

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

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

Held March 7, 2022 20

CALL TO ORDER

Mayor Fox called the Monday, March 7, 2022 Regular Meeting of Dublin City Council to order at 6:15 p.m.

ROLL CALL

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

Staff members present were Mr. McDaniel, Ms. Readler, Ms. O'Callaghan, Mr. Ranc, Mr. Earman, Mr. Stiffler, Mr. Rogers, Ms. Willis, Ms. Wawszkiewicz, Ms. LeRoy, Mr. Dearth, Ms. Goliver, Ms. Blake, Mr. Hammersmith, Ms. Rauch, Mr. Anderson, Ms. Weisenauer, and Chief Paez.

Also present: Dublin Wolf Den members; Justin Goodwin, City of Columbus; and Kimberly Sharp, COTA.

ADJOURN TO EXECUTIVE SESSION

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

- Considering the purchase of property for public purposes; and
- Considering 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.

Ms. Alutto seconded.

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

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

PLEDGE OF ALLEGIANCE

Mayor Fox invited the Dublin Wolf Den to lead the Pledge of Allegiance.

SPECIAL PRESENTATIONS

- LinkUS Premium Transit Update

Mayor Fox invited Justin Goodwin, of the City of Columbus, and Kimberly Sharp, of COTA, forward to provide their update to Council. John Gardocki, MORPC, was also present. Ms. Sharp stated that she would be providing an update of LinkUS and Mr. Goodwin would be providing an update of the Northwest Corridor Bus Rapid Transit System. She stated that on March 22nd, a meeting will be held to gain input from the public regarding the information being shared with Council at this meeting. She expressed appreciation for Dublin's partnership in helping them understand Dublin needs and engaging the public and other stakeholders.

LinkUS is a multimodal plan to move our region forward together. She reviewed the work that began with MORPC's Insight 2050 Report which showed we would be a region of 3 million people by 2050. Insight 2050 showed how compact development, improved walkability, bikeability and transit could help us meet those growth needs in an affordable way and maintain our great quality of life. COTA's NextGen worked with residents throughout COTA's service area to get their input on rapid transit corridors and other services. Corridor Concepts in 2019 provided another look at premium rapid transit corridors and other ways to make more walkable, bikeable communities. A big focus was getting workforce to jobs. This great work set the stage for LinkUs. Dublin has been a key participant and funding partner in building this regional vision to improve mobility and quality of life. Through LinkUs, our region can address our most important current and future challenges. It is focused on:

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- Equity,
- Workforce Advancement,
- Innovation,
- Affordability,
- Economic Development, and
- Sustainability.

Ms. Sharp shared that our peers are reacting to a wave of growth pressures that Central Ohio is now also experiencing. Our region is being proactive by planning and potentially leveraging historical federal funds available now to serve future growth. In Dublin, the expected outcomes would include more mobility infrastructure investments like COTA Plus, expanding the Emerald Trail, and Dublin’s more than 130 miles of shared use paths. There is also potential for a bus rapid transit alignment, bringing workers from Downtown Columbus to Dublin.

Mr. Goodwin stated that the City of Columbus is working collaboratively with COTA, the City of Dublin and other jurisdictions to develop bus rapid transit from Downtown Columbus to the Dublin area. He provided an illustration of the potential Northwest alignment options. He noted that the information he is sharing with Council will also be shared at the public meeting on March 22nd. He shared the anticipated schedule noting that a typical Federal Transit Administration project is usually a 6-year project. He provided information regarding the LinkUS website (www.linkUScolumbus.com) and noted the various social media accounts available to find information.

Vice Mayor De Rosa stated that these corridors will pass through different municipalities and asked how the different municipalities were being engaged regarding design, etc.

Ms. Sharp stated that the LinkUS project is currently in a regional engagement process (26 cities and 11 townships) to gain understanding of what the project is, what the potential impacts are and gauging each entity’s interest in mobility. Mr. Goodwin stated that as these corridors touch other jurisdictions, there will be a strong collaboration with Columbus and each jurisdiction that has regulatory authority over their right-of-ways. It will all be part of the process.

