

RECORD OF PROCEEDINGS

Held

April 10, 2023

CALL TO ORDER

Mayor Fox called the Monday, April 10, 2023 Regular Meeting of Dublin City Council to order at 7:02 p.m.

ROLL CALL

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

Staff members present were Ms. O’Callaghan, Ms. Readler, Mr. Stiffler, Mr. Ranc, Mr. Rogers, Ms. Weisenauer, Mr. Hammersmith, Ms. LeRoy, Ms. Mullinax, Ms. Rauch, Chief Paez, Ms. Goliver and Mr. Ament.

Others present: Elizabeth McClain, Chair, Community Services Advisory Commission; and Dan Sullivan, The Memorial Tournament.

PLEDGE OF ALLEGIANCE

Mayor Fox invited Council Member Kramb to lead the Pledge of Allegiance.

SPECIAL PRESENTATION

- Earth Month Proclamation

Ms. McClain, Chair of the Community Services Advisory Commission came forward to accept the Earth Month Proclamation from Mayor Fox. Mayor Fox read the proclamation. Ms. McClain thanked City Council on behalf of the Community Services Advisory Commission and stated that they represent all City of Dublin residents through their work.

- Memorial Tournament

Mr. Sullivan came forward to speak about the Memorial Tournament for 2023. The Memorial Tournament will be held May 29 through June 4. A field of 120 of the world’s best golf players will participate. He shared that the broadcast partners, as in years past, will be CBS Sports and the Golf Channel. The benefitting charities for this year’s tournament are Nationwide Children’s Hospital and the Eat, Learn, Play Foundation as well as over 50 other charities. The signature events with the Memorial Tournament include:

- The Legends Luncheon, April 19;
- Fore! Miler, May 25;
- Honoree Ceremony, May 31;
- Benefit Concert, June 1;
- Fore!Fest, June 2 & 3; and
- Final Round is June 4.

Mr. Sullivan provided illustrations of the wallscape that will appear on AC Marriott Hotel for the month of May leading up to the Memorial Tournament. The pole banners will also be on display around Bridge Park and along Avery-Muirfield Drive. Riverside Crossing Park will have graphics on the Pavilion and some oversized golf balls that promote the Tournament and their charities. A Disc Golf course will be installed in Riverside Crossing Park for added fun. A Mobile Golf Unit will provide fans the ability to walk into the unit and play Muirfield Village Golf Club. He stated that this mobile unit will be put in different places leading up to and during the Tournament. Mr. Sullivan concluded his presentation by thanking City Council and the City of Dublin for all the collaboration that goes into the Tournament every year.

In response to Mr. Reiner’s question regarding the intention of the use of the Bogey Inn, Mr. Sullivan stated that they are looking for the right relationship opportunity, but it will be used for parking and is intended to be a restaurant in the future.

CITIZEN COMMENTS

Dr. Karen Cords, 4035 Meath Court, came forward to speak about the recent protests and demonstrations that have taken place around Dublin Coffman High School. She is supportive of the first amendment. She stated that protestors are too close to the school with their graphic images. She stated that her teenagers and their friends

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found the images disturbing. She asked if there was anything the City could do to make sure that there was some distance between the protestors and school property. The Law Director offered to look at case law and see if there was anything regarding the distance to school property. The Law Director exchanged information with Dr. Cords.

Diane Cartolano, 3390 Martin Road, came forward to express how much she is enjoying being a part of Citizen U. She stated that Mr. Reiner spoke to the Citizen U class recently and she was appreciative of his comments regarding building the Code to ensure that the City was built the way we wanted it to be. She appreciated his comments about protecting the residents from powerful developers. She stated that she is hopeful that Council remains committed to protecting the residents and the community that we have.

CONSENT AGENDA

- Minutes of the March 27, 2023 Regular Council meeting
- Notice to Legislative Authority of a New D5J Liquor Permit for Business Company Inc., dba Market Bar Vinoteca, 6750 Longshore Street, Suites 11 & 12, Dublin, Ohio 43017
- Notice to Legislative Authority of a Stock Transfer of Ownership of D1, D2 and D3 Liquor Permits for House of Style, Inc., dba Modern Male, 24 Darby Street, Dublin, Ohio 43017.

There was no request to remove a consent agenda item.

Mr. Keeler moved to approve the consent agenda.
Mr. Reiner seconded.

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

SECOND READING/PUBLIC HEARING - ORDINANCES

Ordinance 11-23

Amending Dublin Codified Ordinances Section 32.63 "Membership" to eliminate reference to the term-end date of Community Services Advisory Commission Members

Ms. Readler stated that there are no changes to this Ordinance from the first reading. Staff recommended approval.

