

RECORD OF PROCEEDINGS
Dublin City Council

Minutes of

Meeting

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

Held June 26, 2023 20

CALL TO ORDER

Mayor Fox called the Monday, June 26, 2023 Regular Meeting of Dublin City Council to order at 5:15 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 Ms. O'Callaghan, Ms. Readler, Mr. Ranc, Ms. Weisenauer, Mr. Hammersmith, Mr. Stiffler, Mr. Earman, Ms. LeRoy, Ms. Rauch, Chief Paez, Ms. Vosters, Mr. Bishara, Ms. Conn, Mr. Smith, Ms. Willis, Ms. Blake, Ms. Goliver and Mr. Ament.

Others present: Coaches and Members of the 2023 Dublin Jerome Boys Lacrosse State Championship Team; Mark Fahner, Vice President – Corporate Development; David Kramer, Senior Director – Corporate Development; Ted Heckmann, Senior Director – Government and Regulatory Affairs; Collin Taylor, Business Operations Manager and Rob Shema, Director – Government Affairs and Business Development from altafiber; and Retired LTC Jeff Noble, Chair of the Veterans Advisory Committee.

ADJOURNMENT TO EXECUTIVE SESSION

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

- Personnel Matters: Considering the Appointment of a Public Official and Considering the Employment of a Public Employee;
- 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;
- To consider the purchase of property for public purposes; 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; Ms. Kramb, yes; Ms. Alutto, yes; Mr. Reiner, yes; Vice Mayor De Rosa, yes; Mayor Fox, yes; Ms. Amorose Groomes, yes.

PLEDGE OF ALLEGIANCE

Mayor Fox invited Mr. Reiner to lead the Pledge of Allegiance.

SPECIAL PRESENTATION

- Certificates of Recognition – Dublin Jerome Boys Lacrosse Team State Champions 2023

Ms. Alutto invited forward the players and coaches from the Dublin Jerome Boys Lacrosse Varsity Team that were present. She shared that the Celtics defeated Cincinnati St. Xavier 12-10 to win the Ohio High School Athletic Association Division I Boys Lacrosse title. The state championship game took place June 3, 2023 at Historic Crew Stadium. This is the second title in three seasons; and the fifth title overall. They were State Champions in 2005, 2010, 2011, 2021 and 2023. The team achieved a record of 22 wins and only 1 loss for this season. The championship game was tied at 5 each at half-time. Senior Marek Tzagournis scored five goals and finishes high school as the Ohio boys lacrosse all-time leading scorer. Seniors Brady Sestili and Carder Ungerott each scored two goals and Junior Goalie Cody Lorentzen made seven saves. Head Coach Amos thanked Council for the recognition.

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- Parks and Recreation Month

Mayor Fox invited Mr. Smith, Ms. Vosters, Ms. Conn and Mr. Bishara forward to accept the Parks and Recreation Month proclamation. Mayor Fox read the proclamation and shared that the work by Parks and Recreation staff every day greatly contributes to the quality of life in Dublin.

CITIZEN COMMENTS

There were no public comments.

CONSENT AGENDA

- Minutes of the June 5, 2023 Work Session
- Minutes of the June 12, 2023 Regular Council meeting
- Notice to Legislative Authority of a New D1 and D2 Liquor Permit for HBC Onsite LLC, dba Asuka Ramen, 7541 Sawmill Road, Dublin, Ohio 43016

There was no request to remove a consent agenda item.

Ms. Alutto moved to approve the consent agenda.
Ms. Amorose Groomes seconded.

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

SECOND READING/PUBLIC HEARING - ORDINANCES

Ordinance 15-23 (Amended)

Amending The Annual Appropriations For The Fiscal Year Ending December 31, 2023 (Q2 Supplemental)

Mr. Stiffler stated that this Ordinance was amended from the first reading to include a new section. Section Four has been added to appropriate \$7.1 million for Resolution 55-23, as Council discussed at the CIP work session on June 20.

There were no public comments.

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

INTRODUCTION/FIRST READING – ORDINANCES

Mayor Fox moved to waive the Council Rules of Order and read Ordinances 16-23 through 21-23 together.

Ms. Alutto seconded.

