keeler stated that Council has discussed how to get activity down the South section of High Street. Mr. Keeler stated that you don't know if you don't try. It is a semi-small investment.

Mayor Fox stated that this is a vendor incubator space. We need to incentivize retail if that is what we want. Many of the farmer's market vendors want to have somewhere to go instead of only one day a week. This could fill a little void on South High. She is supportive of this.

Ms. Amorose Groomes stated that she doesn't disagree with the concept but she is not sure this location lends itself to this activity. Her only concern is the buiding itself and the constraints of the space.

Mayor Fox stated that it is a historical and interesting little space.

Vice Mayor De Rosa asked if people pay to participate in the farmer's market. She would be supportive of this concept as long as half way through the lease period we assess to see how it is working. What would we like to see happen? We need to assess what we have learned and maybe we can pass it along to someone to continue it. Mr. McDaniel stated he doesn't see going beyond a one-year lease. The hope would be a coordinated effort to promote the vibrancy of the District.

Ms. Alutto stated that she would be supportive with those metrics to look forward to.

The consensus of Council was to move forward with the opportunity and learn all we can.

COUNCIL REPORTS
o Committees

Administrative Committee: Vice Mayor De Rosa shared that a meeting was held on February 1. She shared the following points:

- Council-resident engagement work continues and CPI will be bringing a work plan back to Council for consideration and feedback.
- Council member liaison role to boards and commissions was discussed. A full written report will come before Council on February 28 for Council's consideration. After Council's review, the Council Rules will be revised to incorporate this liaison role and will be before Council at the March 7 meeting.
- Council retreat is fast approaching.
- Board and Commission interviews/appointments will be coming.

Community Development Committee: The next meeting is February 22, 2022.

Finance Committee: The next meeting is in March.

Public Services Committee: The next meeting is February 16.

COUNCIL ROUNDTABLE

Ms. Amorose Groomes reported that she attended the National Association of Regional Councils Conference in Washinton D.C. The \$10 billion in ARPA funds are now available for eligible use as determined for broadband infrastructure. It is worth trying to garner some of those dollars. One of her takeaways was the difficulties in navigating the federal and state regulations on funding opportunities. The bi-partisan infrastructure is no longer a bill, it is a law, so she encouraged her fellow members to get ready to participate in those things. There was a great deal of conversation in two

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things: illustrating investments versus expenditures and the thought of regionality at the state level.

ADJOURNMENT

The meeting was adjourned at 10:42 p.m.

Mayor – Presiding Officer

Clerk of Council