There were no public comments.

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

INTRODUCTION/FIRST READING – ORDINANCES

Ordinance 12-23

Adopting and Enacting a Supplement (S-53) to the Code of Ordinances for the City of Dublin, Ohio

Mayor Fox introduced the Ordinance.
Ms. Readler stated that this Ordinance adopts a code supplement prepared by the City's codifier American Legal Publishing. This supplement includes local legislation approved by City Council through December 31, 2022 and State legislation through June 28, 2022. Staff recommended approval at the second reading/public hearing on April 24, 2023.

There were no public comments.

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Second Reading/Public Hearing is scheduled for the April 24, 2023 meeting.

INTRODUCTION/PUBLIC HEARING/VOTE – RESOLUTIONS
Resolution 29-23

Accepting the Dublin Area Housing Study and Strategy

Mr. Keeler introduced the Resolution.
Ms. Rauch stated that this Resolution brings forward the Dublin Area Housing Study and Strategy for acceptance. She stated that the City of Dublin started the Dublin Area Housing Study for the area surrounding Dublin in 2021, which included data analysis of our housing inventory in the Northwest region and housing projects into 2040. This is an expansion of the study conducted by the Mid-Ohio Regional Planning Commission (MORPC). This process established vital information about housing needs as we move into the Community Plan Update process. Ms. Rauch reviewed the two phases for this process, which were: 1) assessing the existing conditions and 2) outlook and opportunities.
Ms. Rauch provided an overview of demographic information. She stated that Dublin is very similar to the national trends. Dublin’s population increased by 18% from 2010 - 2020. Employment growth within the City of Dublin continues to be significant. She shared some housing trend examples, specifically about the increase in the rental market. She reviewed the housing demand analysis and the factors that go into those considerations; not just number of units, but creating neighborhoods, certain housing types, and quality. Staff provided a draft document at two previous meetings, September 2022 and February 2023. From the feedback that Council provided at those sessions, staff included clarification on housing demand projections, clearer strategies regarding transportation and sustainability efforts and memorializing policy issues related to land use strategies in the final draft for Council consideration at this meeting.

Ms. Rauch briefly highlighted the revisions made to the document and the strategies:




STRATEGY 1: ENHANCING THE SENSE OF COMMUNITY

Key Takeaways

- Dublin is a community of choice for families searching for high-quality housing in Central Ohio.
- Strict residential design standards have helped maintain the city’s aesthetic character, but they also contribute to higher home prices.
- From 2019 to 2020, Dublin added over 3,000 residents aged 25 to 34, and over 65. A growth of 44%. These population segments forecasted to grow the fastest have strong preferences for walkable, mixed-use neighborhoods.

Stakeholder Comments

- “People want walkability...People want to be within walking distance to shops, restaurants, farmers markets, etc.” — Realtor.
- “Various standards-tree replacement, wood windows, minimum lots, asphalt driveways, etc. contribute to higher housing costs in Dublin” — Development Community.
- “Because it’s Dublin, they can demand more things. Other suburban cities have tried to adopt Dublin-style design standards” — Builder.
- “Employees need a place to live ideally as close to home as possible” — Employer.



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STRATEGY 2: ENSURING ECONOMIC COMPETITIVENESS

Key Takeaways

- ❑ There is not enough housing in Dublin for young people starting their careers and families with modest incomes.
- ❑ Dublin has maintained its status as a key employment node in the region, employing 50,000 workers within the city limits.
- ❑ Though generally known as a hub for corporate and professional services jobs, Dublin has a sizable number of service-sector jobs with more than 10,000 employed in the following three sectors: Administrative & Support, Waste Management & Remediation; Accommodation & Food Service; and Retail Trade.
- ❑ At today's mortgage interest rates, a 4-person middle income family can afford a maximum of \$299,000 for a new home, while the median sale price for a home located in Dublin in 2021 was \$500,000. Moderate-income housing options specifically for families are in short supply in the Dublin area, which impacts business recruitment and retention efforts.
- ❑ There is a need for housing in Dublin for young professionals starting their careers and families with modest incomes.

Stakeholder Comments

- ❖ "Need more workforce and first-time homebuyer housing" — Mobility Partner.
- ❖ "All (communities) are relying on each other in the region" — Regional Partner.
- ❖ "Building studio, 1-bed, 2-bed apartments will have minimal impact on school enrollment. What does impact school enrollment are larger 4-bedroom single-family homes. There seems to be a misplaced fear of multi-family development" — Developer.
- ❖ "Employees need a place to live ideally as close to home as possible" — Employer.