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

[Clerk read abbreviated titles]

Ordinance 16-23

To Appropriate a 2.683-Acre Fee Simple Warranty Deed for Right-of-Way, Without Limitation to Existing Access Rights, From the Property Located at the Southwest Corner of Avery Road and Rings Road, Identified as Franklin County Parcel Number 274-000023 For the Public Purpose of

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Constructing a Roadway Intersection Improvement with Shared-Use Path and Constructing Water and Sanitary Sewer Line Extensions, All of Which Will be Open to the Public Without Charge

Ordinance 17-23

To Appropriate a 1.139-Acre Fee Simple Warranty Deed for Right-of-Way, Without Limitation to Existing Access Rights, From the Property Located at the Southwest Corner of Avery Road and Rings Road, Identified as Franklin County Parcel Number 274-000021, for the Public Purpose of Constructing a Roadway Intersection Improvement with Shared-Use Path and Constructing Water and Sanitary Sewer Line Extensions, All of Which Will be Open to the Public Without Charge

Ordinance 18-23

To Appropriate a 0.171-Acre Fee Simple Warranty Deed for Right-of-Way, Without Limitation to Existing Access Rights; From the Property Located at the Southwest Corner of Avery Road and Rings Road, Identified as Franklin County Parcel Number 274-000017 for the Public Purpose of Constructing a Roadway Intersection Improvement With Shared- Use Path and Constructing Sanitary Sewer Line and Water Line Extensions, All of Which Will be Open to the Public Without Charge

Ordinance 19-23

To Appropriate a 0.010-Acre Fee Simple Warranty Deed for Right-of-Way, Without Limitation to Existing Access Rights, a 0.087-Acre Perpetual Easement for Highway Purposes and a 0.007-Acre Temporary Construction and Grading Easement From Kelly A. Maynard and Joe E. Maynard, Sr., From the Property Located at 5522 Avery Road For the Public Purpose of Constructing a Roadway Intersection Improvement with Shared-Use Path and Constructing Water and Sanitary Sewer Line Extensions, All of Which Will be Open to the Public Without Charge

Ordinance 20-23

To Appropriate a 0.253-Acre Fee Simple Warranty Deed for Right-of-Way, Without Limitation to Existing Access Rights, and a 0.046-Acre Temporary Construction and Grading easement From Ryan Lanning, From the Property Located at 6368 Rings Road For the Public Purpose of Constructing a Roadway Intersection Improvement With Shared-Use Path and Constructing Water and Sanitary Sewer Line Extensions, All of Which Will be Open to the Public Without Charge

Ordinance 21-23

To Appropriate a 0.126-Acre Fee Simple Warranty Deed for Right-of-Way, Without Limitation to Existing Access Rights, a 0.014-Acre Perpetual Easement for Highway Purposes and a 0.045-Acre Temporary Construction and Grading Easement from William Reesman and Alison Valentine, From the Property Located at 6166 Avery Road for the Public Purpose of Constructing a Roadway Intersection Improvement with Shared- Use Path and Constructing Water and Sanitary Sewer Line Extensions, All of Which Will be Open to the Public Without Charge

Mayor Fox introduced the Ordinances.

Mr. Gable stated that the Avery Road/Rings Road/Cara Road Interim Intersection Improvement Project will construct a roundabout at the intersection as well as other improvements as previously described. Acquisition of property interest from eight property owners in the project area is necessary to construct the project. Council approved six Resolutions of Intent to Appropriate right-of-way and easements from six parcels. These six Ordinances before Council are the next legislation necessary to

authorize the appropriation of the right-of-way and easements. Staff continues to negotiate with property owners with the hope that a fair settlement will occur.

There were no public comments.

Second reading/public hearing of these Ordinances is scheduled for July 31, 2023.

Mayor Fox moved to waive the Council Rules of Order and read Ordinances 22-23 and 23-23 together.

Ms. Alutto seconded.

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

Ordinance 22-23
Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.034-Acre Perpetual Easement for Highway Purposes, Without Limitation to Existing Access Rights, from David John Wise IV, from the Property Located at 6109 Cara Road for the Public Purpose of Constructing a Roadway Intersection Improvement with Shared- Use Path and Constructing Water and Sanitary Sewer Line Extensions, All of Which will be Open to the Public Without Charge

Ordinance 23-23
Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.126-Acre Fee Simple Warranty Deed for Right -of-Way, Without Limitation to Existing Access Rights, and 0.023-Acre Temporary Construction and Grading Easement from Hamidullah Cashmere and Ihsan Rodriguez, from the Property Located at 6226 Rings Road for the Public Purpose of Constructing a Roadway Intersection Improvement with Shared-Use Path and Constructing Water and Sanitary Sewer Line Extensions, All of Which Will be Open to the Public Without Charge

Ms. Alutto introduced the Ordinances.

Mr. Gable stated that these two Ordinances authorize the City Manager to execute all necessary easement documents and contracts to formally acquire the necessary property interest from these two property owners.

There were no public comments.

Second reading/public hearing is scheduled for the July 31, 2023 Council meeting.

Ordinance 24-23
Authorizing the City Manager to Dispose of Real Property No Longer Needed For Municipal Purposes Via Auction

Ms. Alutto introduced the Ordinances.

