

RECORD OF PROCEEDINGS

Held

June 27, 2022

CALL TO ORDER

Mayor Fox called the Monday, June 27, 2022 Regular Meeting of Dublin City Council to order at 5:00 p.m.

ROLL CALL

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

Staff members present were Mr. McDaniel, Ms. Readler, Ms. O’Callaghan, Mr. Stiffler, Mr. Ranc, Mr. Dearth, Ms. Goliver, Mr. Hammersmith, Ms. Weisenauer, Ms. Dotson, Ms. Rauch, Ms. Martin and Chief Paez.

Also present: Scott Dring, Visit Dublin Ohio.

ADJOURN TO EXECUTIVE SESSION

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

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

Ms. Alutto seconded.

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

RECONVENE – 7:00 P.M.

PLEDGE OF ALLEGIANCE

Mayor Fox invited Ms. Alutto to lead the Pledge of Allegiance.

SPECIAL PRESENTATIONS

Hospitality Industry Update

Mr. Dring, Visit Dublin Ohio, introduced the representatives of the Board present. He stated that the occupancy rate is about half full right now. There has been a tremendous jump in rates; as much as \$28.00 higher per night. Use of conference space is lagging a bit due to day meetings, not requiring an overnight stay and smaller meetings under 50 people. He addressed the status of the various markets, as follows:

- Corporate market is still slow going, it is not probable to meet pre-pandemic levels.
- Leisure market is what has saved Dublin. Streaming advertisements have proven to be very successful. Irish Fairy Doors of Dublin and Celtic Cocktail Trail are both doing very well and generating business.
- Bus Tour market has had 27 tours.
- Sports market is doing well. The Rugby Cup was in Dublin last weekend and the Buckeye Classic Archery Championship will be held in Dublin in August.

He expressed gratitude to staff for reviewing and updating the Parks and Recreation Master Plan. He is appreciative of the opportunity to share in the process. He provided a brief history of how the Downtown Dublin Strategic Alliance was created. He stressed the importance of collaborating together. The Downtown Dublin Strategic Alliance, six years later, is still collaborating and working on events, business, etc. He shared that Visit Dublin Ohio was successful in attaining the Destination Marketing Accreditation. This accreditation is difficult to achieve; in fact, only 4% of the agencies



RECORD OF PROCEEDINGS

Held

June 27, 2022

Page 2 of 11

that attempt accreditation actually achieve it. He thanked Council for all the support that they and staff provide.

Mr. Reiner expressed that he was pleased to see the Irish Fairy Doors program doing so well and suggested that the riverboxes be marketed at the same level.

Vice Mayor De Rosa thanked Mr. Dring for the data. She stated seeing the number is very helpful and the more data we have, the better we can figure out how to help.

Mayor Fox asked about the lack of convention space and whether or not there was a demand for wedding reception space. Mr. Dring stated that the space that will accommodate larger weddings is now limited. Ms. Alutto asked if the higher rates could also be attributed to higher wages, higher food costs, etc. Mr. Dring agreed those factors definitely have an impact as well.

CITIZEN COMMENTS

There were no comments.

CONSENT AGENDA

There was no request to remove a consent agenda item.

- June 13, 2022 Regular Meeting Minutes
- Excuse the absence of Council Member Keeler from the June 13, 2022 meeting

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

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

SECOND READING/PUBLIC HEARING – ORDINANCES

**Ordinance 24-22**  
**Authorizing the City Manager to Enter into an Infrastructure Agreement with EG Retail (America) LLC for the Turkey Hill Project**  
Mr. Hammersmith stated that there have been no changes to this Ordinance from the first reading. Staff recommended approval.

There were no public comments.

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

Mayor Fox moved to waive the Council Rules of Order so that Ordinance 25-22, 26-22 and 27-22 can be considered together.  
Ms. Alutto seconded.