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- ❑ There is a need for housing in Dublin for young professionals starting their careers and families with modest incomes.

Stakeholder Comments

- ❖ "Need more workforce and first-time homebuyer housing" — Mobility Partner.
- ❖ "All (communities) are relying on each other in the region" — Regional Partner.
- ❖ "Building studio, 1-bed, 2-bed apartments will have minimal impact on school enrollment. What does impact school enrollment are larger 4-bedroom single-family homes. There seems to be a misplaced fear of multi-family development" — Developer.
- ❖ "Employees need a place to live ideally as close to home as possible" — Employer.



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STRATEGY 2: ENSURING ECONOMIC COMPETITIVENESS

Toolbox of Potential Strategies

- 2.1 Regularly participate in discussions with employers, city staff, and housing professionals to understand housing needs to support our major employers.

2.2 Work with developers to encourage building a variety of housing types close to transportation and employment centers.

2.3 Preserve existing income-restricted rental housing stock within the Dublin Area.

2.4 Continue working with transit partners and employers to provide first- and last-mile connections for commuters.
- 2.5 Provide resources to the public about programs/ incentives to assist first-time homebuyers with down payment assistance, low-interest loans, and other financial assistance.

2.6 Promote the Dublin Connector and other potential first-and-last mile solutions for workforce mobility needs.

2.7 Continuously monitor and evaluate the mobility needs of the business and workforce community.



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STRATEGY 3: PLANNING FOR FUTURE GROWTH

Key Takeaways

- ❑ Dublin is forecasted to grow by more than 11,000 persons to 60,500 by 2040.
- ❑ Dublin will need to build 4,850 housing units to keep pace with forecasted growth (185 for-sale homes and 56 rental units annually from 2020-2040).
- ❑ Communities walkable to shops, restaurants, and outdoor recreation amenities are highly desirable in Dublin. Bridge Park is a demonstrated success.
- ❑ Despite development impact analyses—and anecdotal evidence from the Bridge Park project—showing that apartments minimally impact schools, segments of the community fear that denser growth will compromise school quality.
- ❑ Most of Dublin's developable land areas have been built out, leaving 1,090 acres of greenfield area available for residential development.

Stakeholder Comments

- ❖ "Recommends denser infill construction in older neighborhoods" — Developer.
- ❖ "Dublin is an ideal place for cottage homes" — Builder.
- ❖ "For future growth, density has to be part of the conversation" — Realtor.
- ❖ "Metro Place won't be what it was especially after Covid. Giant office buildings are not the future. Maybe a Bridge-Park like development? May have less push back than other places" — Employers.
- ❖ "Need to resolve supply and demand issues. Annexing is not the answer" — Advocacy group.



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STRATEGY 3: PLANNING FOR FUTURE GROWTH

Toolbox of Potential Strategies

- 3.1 Educate the public on the benefits of adding "gentle" housing density into residential areas (e.g., duplexes, triplexes, townhouses, small-scaled condominiums).

3.2 Identify opportunities where infill development or redevelopment of underutilized office/commercial areas would benefit from residential development.

3.3 Examine and modify current zoning to identify areas where denser residential development is appropriate.

3.4 Work with regional partners to understand the availability of incentives or financing assistance for smaller-scale or infill housing products (MORPC).
- 3.5 Collaborate with adjacent municipalities (particularly jurisdictions that overlap with Dublin Schools) to ensure sustainable future growth.

3.6 Addressing how growth occurs is equally important as where growth occurs. Ensuring the residential land uses are sensitively placed in areas that do not compete with economically feasible corridors (including interstates), environmentally sensitive area or other similar considerations should be evaluated as part of future land use recommendations.



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STRATEGY 4: EXPANDING HOUSING OPTIONS FOR SENIORS

Key Takeaways


- ❑ Consistent with national demographic trends, Dublin is experiencing growth in both the size and the proportion of seniors.
- ❑ Dublin's senior households will grow by 38% by 2040 (total of 6,940 households 65+).
- ❑ There is strong and growing demand for lower-maintenance housing in walkable, amenity-rich neighborhoods with design features suitable for seniors. Bridge Park is a demonstrated success.
- ❑ Housing suitable for seniors to downsize is limited in Dublin. Where they do exist, the new smaller, low-maintenance homes are very expensive.
- ❑ Seniors remaining in their homes longer interrupts the next generation of growing families from relocating to the next level of housing needs.