Ms. O'Callaghan stated that Ordinance 54-20 was approved by City Council on January 4, 2021, and authorized the acquisition of seven residential lots and two parcels on N. Riverview Street, totaling approximately 2.78 acres for a purchase price of \$1.95 million. Soon after the properties were acquired, an Advisory Committee was formed and tasked with guiding a Request for Proposal (RFP) process for the property. The Advisory Committee reviewed and recommended the proposal submitted by Community Space Development (CSD) to Council for further consideration. As part of the proposal, the three southern most properties were identified as an option for others to own and renovate. Staff believes it is in the best interest of the City to separate these three properties and sell them for private ownership. The properties

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are located at 17 N. Riverview St., 27 N. Riverview St., and 40 E. Bridge St. The Code permits the City to dispose of surplus property, among other methods, by live public auction or internet auction. In order to provide the most opportunity for potential buyers to participate in the sale, Staff recommended that City Council authorize the disposition of the three properties by auction. This Ordinance would authorize the City Manager to contract with a professional auctioneering company to oversee the auction. Staff recommended approval at the second reading on July 31.

There were no public comments.

Mr. Keeler asked about the reserve price and how that would be calculated. Ms. O'Callaghan stated that staff will attempt to recoup all costs that the City has into these properties to date.

In response to Mayor Fox's question, Ms. O'Callaghan stated that they will utilize the current appraisals as a factor as well.

Vice Mayor De Rosa asked about the timeline and when it would be likely that the auction would occur. Ms. O'Callaghan explained that we need to have the second reading on July 31 and then it is a 30 day waiting period before the ordinance is in effect. Vice Mayor De Rosa expressed concern for the lengthy timeframe due to the condition of the properties. Vice Mayor De Rosa asked the balance of Council if they would consider passing the ordinance as an emergency so it could be effective upon passage at the end of July.

Ms. Amorose Groomes clarified that there would be no expenditure of public funds relative to this process. Ms. O'Callaghan responded affirmatively.

Mayor Fox reiterated that passing this as emergency legislation would not preclude anyone from participating in the auction. Being effective at the end of July allows the auctioneer to begin marketing the property.

Mayor Fox moved to direct staff to bring Ordinance 24-23 back for second reading as emergency legislation – effective upon passage.

Ms. Alutto seconded

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

Second reading/public hearing is scheduled for the July 31, 2023 Council meeting.

Ordinance 25-23

Authorizing the City Manager to Enter into an Economic Development Agreement with the City of Columbus, Ohio

Ms. Alutto introduced the Ordinances.

Ms. O'Callaghan stated that the proposed Economic Development Agreement (EDA) pertains to approximately 5,575 acres located to the west of Dublin's existing corporate boundary. The area consists of both the City of Columbus Exclusive Expansion Area and the Negotiated Expansion Area, as defined within the 1993 Columbus and Dublin Water and Sanitary Sewer Service Agreements. In the 1993 Agreements, both Columbus and Dublin agreed that the Negotiated Expansion Area would constitute a shared future growth area for both entities. She noted that the Negotiated Expansion Area can also be served by the City of Marysville for both water and sewer, but they are not a party to this agreement. In 2009, City Council passed Ordinance 43-09 Economic Development Agreement with the City of Columbus and Ordinance 44-09 Modification of Water and Sewer Agreements with the City of Columbus. The 2009 EDA established certain terms and conditions under which a 277-acre area would become part of the Exclusive Dublin Expansion Area. This area generally includes certain property west of Hyland Croy Road/northeast quadrant and northwest quadrant of the US 33/Post Road Interchange. The proposed EDA establishes the terms and conditions

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under which the 5,575-acre area located to the west of Dublin's existing corporate boundary will become the exclusive Dublin Expansion Area. The terms and conditions relate largely to the sharing of the net income tax revenues that may result from the development in this area. Once the proposed EDA is executed, Dublin would be able to accept annexations sought by any of the owners of the parcels of land located within the 5,575-acre area. This area constitutes 100% of what remains of the Columbus Exclusive Expansion Area and 100% of the Negotiated Expansion Area. This presents a significant opportunity to influence the rate and type of development to occur in areas over which Dublin currently does not have control or influence. This also presents new opportunities for economic development that the City could not previously anticipate.

Ms. O'Callaghan reviewed the key components of the proposed EDA:

Annexation and Shared Revenue Considerations

- Columbus and Dublin agree the 5,575 acres located to the west of Dublin's existing corporate boundary and designated as the Revenue Sharing Area will allow property owners to pursue annexation of their land to Dublin only.
- Dublin will require the annexation of any property within the Revenue Sharing Area seeking utility services from Dublin.
- Dublin will pay Columbus \$1,000 per acre, as annexed to the City of Dublin. Dublin could pass this cost along, if it chooses, to those who desire to annex as part of the City's annexation fee policy.
- Dublin shall pay to Columbus during the term of the Agreement twenty-five percent (25%) of the net income tax revenues received by Dublin from commercial, industrial, office and/or a mix of uses within the Revenue Sharing Area. Net income tax revenues is defined in the EDA. It is important to point out that later in the Agreement under Term, the obligations to make ANY payments required under this Agreement shall only begin once ten million dollars (\$10,000,000.00) in revenue is generated in the Revenue Sharing Area.
- Dublin will not be required to pay Columbus any sum with respect to any parcel which may be developed for single family or multi-family residential purposes.
- If any multi-family development occurs in the Revenue Sharing Area, Dublin agrees to request that the Developer dedicate twenty percent (20%) of the development's units for affordable housing. The types of housing to be developed in the Revenue Sharing Area, if any, will be determined by Dublin City Council at a later date.