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

**Ordinance 25-22**  
**Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire Certain Property Located on Shawan Falls Drive, Identified as Franklin County Parcel Number 273-000797-00 from OhioHealth Corporation, an Ohio Not-for-Profit Corporation for the Public Purpose of Replacing the Shawan Falls Drive Bridge which Shall be Open to the Public Without Charge**

**Ordinance 26-22**  
**Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire Certain Property Located on Shawan Falls Drive, Identified as Franklin County Parcel Numbers 273-000785-00**



RECORD OF PROCEEDINGS

Held

June 27, 2022

Page 3 of 11

and 273-000786-00 from 220 W. Bridge St., LLC, an Ohio Limited Liability Company, for the Public Purpose of Replacing the Shawan Falls Drive Bridge which Shall be Open to the Public Without Charge

Ordinance 27-22

**Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire Certain Property Located on Shawan Falls Drive, Identified as Franklin County Parcel Number 273-002485-00 from Biscar Properties, LLC, for the Public Purpose of Replacing the Shawan Falls Drive Bridge which Shall be Open to the Public Without Charge**

Mr. Hammersmith stated that the sidewalk along the west side of Shawan Falls Drive had been described as a four foot sidewalk during first reading, but it is actually a five foot sidewalk. Mr. Hammersmith confirmed that there was not sufficient room for a shared-use path without impacting parking and needing additional acquisitions from the businesses. Aside from that clarification, there are no changes from the first reading of these Ordinances. Staff recommended approval.

There were no public comments.

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

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

There were no Ordinances for first reading.

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

**Resolution 30-22**

**Accepting the Lowest and Best Bid for the 2022 Pavement Repair Program**

Ms. Alutto introduced the Resolution.

Mr. Hammersmith stated that on June 9, 2022, two bids were received for the 2022 Pavement Repair Program. The budgeted funds for the Program in the 2022-2026 Capital Improvements Program (CIP) are \$500,000. This project includes partial depth asphalt pavement spot repairs to several City streets. In addition to funding pavement repairs, the programmed CIP funds provide for the annual pavement crack sealing performed on City streets. Necessary funds are available to successfully perform both the pavement repair program as well as annual crack sealing.

Strawser Paving Company, Inc. submitted the lowest and best bid of \$138,945.00. The project is expected to begin in July and will be complete by October 14, 2022. Staff recommended approval.

There were no public comments.

Ms. Amorose Groomes inquired as to whether adjustments were made to this program in order to come within budget. Mr. Hammersmith stated no modifications had been made. She inquired as to the cost per lineal foot for crack sealing and per square foot for pavement repair. Mr. Hammersmith did not have those specific numbers, he can provide them to Council.

Vice Mayor De Rosa asked about whether or not contingency funding was included as part of this budget in case other issues were discovered over the summer. Mr. Hammersmith stated that there is the capability of adding additional repairs if needed.

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

**Resolution 31-22**

**Accepting the Lowest and Best Bid for the 2022 Shared-Use Path & Parking Lot Maintenance**

Ms. Alutto introduced the Resolution.



RECORD OF PROCEEDINGS

Held
June 27, 2022
Page 4 of 11

Mr. Hammersmith stated that on June 9, 2022, one bid was received and publicly opened for the 2022 Shared-Use Path and Parking Lot Maintenance Program. The budgeted funds for the Shared-Use Path and Parking Lot Maintenance Program in the 2022-2026 Capital Improvements Program (CIP) are \$385,000. This program provides maintenance in various locations on the shared-use path network and in several City parking lots. The Engineer’s estimate for these programs is \$455,000.00. The scope of work for the 2022 Program was developed in December of 2021 utilizing inspection data from 2021 to determine the program needs in 2022. Engineering has consulted with Finance, and staff anticipates being able to cover the additional Program cost using funds previously appropriated as part of the 2022-2026 CIP. While the plan was in design, the cost of petroleum products increased significantly causing the program estimate to increase above the budgeted amount. Strawser Paving Company, Inc. submitted the lowest and best bid of \$501,690.46. The work for this program is expected to commence in July 2022 with the project complete by September 16, 2022. Staff recommended approval.

There were no public comments.