Stakeholder Comments

- ❖ "Regarding Baby Boomers retiring, these folks are trying to sell their homes but want to remain in Dublin. Need to accommodate that" — Employer.
- ❖ "Finding something affordable for seniors is impossible-but very important" — Employer.
- ❖ "Because of the drastic price increases, empty nesters don't downsize into new homes. They are aging in place because they have nowhere to go" — Realtor.
- ❖ "Bridge Park is beautiful and a lot of seniors live there. The high cost is prohibiting diversity of incomes to residing there" — Advocacy Leader.



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STRATEGY 4: EXPANDING HOUSING OPTIONS FOR SENIORS

Toolbox of Potential Strategies

4.1 Increase the supply of new, lower-maintenance housing in walkable, amenity-rich neighborhoods with design features that are suitable for senior living.

4.2 Investigate opportunities for accessory dwelling units (ADUs) as a housing option for seniors.


4.3 Incorporate recommendations for innovative site design recommended in the Neighborhood Design Standards, as well as work with developers to integrate sensitive design for senior housing projects highlighting walkability, social interaction, and necessary structural accommodations.

4.4 Work with Forever Dublin and regional partners to identify senior home modification programs that offer grants, low-interest loans, and/or volunteer labor for a variety of items to help mobility-challenged seniors live safely in their current home.

4.5 Work with housing providers to build new homes for seniors with fixed incomes and retain the supply of such units. Prioritize areas serviced by public transit, social services, and medical facilities.

4.6 Promote the Senior Circulator service for older adults and individuals with disabilities.

4.7 Continuously monitor and evaluate the mobility needs of older adults and individuals with disabilities.



EVERYTHING GROWS HERE.

Staff recommended approval of the Resolution accepting the Dublin Area Housing Study.

There were no public comments.

Mr. Keeler stated that on page 100, Strategy 4, the third sentence should be reworded to "there are . ." He also noted the survey and the section about what makes us a great community. He shared that we need to keep doing what we have done and keep doing what we are good at (page 118). He shared that though housing for the 55+ age group is needed, the housing shortage in general is not a problem that is unique to the City of Dublin; nor is it something we have created or been negligent in. Vice Mayor De Rosa expressed her appreciation for the consultants and the job they did with this study. She stated that she would like the fact that the growth numbers shared are Dublin's percentage of the regional growth reiterated throughout the document. She expressed concern that the reader would not necessarily know that it is based on regional growth. She used the example of the language, "Dublin will need to build . . .", and that is not necessarily the case. The projections provided do not take into consideration all the other factors of Council's goals, etc. She also expressed appreciation for the 60/40 balance principle of commercial versus residential and noted that may be different in other communities. Ms. Kramb stated that under each theme, the language does discuss projected numbers versus the word "need." She also appreciated that the toolbox of strategies are all options, but that we are not necessarily doing all of them. Vice Mayor De Rosa reiterated that the projection still could be interpreted as the City's projections. MORPC projected the growth in the region and the consultants used that data to project Dublin's growth. Ms. Rauch will make sure it is clearer in the language.

Ms. Amorose Groomes read the statement from Strategy 3:

"Despite development impact analyses – and anecdotal evidence from the Bridge Park project – showing that apartments minimally impact schools, segments of the community fear that denser growth will compromise school quality."

She stated that while this statement is partially true, it is only if you are in an urbanized mixed use apartment dwelling; this does not hold true for single use apartment complexes. She would encourage the differentiation of the two distinct uses.

Mayor Fox stated that the surveys can be used for many great viewpoints in the community. She stated she was hopeful that she would have seen more specificity in

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the toolbox strategies. If there are additional strategies that come about, how might they be added? Ms. Rauch stated that staff's goal was to not be too specific in the strategies to allow for more flexibility. She recommended that more detail could come to light as the housing portion of the Community Plan update gets underway. Mayor Fox asked about the 60/40 ratio and how the pace is monitored by staff. Ms. Rauch stated that staff does an annual audit as it ties directly to the future land use recommendations. Mayor Fox stated that in thinking about the affordability of housing, sometimes it is outside pressures that make affordability difficult, not just the house itself, but energy costs, inflationary increases, taxes and valuation etc. Mr. Reiner stated that the past policies and direction have allowed the City to build the community we want and he is hopeful that the process evolves so that staff can tell developers what we need in the City to keep that 60/40. Mayor Fox clarified that the changes suggested by Vice Mayor De Rosa will be made to the document before it is published. Ms. Rauch responded affirmatively.