Governmental Services

- Dublin shall provide all governmental services within the Revenue Sharing Area.
- Dublin shall receive a credit of twenty-six percent (26%) of gross income tax revenues derived from the Revenue Sharing Area.

Infrastructure Improvements, Facilities Management, and Planning

- Dublin will be responsible for the master planning and infrastructure planning for the Revenue Sharing Area.
- Dublin shall receive twenty-five percent (25%) of gross income tax revenues derived from the Revenue Sharing Area for capital improvements and ongoing maintenance.

Noncompete Obligation

- If a company relocates from the City of Columbus to the Revenue Sharing Area, Columbus will continue to collect 100% of the net income tax revenues generated by that company up to the amount of income tax paid to Columbus during the most recent calendar year for the term the company operates there or the term of the EDA, whichever is less. 100% of the net income tax revenues generated by the company on any net new jobs after such a relocation will be paid according to the previously described distribution.
- If a Dublin company relocates into the Revenue Sharing Area, Dublin will continue to collect 100% of the net income tax revenues generated by that

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company as before. 100% of the net income tax revenues generated by the company on any net new jobs after such a relocation will be paid according to the previously described distribution.

Review Team

- Will consist of 6 members – 3 appointed by the Mayor of Columbus and 3 appointed by the Dublin City Manager administratively.
- Shall meet annually to review the activities, performance and revenues generated in the Revenue Sharing Area.
- Will prepare an annual report prior to April 1 of each year.
- Will meet as otherwise needed.

Term

- Addresses the obligation to make payments required only once ten million dollars (\$10,000,000.00) in revenue is generated within the Revenue Sharing Area.
- Term is for as long as the water and sanitary sewer service agreements or fifty (50) years, whichever is longer.

Ms. O’Callaghan thanked the City of Columbus for their partnership in working through this agreement. She also acknowledged former City Manager Dana McDaniel and the work he put into negotiating the agreement prior to his retirement. Staff recommended approval at the second reading/public hearing on July 31, 2023.

There were no public comments.

Mayor Fox and Vice Mayor De Rosa thanked staff (and former City Manager Dana McDaniel) for all the work in bringing this agreement to fruition. Ms. Amorose Groomes thanked Mayor Ginther, Council President Shannon Hardin and Mike Schadek for their partnership.

Second reading/public hearing is scheduled for the July 31, 2023 Council meeting.

Ordinance 26-23

Authorizing the City Manager to Enter into a New Water Service Agreement with the City of Columbus, Ohio

Ms. Alutto introduced the Ordinances.

Mr. Hammersmith stated that, for just over thirty years, water and sanitary sewer services have been provided through agreements between Dublin and Columbus. Dublin and Columbus entered into an agreement for water service on April 13, 1993, pursuant to Ordinance No. 135-92 passed by Dublin on January 4, 1993, and pursuant to Ordinance No. 2693-92 passed by Columbus on December 14, 1992 (Water Service Contract). Dublin and Columbus previously amended the Contracts pursuant to Columbus Ordinance No. 0454-2009, passed by its City Council on July 13, 2009 and by Dublin, duly authorized by City Ordinance No. 43-09, passed by its City Council on August 17, 2009. The Contract amendments provided for the modification of the Exclusive Dublin Expansion Area by expanding that area with the addition of a 277-acre area located in the Negotiated Expansion Area.

Dublin and Columbus are proposing to enter into a new Economic Development Agreement to expand the Exclusive Dublin Expansion Area by approximately 5,575 acres. In order to provide services to the expanded Dublin Expansion Area and update the existing agreements to reflect present conditions, new water and sanitary sewer service agreements with Columbus are required. The proposed new service agreements will replace the existing Contracts originally entered into in 1993. These new agreements are in Columbus’ updated format and are intended to be more consistent with their current service agreements with other satellite suburbs to which Columbus provides water and sanitary sewer services. The new service agreements

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include the expanded Dublin Expansion Area to align with the Revenue Sharing Area as established by the Economic Development Agreement (EDA), and establish conditions and requirements for the provision of water and sanitary sewer services to this expanded area. The term of the new agreements is twenty-five years. The new service agreements maintain existing water and sanitary sewer service levels to Dublin residents. Regarding the new Water Service Agreement, provisions are now included in terms of temporary street closures and water shut offs. Columbus will use reasonable efforts to notify Dublin at least forty-eight (48) hours in advance of when work on the Dublin water system is to be performed, including street closures. The Columbus notification will include hours of work restrictions and necessary detour routes, unless the work is an emergency in nature. Staff recommended approval at the second reading.