Ms. Amorose Groomes thanked them for including Dublin in the study. She also appreciates the collaborative efforts and noted that any rapid transit station in Dublin would be designed with Dublin standards in mind. She stated that she feels the proper terminus location is the OU campus. She shared that there was conversation in a recent railway meeting she attended about ensuring that these LinkUS terminus areas were where the rail stops would be.

Mayor Fox stated that working with MORPC will help ensure that we are looking at mobility regionally.

CITIZEN COMMENTS

Matthew C. Wickline, 7463 Dublin Road, stated that he is having stormwater issues on his property for which he feels the City is responsible. He expressed his dissatisfaction with the help he has received. Mayor Fox stated that staff will be in contact with Mr. Wickline to see if/how the City can be of assistance.

CONSENT AGENDA

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

- Minutes of the February 28, 2022 Council Meeting
- Notice to Legislative Authority of a Trex application for D1, D2 and D3 Permits from LNS Restaurant II LLC, 457 North High Street, Columbus, Ohio, 43215 to First Watch Restaurants, Inc., dba First Watch 26, 6768 Perimeter Loop Road, Dublin, Ohio, 43017

Mayor Fox moved to approve the consent agenda items.
 Ms. Alutto seconded.

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

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POSTPONED ITEM

Ordinance 02-22

Rezoning the Shoppes at River Ridge including two parcels (PIDs 273-008269 and 273-012909) from BSD-C, Bridge Street District - Commercial District, to BSD-SRN, Bridge Street District - Scioto River Neighborhood District; and Zoning one parcel (PID 273-012910), formerly right-of-way, BSD-SRN, Bridge Street District - Scioto River Neighborhood District, totaling 14.02 acres located southeast of the Riverside Drive and S.R. 161 roundabout (Case 21-189Z)

Ms. Alutto introduced the Ordinance.

Ms. Rauch stated that Ordinance 02-22 is a request for review and approval of a standard district rezoning of three parcels within the Bridge Street District in accordance with the recommendations of the Community Plan. This Rezoning is not being requested in conjunction with a development project. In April 2012, Ordinance 08-12 rezoned 388 parcels, including the subject parcels, establishing the Bridge Street District (BSD), with 10 different zoning districts. The Shoppes at River Ridge were rezoned to BSD-Commercial. In 2014, the City initiated the opportunity to create a BSD-Scioto River Neighborhood Zoning District (Ordinance 76-14). In January, the Planning and Zoning Commission reviewed the request to rezone these parcels from BSD-Commerical to BSD-Scioto River Neighborhood and recommended approval of this rezoning (Ordinance 02-22) to City Council. This rezoning is consisdtent with the Community Plan.

The BSD-Commercial zoning intent is to allow for the continuation of pre-existing uses while providing for rezoning as uses are discontinued. The uses are residential, office, retail and restaurant uses. The building types are mixed-use, commercial center, large format commercial and parking structure. It allows for a building height of up to five stories. The proposed rezoning would allow opportunity for a well-planned neighborhood with a balanced mix of land uses. The uses would still be residential, office retail and restaurant uses but geared more toward townhomes, live-work dwellings, hospital, park & ride, conference center, etc. The building types would allow for additional building types. The building height would be up to six stories. Regarding the Community Plan, this rezoning would fit the future land use – mixed use urban core standard in the plan. Staff has reviewed the criteria for the rezoning and the criteria is met. Staff recommended approval.

Scott Herring, 3280 Lily Mar Court, stated that this is the closest project to his residence since he has live in Dublin (20+ years). He is concerned that there is no project associated with this rezoning. He stated that the project should be examined to ensure that it is appropriate for the area. If there is no project to consider; that is concerning to him. He asked Council to proceed with caution. It seems strange. He is concerned about a project up to six stories.