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

Resolution 30-23
Acceptance of a Preliminary Plat for Towns on the Parkway, Section 1, located within the Bridge Street District (Case 22-075PP)

Mr. Keeler introduced the Resolution. Ms. Mullinax stated that the Plat includes the subdivision of land and dedication of right-of-way, easements, and reserves for 39 attached single-family residential units for a 2.19-acre lot, which includes eight buildings. The Plat establishes Lot 1 of 4 within the larger 11-acre development site. A previous Preliminary Plat (PP) was submitted for the entire 11-acre Towns on the Parkway development without sections. On December 10, 2020, the Planning and Zoning Commission (PZC) made a recommendation of approval to City Council for a Preliminary Plat for the development of 154 townhomes, 0.7-acre of open space, and three public streets on 11 acres. City Council accepted the previous Preliminary Plat on May 24, 2021 for the entire site. On May 20, 2021, the PZC made a recommendation of approval to City Council for a Final Plat. However, following that recommendation the applicant identified the need to construct and occupy the buildings within the development in sections and phases. Publicly accessible open space is required per the Bridge Street District (BSD) Code, which was memorialized by the PZC with a condition of approval of the Final Development Plan in May 2021. Following the review of the revised PP and Final Plat (FP) on October 6, 2022, it was determined the open space configurations would not meet the requirements and the applicant added 0.023-acres of open space (A2) for a total of 0.104 acres of open space to the revised PP and FP to meet Code. A condition of approval has been added to memorialize this adjustment. Staff recommended approval of the Preliminary Plat with the following conditions:

- 1) The applicant make any minor technical adjustments to the plats prior to submission for acceptance to City Council, including any discrepancies in open space square footage; and
- 2) The applicant continues to work with Engineering to dedicate necessary easements via warranty deed or another acceptable conveyance mechanism on the Tuller Flats PL1, LLC property prior to commencement of construction to the satisfaction of the City Engineer.

There were no public comments.

Ms. Kramb asked if, when the green space was calculated, the easement was included. Ms. Mullinax stated the open space is as shown on the final plat. Ms. Kramb asked how the open space was calculated and whether or not the easement was included. Ms. Mullinax responded affirmatively.

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Ms. Rauch stated that the Final Development Plan that was approved included open space that met the Code requirement. A condition of the Final Development Plan was that when the plat came forward, the open spaces had to be accounted for. Ms. Kramb clarified that the applicant will be held to the Final Development Plan and the total number of open spaces required. Ms. Rauch responded affirmatively. Ms. Kramb asked if this was the absolute minimum open space required. Ms. Rauch stated that it is tight given the development that was approved.

Ms. Amorose Groomes asked why the applicant was willing to plat this section but not the section to the north. Ms. Rauch stated that typically it is so it can be platted and constructed in phases and not all at once. Ms. Amorose Groomes clarified that there would have been nothing that precluded them from bringing forward two final plats. Ms. Amorose Groomes stated that it is not appropriate for Council to be considering this plat without the northern section because the green/open space is not represented and it needs to be in the right place. We run the risk of tying the green space requirements onto another parcel when we are already at minimum numbers. Until we see the entirety of the development, there is no assurance that it is an active open space. Ms. Rauch stated that the Final Development Plan approved the location of the open spaces throughout the entire development and they are required to meet the Code and provide those open spaces. To change the locations or amount of open space would require a new Final Development Plan. Ms. Readler stated that the Final Development Plan is, in effect, our assurance that they will provide the open space as specified on that plan. The applicant gets to pick when they come forward with platting. When Council considers a plat, it is limited to what is on that parcel. Ms. Amorose Groomes stated that there is no recourse to address a change to the open space. Ms. Readler stated that staff would not recommend a modification to Council and would not recommend a modification to PZC.

Ms. Kramb clarified that the small area of open space that is now a part of the condition of approval was not on the Final Development Plan. Ms. Rauch responded that was correct.

Ms. Amorose Groomes stated that, given the intent of the Code and the desire for meaningful open spaces, she would like to know why Council is seeing small insignificant spaces. This speaks against the Bridge Street District Code. The space is supposed to be useable by the residents of the development. This is residual space, not open useable space. Ms. Rauch stated that this development has smaller open spaces, such as plaza pockets and larger open spaces. It is mean to be a smaller space adjacent to the buildings. Ms. Rauch provided an illustration of the open spaces that would be throughout the entire development.

Ms. Kramb reiterated that residual space should not count toward open space. Ms. Rauch stated that staff can make certain going forward that the intent toward open space is more closely monitored, but this Final Development Plan was approved.