There were no public comments.

Second reading/public hearing is scheduled for the July 31, 2023 Council meeting.

Ordinance 27-23
Authorizing the City Manager to Enter into a New Sanitary Sewer Service Agreement with the City of Columbus, Ohio

Ms. Alutto introduced the Ordinances.
Mr. Hammersmith stated that this is the same as he previously described regarding the new agreements. He recommended approval at the second reading.

There were no public comments.

Second reading/public hearing is scheduled for the July 31, 2023 Council meeting.

INTRODUCTION/PUBLIC HEARING/VOTE – RESOLUTIONS
Resolution 52-23

Authorizing the City Manager to Enter into a Pipeline Relocation Agreement and Related Easements with Columbia Gas of Ohio, Inc. to Relocate Gas Pipeline for the Construction of the Avery Road and Rings Road/Cara Road Interim Intersection Improvement Project

Ms. Alutto introduced the Resolution.
Mr. Gable stated that this Resolution authorizes the City Manager to enter into a pipeline relocation agreement with Columbia Gas of Ohio for the Avery Road/Rings Road/Cara Road Interim Intersection Improvement project. Columbus Gas has already reviewed and accepted the agreement. Staff recommended approval.

There were no public comments.

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

Resolution 53-23
A Resolution Accepting the Lowest and Best Bid for the Frantz Road at Metro Place South Traffic Signal/Electrical Infrastructure Improvements Project

Ms. Alutto introduced the Resolution.
Ms. Willis stated that this project rewires the traffic signal at Frantz Road and Metro Place South, replaces the signal cabinet to resolve its frequent maintenance issues and upgrades the internally illuminated street name signs. Two bids were opened on June 7, 2023. Both bids were over the engineer’s estimate, but were less than \$1,000 apart in value. The higher than expected cost of the project is due to the specialty nature of the project itself and elevated market prices for the traffic signal cabinet, power meter and conduit flushing items. Staff recommended approval.

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There were no public comments.

In response to Mr. Keeler’s question regarding the Frantz Road Traffic Study and the lane additions as part of that study, Ms. Willis stated that the result of the Frantz Road Alternative Transportation Study is the micro-mobility demo pilot that is currently underway. We are using existing infrastructure rather than constructing new lanes.

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; Ms. Alutto, yes.

Resolution 54-23
Designating Members to the Tax Incentive Review Councils of the City of Dublin

Ms. Alutto introduced the Resolution.
Mr. Stiffler stated that with the creation of the Riviera TIF, the City of Dublin expanded our TIF districts into Delaware County. It is necessary to appoint members to the Tax Incentive Review Council (TIRC) for Delaware County so that they can review the TIF District. This resolution appoints the members that are currently assigned to the Franklin County TIRC to the Delaware TIRC and all future TIRCs for the City of Dublin.

There were no public comments.

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

Resolution 55-23
Authorizing the City Manager to Enter into a Master Network Agreement with altafiber for the Broadband To The Home Project

Ms. Alutto introduced the Resolution.
Mr. McCollough stated that Resolution 55-23 is responsive to City Council’s Goal 1, to be the most connected community in the US. By way of background information, Mr. McCollough stated that the City of Dublin had been a connected community, thanks to its longtime investment in the Dublin fiber optic system and projects such as the 100 gig project. This connectivity had not been extended to residents and we have heard from residents that there were concerns about access speeds, cost choices or competition and addressing future needs. Council’s response to those resident concerns was the prioritization of Goal 1, the most connected community. Staff began the process of finding a solution that made access to broadband internet available to all residents at high speeds. The City engaged Entropy to conduct a study to validate the objectives of the goal and help the City design a path forward. The City made the decision to move forward with an RFP. Entropy’s contribution to this goal was critical and their analysis has made us progress to this point.
Mr. McCollough explained what broadband and fiber to the home means. He stated that bandwidth refers to the amount of data that can be transmitted within a period of time. Broadband refers to the capacity to transmit a large amount of data for a given time. The old standard held at three megabits per second as an upload speed and 25 megabits per second as a download speed were defined as broadband. The speeds are not symmetrical. These speeds are not considered enough to handle modern streaming social media video calls, home schooling, work from home or future applications. A 500 megabits per second service would be considered competitive today. 500 Megabits per second is about half of 1 gigabit per second. 10 gigibabits per second is a capacity target that is expected to allow for growth in demand over time. We are targeting this capacity to become a community of our size that allows for this level of symmetrical bandwidth. He explained that we believe in fiber because of the physical connection. Fiber has the benefit of decades long longevity. It has the ability