Ms. Kramb clarified some of the specifics of the current zoning versus the proposed zoning for Mr. Herring. This proposed rezoning would allow a six-story building. She expressed her concern about the residents on Martin Place and Lily Mar Court not receiving notification of the rezoning when it is in such close proximity to their homes. She also expressed concern regarding the elevation of this site and what a six-story building would look like with that elevation. She is against allowing six stories in this area. It is not appropriate for this area. It should be more of a transition.

Ms. Groomes stated that it is a challenge to do a rezoning without considering a potential project. There may be areas on this parcel where six stories are appropriate, and there are some areas on this parcel where it is not appropriate. She suggested that it is important to maintain a very clear record for the individual/entity that is requesting the rezoning of what the expectations are. All the areas are not treated equal. She agreed with Ms. Kramb that there are many places on this parcel where six stories is not appropriate.

Ms. Rauch stated that the applicant, Don Brogan, Crawford Hoying, is present. She also stated that notice was provided to property owners within 300 feet of the

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boundary of this site. She also clarified that the building height is the maximum that is permitted. It still depends on the development and would go through the development process. There will be many opportunities through the public review process for any project to be thoroughly vetted.

Vice Mayor De Rosa sought clarification regarding there being an applicant but no project to review. Ms. Rauch stated that Crawford Hoying made the request for the rezoning, so they are the applicant. Vice Mayor De Rosa asked about the definition of the building types: corridor and podium apartment. Ms. Rauch stated that she can provide additional detail at the second reading, but did note that within Bridge Street there are a variety of building types and depending on their location and the uses that will be located within there, a particular building type would be selected. She stated she would bring more detail back on those.

Vice Mayor De Rosa stated that mixed heights make sense, but there needs to be a mix and a balance with consideration of what it backs up to.

Ms. Alutto stated that saying these things out loud helps to ensure that the conversation is heard and known so when a project comes forward, we can reference the conversation and thoughts of Council.

Mayor Fox stated that within the Bridge Street Code there are protections when building adjacent to residential, does that apply here? Ms. Rauch stated that she would double check to confirm. The development pattern that the code outlines and the building types dictate how the site is developed. Mayor Fox stated that she appreciates the conversation to make sure we protect the residents.

Ms. Amorose Groomes stated that this area had the designated zoning district it had for preservation of the existing conditions to allow them to continue to operate and do minor modifications to their business and the second was that when a redevelopment came, they would have to apply for a rezoning so it would trigger a more robust community conversation due to the residential impact. The difficulty is doing a rezoning without the project. The intent was the rezoning and the project would come together.

Don Brogan, Crawford Hoying, stated that projects have been discussed, but there are other partners that they develop with, so this rezoning was an insurance to any investors that the rezoning could be secured. The goal is to bring the Bridge Park development to the other side of SR 161 and bring connectivity and pedestrian connectivity to this side of SR 161.

Ms. Amorose Groomes stated th at she understood, but she wanted him to hear from Council that they need any development to be sensitive to the residential areas around it.

Mr. Brogan stated that he is very aware of the public process and is understanding of Council's concerns.

The second reading/public hearing of Ordinance 02-22 is scheduled for the March 21, 2022 meeting.

INTRODUCTION/FIRST READING/PUBLIC HEARING – ORDINANCES

Ordinance 04-22
Amending the Annual Appropriations Ordinance for the Fiscal Year Ending December 31, 2022

Ms. Alutto introduced the Ordinance.
Mr. Stiffler stated that the memo provided to Council in their meeting materials outlined the modifications in detail.

There were no public comments.

Vice Mayor De Rosa sought clarification on the "various projects" that were mentioned in Section 9. Mr. Stiffler stated that it is mainly two projects: the reappropriation of the Riverside Crossing Park (the 2021 phase) and the Columbus Metropolitan Library

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Parking Garage (lighting improvements). Vice Mayor De Rosa asked that those details be added to the information for second reading.

The second reading/public hearing of Ordinance 02-22 is scheduled for the March 21, 2022 meeting.