Ms. Amorose Groomes stated that it is important that the intent be known for open space requirements.

In response to Mr. Reiner’s question about zoning, Ms. Rauch stated that she would need to get that information for Council. Right now, this area is the Sawmill Center Neighborhood. Mr. Reiner spoke to the density and the quality of life of such dense units. He mentioned Gay Street and the character of that development. Ms. Readler stated that the density and open space has already been determined and approved in the Final Development Plan.

In response to Vice Mayor De Rosa’s question regarding what Council’s options were, Ms. Readler stated that the plat is limited to very specific technical items.

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Ms. Kramb stated that the only action Council could take would be to disapprove the addition of the little open space area. Ms. Rauch stated that if that would occur, then the applicant would not be meeting the requirement of open space that the PZC imposed to meet the Code. Discussion was held as to what the outcome of that decision would be.

Ms. Readler reiterated that the review is very limited with plats. There would need to be a substantial reason for disapproval.

Vice Mayor De Rosa stated that this is illustrative of what Council has discussed that they do not want to see.

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

Resolution 31-23
Acceptance of a Final Plat for Towns on the Parkway, Section 1, located within the Bridge Street District (Case 22-076FP)
Vice Mayor De Rosa introduced the Resolution.
No further discussion was held regarding the plat.

There were no public comments.

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

Resolution 32-23
Accepting the Lowest and Best Bid for the Tartan West and Other Booster Station Improvements Project (21-014-CIP)
Mayor Fox introduced the Resolution.
Mr. Hammersmith stated that this project will consist of replacing the existing 30 horsepower motors on three pumps, replacing and upsizing discharge piping, site and building improvements, installing a water quality monitoring unit, and improvements to the existing meter pit at the Tartan West booster station. Additionally, the project will include miscellaneous improvements at the City's other three booster stations: Rings Road, Brand Road, and Post Road. The budgeted funds for this project in the 2022-2026 Capital Improvements Program (CIP) are \$525,000 from Tartan West Water and Post Road Booster Station Upgrades. The Engineer's Estimate for the project is \$423,500.00. On February 21, 2023, one bid was received and publically opened. The Righter Company, Inc. submitted the lowest and best bid of \$498,400.00. As a result of adjusting the roof repair item and eliminating the exterior building work, the adjusted Righter bid is \$410,400.00 (3.09% lower than the Engineer's Estimate). The work for this project is expected to commence in May 2023. The project work at the Tartan West booster station will commence after the Tartan West Water Tank Repainting Project is sufficiently complete for the water tank to be returned to service. The expected completion date for all work is February 23, 2024. Staff recommended approval of the Resolution.

There were no public comments.

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

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Resolution 33-23
Accepting the Lowest and Best Bid for the Shared-Use Path and Parking Lot Maintenance Program 2023 (23-007-CIP)

Mr. Keeler introduced the Resolution.

Mr. Hammersmith stated that this project provides annual maintenance in various locations on the shared-use path network and in one City parking lot. The budgeted funds for the 2023 Program in the 2023-2027 Capital Improvements Program (CIP) are \$555,000. The Engineer's estimate for this program is \$436,450. On March 8, 2023, three bids were received and publicly opened. Brennstuhl Construction, Inc. submitted the lowest and best bid of \$430,646.04 – \$365,766.24 for shared-use path maintenance and \$64,879.80 for parking lot maintenance. The work for this program is expected to commence in May 2023 and be completed by October 2023. Staff recommended approval.

There were no public comments.

Ms. Kramb expressed her gratitude for these improvements.

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

Resolution 34-23
Accepting the Lowest and Best Bid for the Street Maintenance Program 2023 - Phase 1 (23-001-CIP)

Mr. Keeler introduced the Resolution.

Mr. Hammersmith stated that Program consists of replacing deteriorated concrete curb and gutter, street base stabilization, milling of deteriorated pavement surfaces, placement of new asphalt pavement and other associated street maintenance work. This will maintain the average Pavement Condition Index (PCI) of the City's roadway network at 83, higher than the City's overall goal of 75, which is a "good" condition. The 2023 budgeted funds in the 2023-2027 Capital Improvements Program (CIP) for the Annual Street Maintenance Program are \$5,100,000, and the budgeted funds for the Avery-Muirfield Left Turn Lane Modifications are \$260,000. As a result, the total of the budgeted funds available for the Program work is \$5,360,000. The Engineer's estimates for Phase 1 is \$2,304,000. On March 8, 2023, three bids were received and publicly opened. Strawser Paving Company, Inc. submitted the lowest and best bid of \$2,304,953.74 for the Street Maintenance Program 2023 – Phase 1, which includes bid Alternate 1 and bid Alternate 2. Bid Alternate 1 includes work on Tayside Circle and Royal Dublin Road, but planned work on Rings Road that was included in Alternate 1 has been removed from the scope of work for this Program to better coordinate with the Avery and Rings Road/Cara Road interim intersection improvements. Construction on Phase 1 is expected to commence in May and be completed in October of this year. Staff recommended approval.