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to be upgraded without new construction and is the fastest and most robust known available technology today. Fiber is less likely to go down due to power outages, is highly durable and resistant and uses less energy to transmit data. Mr. McCollough stated that, ultimately, the City's analysis backed up by Entropy analysis, is that fiber is the most reliable, expandable and fast technology for the transmission of broadband internet services. He summarized the work that Entropy completed for the City as part of their analysis. Mr. McCollough described passive optical networking (PON) which is the ability for broadband internet service to be brought to several homes at once. He described the updated standard for these PONs that can support higher speed symmetrical data transfer. It will be capable of delivering up to 10 gigabits in the future should the community need it. Mr. McCollough reviewed the details of the RFP that was developed. There were seven respondents to the RFP. There was an extraordinarily wide variation in technical approaches, cost and design. Altafiber was selected as the finalist in the process. This new partnership will be the first completed fiber, high speed broadband service area of comparable size in the Central Ohio region.

He introduced David Kramer, Senior Director – Corporate Development. Mr. Kramer introduced other members of the altafiber team that were present: Mark Fahner, Vice President – Corporate Development; Ted Heckmann, Senior Director – Government and Regulatory Affairs; Collin Taylor, Business Operations Manager and Rob Shema, Director – Government Affairs and Business Development.

Mr. Kramer complimented the team at Dublin. He expressed his appreciation for the opportunity to partner on this project.

Mr. McCollough shared the elements of the contract with altafiber. Altafiber will design, build, operate and maintain a new fiber optic network capable of service levels up to 10 gigabits with substantial completion within 36 months of the start. The City's contribution amount is \$5.9 million in periodic installments. The City will supplement the contribution amount up to \$1.2 million pending possible changes to the cost of using the Dublin conduit system, which is a requirement. All inclusive cost is \$7.1 million which is the best and lowest cost of any proposal to the RFP.

The City and altafiber have been working together on a marketing and communications plan. Altafiber will establish an office within the service area of the network. This is a 15-year term agreement. Staff recommended approval.

There were no public comments.

Mr. Keeler sought clarification regarding the innovation center or wifi in some parks. Mr. McCollough stated that the language is intentionally vague to allow flexibility. Rather than defining what an innovation center would specifically be, we can determine what is needed.

Vice Mayor De Rosa expressed her gratitude for this contract and the services to the community. She stated that this was all started in 2019 and commented on how the pandemic has made these services crucial. She stated that she looks forward to the partnership and what this will bring to residents.

Mayor Fox asked whether consumers will be able to choose the speed, level of data and how that would work. Mr. Kramer stated that multiple speed packages would be offered to Dublin residents so they can choose the package that is right for them. Mayor Fox asked if this will have an impact on older devices. Mr. Kramer stated that whatever functionality that people have today, they will have with fiber. The benefit of fiber will allow them to actually get new devices if needed and have a better experience overall.

Mr. Reiner asked about the effect that fiber could have on general prices for home media. Mr. Kramer stated that there are a lot of studies out there about this. The general consensus is, from a residential perspective, home values will appreciate 3-5%. Commercial can be a little higher.

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Mr. Reiner asked about security with fiber. Mr. Kramer stated that it is very durable and resilient, and it takes a specialized set of equipment and knowledge to access a fiber network versus some of the other equipment. It is closely monitored.

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; Ms. Alutto, yes.

OTHER BUSINESS

- Veterans Advisory Committee Recommendations
Retired LTC Noble came forward and provided a brief background including the 11 duties of the Veterans Advisory Committee. He took specific note of one of the duties, which is to, "maximize the input and participation of military veterans within the community." The Committee wishes to gather a comprehensive list of all veterans within Dublin. There are approximately 1,076 veterans that live in Dublin. The Veteran's Committee has two recommendations for which they are seeking Council approval:
 - To establish a Veterans Appreciation Card
 - To create a Senior Military Veterans rate at the Dublin Community Recreation Center (DCRC).

The Appreciation Card would provide a comprehensive list of the veterans in Dublin and would provide a list for future communication for upcoming events and veterans activities. Proposed benefits of having this card include:

- 25% off Abbey Theater Tickets
- 5 Daily passes to the DCRC or Pool
- Free pool entry on July 4th
- Entrance into a lottery for two free Memorial Tournament Tickets including hospitality at the City's villa.

The total benefit value per veteran could be up to \$400.

The New Senior Military Veteran Rate a the DCRC is the second recommendation. There is already a Military/Veterans Rate and a Senior Rate in existence; however, this recommendation would be a \$5 discount from the Senior Rate. There are many seniors who are veterans and would like to be identified as a veteran, but the rate for that recognition is currently higher than the senior rate. The DCRC is a good place for veterans to relieve stress and create community.

Mayor Fox moved to approve the Veterans Advisory Committee recommendations as presented.
Ms. Alutto seconded.