**Ordinance 05-22
Providing for the Issuance and Sale of Bonds in the Maximum Aggregate Principal Amount of \$3,460,000 for the Purpose of Paying the Costs of Improving the Municipal Sanitary Sewer System by Extending Certain Sewer Lines, Repairing and Lining Certain Existing Sewer Lines, Reducing Inflow and Infiltration, and Installing New Sewer Lines, New Force Mains, a Lift Station and a Pump Station, Together with all Incidental work and related Appurtenances Thereto**

Ms. Alutto introduced the Ordinance.
Mr. Stiffler provided an overview of the bond issuances as a whole and stated that the bond issue provides funding of up to \$14,735,000 for the projects in this and the subsequent Ordinances. He provided an illustration to show that the metrics meet policy requirements. He reviewed the timeline for these bond issuances. Ordinance 05-22, specifically will provide funding of up to \$3,460,000 and allow for sewer lining and repair, sanitary sewer extension for area 1B, and the Deer Run Force Main and Life Station. Repayment of this debt will be from Sewer Fund revenues and transfers. Staff recommended approval of this Ordinance at the second reading.

There were no public comments.
Ms. Amorose Groomes asked when these projects would be going out for bid. Mr. Stiffler stated that he would provide that information for second reading.
Ms. Amorose Groomes asked about the increase in the debt services payments in the year 2027. Mr. Stiffler stated that in 2026, earlier TIFs begin to roll off. The debt service doesn't necessarily change, but how the payment is supported may change.
Ms. Amorose Groomes asked to be able to see the chart out to ten years. Mr. Stiffler will provide that information.

The second reading/public hearing of Ordinance 05-22 is scheduled for the March 21, 2022 meeting.

**Ordinance 06-22
Providing for the Issuance and Sale of Bonds in the Maximum Aggregate Principal Amount of \$2,725,000 for the Purpose of Paying the Costs of Improving the Municipal Waterworks System by Upgrading the Existing Tartan West Booster Station, Adding a Water Quality Monitoring Unit to the Post Road Booster Station, Replacing Water Lines and Installing Water Line Extensions, Together with all Incidental work and related Appurtenances Thereto**

Ms. Alutto introduced the Ordinance.
Mr. Stiffler stated that this Ordinance is very similar to the previous Ordinance heard this evening. This bond issue will provide funding for Tartan West and Post Road Booster Stations, Waterline replacements and water extensions to areas 8A,4A and 4B. Repayment of this debt will be from Water Fund revenues and transfers. Staff recommended approval of this Ordinance at the second reading.

There were no public comments.
Mayor Fox stated that it would be helpful to see where the water extension areas are. Mr. Stiffler will inquire about providing that information.

The second reading/public hearing of Ordinance 06-22 is scheduled for the March 21, 2022 meeting.

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**Ordinance 07-22
Providing for the Issuance and Sale of Bonds in the Maximum Aggregate Principal Amount of \$2,850,000 for the Purpose of paying the costs of Refunding Bonds previously issued by the City for the Purpose of paying the costs of various Public Infrastructure Projects**

Ms. Alutto introduced the Ordinance.
Mr. Stiffler stated that this Ordinance is for the issuance of bonds totaling \$2,850,000 for the purpose of refinancing existing debt to reduce the City’s future interest costs.

There were no public comments.

The second reading/public hearing of Ordinance 07-22 is scheduled for the March 21, 2022 meeting.

**Ordinance 08-22
Providing for the Issuance and Sale of Bonds in the Maximum Principal Amount of \$5,700,000 for the Purpose of Improving the Municipal Parks and Recreation System by Paying a Portion of the Costs of Constructing the Riverside Crossing Park, together with all Incidental Work and Related Appurtenances Thereto**

Ms. Alutto introduced the Ordinance.
Mr. Stiffler stated that this Ordinance provides funding of up to \$5,700,000 for the 2021 phase of Riverside Crossing Park. Bond proceeds will be used to repay the advance from the General Fund in 2020. Repayment will be from income tax revenues and/or tax increment financing in the Bridge Street District as those funds become available. Staff recommended approval of this Ordinance at the second reading.

There were no public comments.

The second reading/public hearing of Ordinance 08-22 is scheduled for the March 21, 2022 meeting.