There were no public comments.

Ms. Amorose Groomes asked if there were any projects that got pushed out in the CIP. Mr. Hammersmith stated that the work was as anticipated.

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

Resolution 35-23
Accepting the Lowest and Best Bid for the Street Maintenance Program 2023 - Phase 2 (23-002-CIP)

Mr. Keeler introduced the Resolution.

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Mr. Hammersmith stated that the scope of work for Phase 2 is similar as described previously for Phase 1. The Engineer’s estimates for Phase 2 of the 2023 Program, including alternates is \$2,611,000. On March 8, 2023, three bids were received and publicly opened. Kokosing Construction Company, Inc. submitted the lowest and best bid of \$2,889,591.94 for the Street Maintenance Program 2023 – Phase 2 which includes bid Alternate 1, consisting of work on Quin Abbey Court and bid Alternate 2, consisting of work on Kilbrittain Lane and the adjacent courts. Construction will commence in May and be completed in October of this year.

There were no public comments.

Ms. Amorose Groomes asked if any projects got pushed. Mr. Hammersmith stated that alternates 3 and 4 were not part of this program.

Mayor Fox mentioned the increase in prices. She asked how staff determines what increase is reasonable. Mr. Hammersmith stated that staff looks at bid items from previous years and compares bids from other agencies.

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

OTHER BUSINESS

- Beautify Your Neighborhood Grant Awards

Ms. Mullinax stated that there is a total of \$32,000 in grant money for the Beautify Your Neighborhood grant process. There were two applications, one from Lakes of Dunmere and one from Villas at St. Andrews, submitted this spring, each for \$5,000. The Community Development Committee reviewed the applications and recommended approval of the grant awards to City Council.

Mayor Fox moved to approve the Beautify Your Neighborhood Grant awards as recommended by the Community Development Committee.
Mr. Reiner seconded.

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

- Memorial Tournament Temporary Signs

Ms. LeRoy stated that Mr. Sullivan addressed the signage that is being requested for the Memorial Tournament during his presentation earlier this evening. She provided illustrations of the sign package that will be up for the month of May for the Memorial Tournament.

Mr. Reiner asked about the large artistic golf balls that were placed around the City for the Presidents Cup and whether or not those will be used again. Ms. LeRoy stated that the large golf ball sculptures this year in Riverside Crossing Park are a different size and will be noted with the charities on them.

In response to Ms. Amorose Groomes’ question as to whether or not the golf ball sculptures are three dimensional or more of a sign, Ms. LeRoy stated that they are three dimensional.

Mayor Fox moved to approve temporary sign request for the Memorial Tournament for the specified time.
Mr. Reiner seconded.

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

- Envision Dublin Steering Committee Update

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Ms. Rauch stated that the Community Plan was last updated in 2007 and 2013. Houseal Lavigne was selected as the consultant to assist with the update to the Community Plan. She provided an overview of the engagement plan that begins next week. She shared the proposed steering committee assignments that have been determined. The goal of the steering committee is to guide the update process. Ms. Rauch noted that the entities that have representation on the steering committee determined who from their organization would participate. She stated that this steering committee provides a great spectrum of perspectives. Ms. Rauch reviewed the following upcoming events:

- April 17, 2023 – Joint Work Session will be held at 6:00 p.m. in the Council Chamber between City Council, PZC and ARB;
- April 18, 2023 – Steering Committee Meeting will be held at 4:00 p.m. in the Council Chamber; and
- April 18, 2023 – Public Input Meeting, with a panel discussion, at 6:00 p.m. in the Council Chamber.

Ms. O’Callaghan stated that a great deal of thought was put into the composition of the steering committee to ensure that all views could be represented. She reiterated that the organizations themselves chose who they wanted to participate on the committee.