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

- Smiley Park Village – Concept Plan
Mr. Houshell introduced the concept plan to convert an existing extended stay hotel to an apartment complex. He reviewed the Planned Unit Development process that this project is following. The applicant has already pursued feedback for this concept plan through the Planning and Zoning Commission, but are requesting additional feedback from City Council.
Mr. Houshell reviewed the considerations for this plan, including: how the plan aligns with the Community Plan recommendations, whether the use is appropriate for the site and the area, the general site layout and how it integrates with the surrounding areas. The site is approximately four acres in size and currently zoned Planned Unit Development District, Waterford Village. This site has five buildings, all at two stories in height with 128 parking spaces. It has internal central amenities which include a pool and tennis court. There is no development text that is applicable to the site, so staff applied the closest

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standard zoning district to this site, which would be Suburban Office. Suburban Office does not consider multifamily, which is why a rezoning would be required. This site is also located within the Dublin Corporate Area Plan (DCAP). Mr. Houshell reviewed the goals of the DCAP. This concept is more of an adaptive reuse development. This means that the “bones” of the site will remain, but the operations will be repurposed for the existing buildings. The parking and amenities would also remain. Mr. Hounshell reviewed Planning and Zoning Commission’s feedback. He stated the applicant is present with some additional commentary.

Asaf Fligelman, Churchwick Partners LLC, 975 Browers Point Branch, Woodmere, NY came forward and thanked Council for the opportunity to address them. He shared some background of Churchwick Partners philosophy and business portfolio. He provided a presentation regarding the concept plan that is proposed.

Scott Haring, 3280 Lilly Mar Court, stated that he liked the presentation and feels it “checks all the boxes.”

Mr. Keeler stated he appreciated the thoughtful presentation. He stated that Dublin has very high standards and he felt that this plan lacks visual appeal. He shared that he appreciated what they are trying to do and that they are making a large investment.

Ms. Amorose Groomes asked Mr. Hounshell if staff reviewed this facility from a Code perspective, specifically, the landscape plans. She stated that much of what is being viewed as an upgrade is actually just meeting the landscape plans. Mr. Hounshell responded affirmatively. Ms. Amorose Groomes stated that this facility is egregiously out of code in terms of landscaping requirements and we would want that brought up to Code. She does not consider general maintenance such as, lighting fixtures and paint to be upgrades as those are things we expect property owners to do. She added that Council has to look at whether or not this meets the intent. The site plan, green space, etc. does not meet the intent.

Ms. Alutto stated that the struggle for her is that the idea is additional mixed use and the redevelopment of the area, and just paint is not going to achieve the redevelopment aspect. She shared that she is not opposed to making apartments out of hotels, but this is not the area for doing that. She also shared concerns about kids playing in the parking lot which is unsafe and not likely to change. She stated there is also no additional connectivity. She stated getting this site up to Code and then creating a place that will be relevant for the next 30 years within this type of development, is going to be a real challenge.

Vice Mayor De Rosa stated that she did review the presentation and the Planning and Zoning Commission’s feedback prior to the meeting. She reiterated that the goal of the DCAP is to take the fabric of the place and really transform it into the future. She sees a lot of the work that is proposed as maintenance work as well, not really upgrades. This plan does not meet the intent of the DCAP.

Mr. Reiner stated that he does not wish to set a precedent of converting hotels into apartments. We are seeking a certain quality of life for people who live here. He shared his concern about the connectivity and parking.

Ms. Kramb stated that she does not have an issue with the reuse of a property, but the new use has to meet our standards. She shared that she did not think

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it would be possible to meet the multi-family housing standards within the boundaries of this parcel.

STAFF COMMENTS

Ms. O'Callaghan shared the following:

- Dublin's Independence Day Celebration is coming up on Tuesday, July 4. The day starts at 8 a.m. with the Sherm Sheldon Fishing Derby, followed by the parade at 11 a.m. and the evening celebration gates open at 4:30 p.m. Fireworks, sponsored by the Ohio State Wexner Medical Center will end the evening and will launch at 9:50 p.m. Kathy Harter will be honored as the 2023 Grand Marshal. Stadium wristbands go on sale online to Dublin residents tomorrow (Tuesday, June 27) and there are still a limited number of tables available on the field.
- The City is working with JASCO on the upcoming Grassroots Summit taking place in September of this year, as central Ohio has been chosen as the host region for the summit. JASCO is dedicated to celebrating the US-Japan relationship in Ohio, where Japan is the largest foreign direct investor and nearly 11,000 Japanese residents live and work. Dublin has been selected as one of several host communities. City staff has planned numerous tours, activities and experiences that spotlight Dublin. We are searching for a few host families to house these visitors during their stay here, which would be for four days & three nights. We would welcome Council members and our residents spreading the word about the host experience and the need for host families. Anyone interested may contact the City Manager's office directly and they will be connected with the experience.
- During a recent meeting with Columbus Department of Public Utilities staff, staff recently learned Columbus is planning a Fourth Water Plant Transmission Mains project. The City of Columbus project will connect a new water plant located near Home Road and Dublin Road in Delaware County to the City of Columbus' distribution system near the Blazer Parkway area. Field crews from several consulting firms including Aldea Services, CTL Engineering, DHDC, Eagon Associates, ms consultants, Resource International, and 7NT will be performing geotechnical investigations and topographical surveys within City of Dublin right-of-ways as they consider various route options from July to December 2023. Field crews will have identification and all vehicles will display their company logo.
- This week, staff will be sending a letter to residents of the River Forest Subdivision to notify them of the amended schedule of the River Forest Drainage and Improvement Project. Staff opened bids for the project on June 7 and unfortunately, only one bid was received and was 35% over the engineer's estimate of \$1,930,000. As a result, staff intends to perform a second bid for the project in the fall. Staff intends to monitor the roadway prior to construction occurring to ensure any maintenance issues that may arise are addressed.