**Ordinance 09-22
Adopting and Enacting a Supplement (S-51) to the Code of Ordinances for the City of Dublin, Ohio**

Ms. Alutto introduced the Ordinance.
Ms. Readler stated that this Ordinance adopts a supplement to the codified ordinances prepared by the City’s codifier American Legal Publishing. This is a house-keeping measure. The supplement includes local legislation through December 31, 2021 and also includes updates to Dublin Code sections that are either based upon or make reference to the Ohio Revised Code through November 4, 2021.

There were no public comments.
Ms. Amorose Groomes stated that there was language in the supplement about tax collection. Ms. Readler stated that we do have our own code sections covering tax collection, but she will look at the supplement language again to ensure there is no conflict prior to the second reading.
Mayor Fox asked about open container code sections with regard to the DORA that was created. Ms. Readler stated that with a DORA, the operators get a separate liquor permit to issue those cups, so open container code sections would affect that.

The second reading/public hearing of Ordinance 09-22 is scheduled for the March 21, 2022 meeting.

**INTRODUCTION/PUBLIC HEARING/VOTE – RESOLUTIONS
Resolution 10-22
Waiving competitive bidding requirements pursuant to Section 8.04 (“Contracting Procedures”), Paragraph (C) (“Waiver of Competitive**

Bidding”), of the Revised Charter for the provider of Hotel rooms for the 2022 Dublin Irish Festival

Ms. Alutto introduced the Resolution.
Ms. LeRoy stated the Embassy Suites is the only hotel that had the rooms that were needed for this year.

There were no public comments.
Vice Mayor De Rosa asked why it was important to have everything in one facility versus spread upon multiple facilities. Ms. LeRoy stated that one reason is ease and the other reason is comradery.

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

**Resolution 11-22
Accepting the Lowest and Best Bid for the 2022 Central Landscape Maintenance and Authorizing the City Manager to Enter into Contract for the Project**

Ms. Alutto introduced the Resolution.
Mr. Anderson stated that the City contracted with Five Seasons Landscape Management, LLC (Five Seasons) for landscape maintenance services in the Central Landscape Maintenance Area and although the contract contains a one-year renewal option, Five Seasons chose not to exercise the option due to budget concerns. Two bids were received, and staff opened the bids on February 17, 2022. Brightview Landscapes, LLC is the low bidder with a bid of \$299,910.00. Bids for this contract also provided unit costs for any additional emergency repair work, mulching, or mowing as directed by the City to maintain the appropriate appearance levels. Staff recommended adoption of Resolution 11-22, accepting as lowest and best, the bid by Brightview Landscapes, LLC for the Central Landscape Maintenance Contract.

There were no public comments.
Ms. Amorose Groomes asked about turf applications for fertilizing. She did not see any fertilization of trees and shrubs in the contract. Is there a thought to introducing plant bed tree fertilization? Mr. Anderson stated that he would look into that moving forward. She feels it is affecting street trees. Mr. Anderson stated that the forestry team does provide injections and treatments depending upon what is needed. Ms. Amorose Groomes recommended that it be put down before the mulch and using a time-release type fertilizer.
Mr. McDaniel asked if this were to be a separate contract or part of this contract. Ms. Amorose Groomes stated that this would likely be a supplemental contract because it is dependant on your inventory.

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 12-22
Accepting the Lowest and Best Bid for the Highway Mowing Contract and Authorizing the City Manager to Enter into Contract for the Project**

Ms. Alutto introduced the Resolution.
Mr. Anderson stated that the highway mowing is budgeted in the Operating Budget. Bids for this contract were opened on February 17, 2022. The City received one bid from Commercial Land Management Systems (CLMS) in the amount of \$158,357.20. CLMS has successfully provided landscape services for the City in the past and is currently the City’s landscape contractor for City facilities and the I-270/US-33 Interchange. Staff’s experience with CLMS has been positive, and staff is confident CLMS can successfully meet the requirements of this contract. Staff recommended adoption of Resolution 12-22, accepting the bid by Commercial Land Management Systems for the highway-mowing program in the amount of \$158,357.20.