Mr. Reiner proposed adding to the steering committee two people that took part in the first two Community Plan processes. He proposed that he and Warren Fishman, PZC member, be added. Ms. Kramb was not in favor of expanding the committee further. Vice Mayor De Rosa clarified that PZC already chose their representatives to be on the committee. Mayor Fox was supportive and shared that the perspective that could be brought would be valuable. Ms. Amorose Groomes stated that she too was part of the past Community Plan processes and would be happy to bring that perspective as a Council representative on the steering committee.

Mayor Fox suggested that the members of the steering committee be provided with a printed copy of an updated Community Plan. Ms. Rauch responded affirmatively.

STAFF COMMENTS

Ms. O’Callaghan shared the following:

- Staff has retained an engineering consultant for the design of the annual Stormwater Improvements Project. This project will evaluate the capacity of the stormwater system tributary to Memorial Drive west of its intersection with Avery Road.
 - Surveying will occur along Memorial Drive, the perimeter of the pond at the southeast corner of Memorial Drive and Avery Road, and within the right-of-way along Memorial Drive and Grey Friar Way.
 - Survey notification letters will be sent to affected properties on Tuesday April 11, 2023. Surveying will begin on or after Monday April 17, 2023.
- ODOT is beginning work on the Dublin Road resurfacing project between Emerald Parkway and Glick Road this week. Beginning April 12th, sidewalk ramp replacement will take place at the Brand Road/Dublin Road roundabout. Drivers will see northbound and southbound lane closures on the roundabout’s south side for a few days until work is complete. Traffic will be maintained in both directions. Resurfacing begins April 17 at Glick Road and moves south. Traffic will be flagged in both directions during this time. Work should be completed by mid-May.
- On Tuesday, April 18th, the City will host the first public input meeting for the Envision Dublin Community Plan Update. The meeting will be held in the Dublin City Council Chamber from 6 to 8 p.m. The evening will include an overview of the process followed by a podcast-style panel discussion. Ms. O’Callaghan stated that she would be joined for the panel discussion by John Houseal of Houseal Lavigne, our Community Plan consultant and William Murdock, Executive Director of the Mid-Ohio Regional Planning Commission. The panel

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discussion will be followed by an interactive public input session. Refreshments will be provided.

- On Wednesday, April 19th, staff will host the Spring Neighborhood Association Leadership meeting in the Council Chamber. Representatives from Dublin's 100-plus HOA and Civic Associations have been invited to have a meet and greet with City Council, hear City updates and participate in a speed neighborhood-networking event. The meet and greet begins at 6 p.m. with presentation and networking from 6:30 to 8 p.m.
- The next Document Destruction Day is coming up on Saturday, April 22nd. Residents can celebrate Earth Month by securely recycling paper documents, receipts, mail, file folders, credit cards, CDs and Hard Drives. The event will be held at the City's Fleet Building from 9 AM to Noon. The last Document Destruction Day disposed of 6.9 tons of materials.

COUNCIL REPORTS

There were no Council reports.

COUNCIL ROUNDTABLE

Mr. Keeler thanked the Hidaka's for the hospitality at their Cherry Blossom Luncheon. He thanked Mr. Hammersmith and Mr. Ranc for their efforts in assisting residents in Bristol Commons with stormwater issues.

Mr. Reiner echoed Mr. Keeler's comments.

Ms. Amorose Groomes thanked everyone who attended the MORPC State of the Region event. She shared that an Executive Committee meeting was held on April 6 and a consultant was selected to assist with the Sustainable Activities 2050 initiative. We will have the opportunity to receive the information completed by the consultant and build upon it as a key objective of our City. She also thanked the Hidaka's for the Cherry Blossom luncheon and expressed appreciation for Mr. Hidaka's inspirational message. Ms. Amorose Groomes suggested having the 3D hologram of Bridge Park that was at the State of the Region available for the Spring HOA meeting for the public to see.

Vice Mayor De Rosa thanked the Hidaka's for the luncheon. She asked staff to provide the discussion that occurred at Planning and Zoning Commission regarding the Towns on the Parkway development.

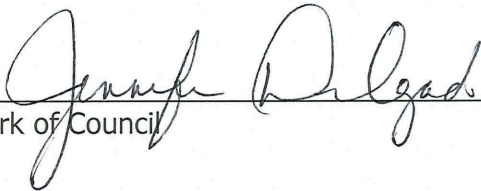
Mayor Fox thanked the Hidaka's for the luncheon. She encouraged anyone who is interested in the Community Plan update to please participate in the public input sessions, fill out surveys, write e-mails and provide feedback on your ideas for the future of this community.

ADJOURNMENT

The meeting was adjourned at 9:03 p.m.



Mayor – Presiding Officer



Clerk of Council