COUNCIL REPORTS

- Liaison Reports
 - Vice Mayor De Rosa
 - Envision Dublin Steering Committee
 - The Envision Dublin Steering Committee met last week (June 21) and the consultant provided a very robust overview of the current state of the Community Plan Update. It was a very thorough report and it will be made available.
 - Mr. Keeler

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US 33 Corridor Group

Mr. Keeler thanked the City of Marysville for hosting the meeting at their new water plant. They are putting a lot of money, time and effort into the infrastructure. They are also redeveloping the former water plants. The Watkins Road pump station will be opening up a thousand acres of developable land. They, like Dublin, are undergoing an electric vehicle readiness plan.

Mr. Reiner

Dublin Arts Council

Nicholas Hill will be showing, *The Pandemic: Portraits*, June 13 through July 21. Elise Sanchez will be bringing an art show called *Behind the Surface*, August 1 through September 8. Sundays at the Scioto concerts begin August 27 and run through October 8.

Veterans Committee

Mr. Reiner thanked Council for approving the recommendations brought forward by the Veterans Committee.

Ms. Kramb

Architectural Review Board

The agenda meeting for the Architectural Review Board will be held tomorrow. There is a light agenda this time.

Ms. Amorose Groomes

Mid-Ohio Regional Planning Commission

MORPC is close to unveiling their new marking brand identity. They will be doing some storytelling and there will be new material coming out soon.

COUNCIL ROUNDTABLE

Ms. Alutto: She wished everyone a safe and happy Independence Day. She also thanked staff for the River Forest Improvements and stated that she spoke with the Homeowner Association President who commented that the residents are very happy about the improvements.

Ms. Amorose Groomes: She thanked the Greater Dublin Realtors Association for the great conversation on June 14. She also thanked the Chamber of Commerce for the Corporate Challenge. She expressed pride and gratitude to the Dublin team that participated. She thanked the residents that participated in the Envision Dublin workshop last week and she looks forward to more public participation as the process continues.

Ms. Kramb: She wished everyone a safe and happy 4th of July!

Mr. Keeler: He thanked the residents that participated in the Envision Dublin session last week. He mentioned a conversation that he had with a resident interested in special needs housing and care. He would like to add this to the list of housing options that the City should be considering. He thanked the Indian Community for the International Yoga Day event that was held and noted that a warm and welcoming crowd was there.

Mr. Reiner: He wished everyone a safe and happy 4th of July. He also thanked staff for bringing the fiber project forward.

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Vice Mayor De Rosa: She commented on the steps forward that were taken at this meeting regarding water, infrastructure and fiber. It is important work and the amount of partnership and work that went into these agreements was great. She thanked Ms. Amorose Groomes for helping to champion the City of Columbus agreements. She congratulated Monsignor Joseph Hendricks who is transferring his duties from Pastor of St. Brigid of Kildare Catholic Church to a full-time role at the Diocese of Columbus. She extended sincere condolences to the Clinton family for the passing of Carol Clinton who was a former Honorary Chair of the Dublin Irish Festival. She was a tremendous individual who did so much for literacy and education. She wished everyone a safe and happy 4th of July.

Mayor Fox: She attended a Yoga Day event at the Dublin Link Bridge. She attended the Children’s Entrepreneurial Market. She shared that 50 kids had tents and were selling their projects that they created. She suggested having these kids set up their market on a Saturday morning in the Darby lot downtown. A Pride event was held this past weekend. She attended a Chinese dance performance at the Abby Theater. It is fabulous to experience all the connection in this community. She wished everyone a happy 4th of July.

ADJOURNMENT

The meeting was adjourned at 9:16 p.m.

Jane Fox
Mayor – Presiding Officer

Jennifer Delgado
Clerk of Council