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Ms. Amorose Groomes thanked Mr. Anderson for having this work done.
Vice Mayor De Rosa asked about the mowing versus trash pick-up. Mr. Anderson stated that this contract actually encompasses both of those services. Prior to mowing they are required to pick up litter. Dublin staff supplements the trash pick up in these areas as well.
There was no public comment.
Vote on the Resolution: Ms. Kramb, yes; Vice Mayor De Rosa, yes; Ms. Amorose Groomes, yes; Ms. Alutto, yes; Mr. Reiner, yes; Mayor Fox, yes; Mr. Keeler, yes.

STAFF COMMENTS

Mr. McDaniel shared the following:

- The consultant that is working with staff regarding the housing study will be reaching out to Council Members to get input.
- Exciting week for events: State of the City on Thursday, Celebration of Riverside Park and Dublin Link Bridge on Friday and the St. Patrick’s Day parade on Saturday.

COUNCIL REPORTS

- Committees
 - Administrative Committee: Vice Mayor De Rosa stated annual reviews will be happening tomorrow (March 8). She thanked the Board and Commission applicants for applying and volunteering to serve their community.
 - Public Services Committee: No report
 - Finance Committee: No report.
 - Community Development Committee: Mr. Reiner stated that the Community Development Committee met on February 22nd to discuss the non-residential for sale/lease signs provisions within the temporary sign ordinance. Staff provided background and details of the draft revisions to the Code, which were based on several collaborative meetings with commercial real estate representatives. Staff outlined the goal of the amendments were to balance Council’s concerns about temporary sign aesthetics, clutter and longevity with real estate representative’s need to identify and market non-residential properties. The proposed amendments provided for increased quality in sign design and appearance with a uniform sign design while maintaining size and height limitations and allowing for additional duration. The Committee was supportive of the proposed revisions, which included:
 - One sign per parcel with an additional sign for parcels with freeway frontage to allow for additional visibility.
 - Similar sign sizes and heights were recommended compared to the approved regulations.
 - Require a uniform sign design with green background with white lettering. Sample designs were shared with the Committee.
The Committee discussed the duration limitation with the commercial real estate representatives and recommended a sign duration of one year with the option for an annual renewal. The Committee found that the duration would be offset by the enforcement of a high quality, uniform sign design. Based on the Committee’s feedback, Staff will introduce a draft Ordinance for Council’s consideration at the March 21st meeting.

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COUNCIL ROUNDTABLE

Ms. Alutto expressed excitement for the events coming up this week.

Ms. Amorose Groomes stated that she attended a MORPC meeting with Amtrak Vice Presidents about the future of Amtrak investment. They were able to hear Amtrak’s vision and how that aligned with Central Ohio’s vision for the future of rail. She also congratulated Deb Papesh who was honored at last Saturday’s Dublin’s Women Philanthropic Club Dinner. There are many great people in this community who are doing great work. She congratulated the Dublin’s Women Philanthropic Club on the success of their event as well.


Ms. Kramb attended Ohio Municipal League training for elected officials. She is also attending a training through the Voinovich School that was held at MORPC. She expressed that it was a great training session and she will have the materials from these trainings to share if anyone is interested in viewing them.

Mr. Reiner thanked Chief Paez for checking to see if outdated bullet-proof vests could be used in the Ukraine for volunteers trying to help. Unfortunately we did not have any to provide, but Mr. Reiner encouraged other communities to check their inventory.

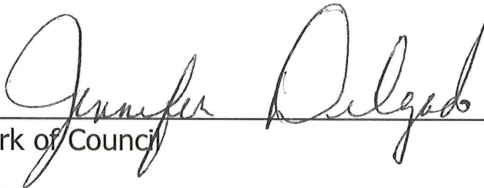
Mayor Fox reiterated the three events coming up this week (State of the City, the Celebration and Dedication and St. Patrick’s Day parade).

ADJOURNMENT

The meeting was adjourned at 8:22 p.m.



Mayor – Presiding Officer



Clerk of Council