Ms. Kramb asked about the difference in bids from the last bid to this one since it’s the same contractor. Mr. Hammersmith stated that the material is different. Also, the timing of the bid may have been a factor in the price as the bid went out a bit later this year.
In response to Ms. Kramb’s question regarding staffing levels to complete the projects if they overlap, Mr. Hammersmith stated that staff has already had that discussion with the contractor and they are confident they have the adequate staff to complete the work.
Mayor Fox asked Mr. Hammersmith to keep Council aware as they head into the CIP process if price increases are becoming an issue. Mr. Hammersmith stated that he and Finance staff have held discussions are keeping a close eye on prices in relation to the CIP process.
Ms. Amorose Groomes asked about the parking lot adjacent to Franklin Street. She specifically asked that the parking lot not be used to store materials and equipment for the improvements happening there. Mr. Hammersmith stated that it is not staff’s intention to use that parking lot for material storage because of how much the parking lot is used on a daily basis.

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

Resolution 32-22
Accepting the Lowest and Best Bid for the Riverside Drive East Shared-Use Path – Section 1; Water Line Extension Areas 4A, 4B and Water Line Extension Area 4A Phase 2 Project

Ms. Alutto introduced the Resolution.
Ms. Kramb recused herself from discussion and vote on this Resolution due to the service area of this project impacting her property.
Mr. Hammersmith stated that on June 9, 2022 two bids were received and publicly opened for the Riverside Drive East Shared-Use Path - Section 1; Water Line Extension Areas 4A, 4B; and Water Line Extension Area 4A Phase 2 Project. The project was designed as three separate projects and programmed to bid as one construction project to provide benefits of cost efficiency and reduction in overall construction time. This project is funded from Ordinance 04-22 in the amount of \$2.13 million from the Water Fund and the New Capital Infrastructure – Bicycle and Pedestrians Fund. The Engineer’s estimate for this project is \$2,300,000. Strawser Paving Company, Inc. submitted the lowest and best bid of \$2,471,182.15. The two bids received were higher than the Engineer’s estimate. Staff determined that this is due to multiple factors: overall high inflation, increased trucking and fuel costs, material costs increases, and ductile iron pipe shortages. Engineering has consulted with Finance staff, and staff anticipates being able to cover the additional Project cost. As detailed in the June 14,



RECORD OF PROCEEDINGS

Held

June 27, 2022

Page 5 of 11

2022 City Manager update memo, "Ductile Iron Water System Components Supply", there is presently an extended delivery time for ductile iron components. This has also caused the material cost of these same components to be inflated beyond the cost used to determine the Engineer's estimate. These cost increases are reflected in the submitted bids for this project. It is also expected the lead time to secure the ductile iron components for this project will be nine to twelve months from the time of order. Due to this supply delay, the completion date for this project is being extended from December 2022 to August 30, 2023.

While there is no surface trace of the cemetery location on Parcel 9, as part of the construction requirements for the project, the contractor is required to perform ground-penetrating radar (GPR) of the shared-use path construction area on Parcel 9 prior to grading operations to construct the shared-use path. The GPR may determine if potential unmarked graves are in the shared-use path construction area. A report on the GPR findings will be submitted to the City by September 30, 2022.

There were no public comments.  
Ms. Amorose Groomes asked if staff had been in conversations with the Columbus Zoo regarding utilizing an open trench and possibly cost sharing. Mr. Hammersmith stated that staff has spoken with the Zoo regarding the condition of the force main, but not about trench or cost sharing. He stated that he didn't foresee these lines ever being co-located because 10 feet is needed in between pipes. Ms. Amorose Groomes stated that the neighborly thing to do is to have the conversation with them. Mr. Hammersmith stated staff would have the discussion.

Vote on the Resolution: Mayor Fox, yes; Ms. Amorose Groomes, yes; Mr. Keeler, yes; Vice Mayor De Rosa, yes; Mr. Reiner, yes; Ms. Alutto, yes. Ms. Kramb was not present for the vote.

**Resolution 33-22**  
**Appointing a Member to the Bridge Park New Community**

Ms. Alutto introduced the Resolution.  
Vice Mayor De Rosa stated that a citizen representative vacancy exists on the Bridge Park New Community Authority. Council held interviews recently to fill the vacancy. She expressed gratitude for everyone who applied and interviewed. She shared her excitement to bring forward Mr. Jung Kim to be appointed to a two-year term as citizen representative to the Board of Trustees of the Bridge Park New Community Authority. His term would begin immediately and expire on March 31, 2024.

There were no public comments.

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

Mayor Fox moved to waive the Council Rules of Order so that Resolutions 34-22 and 35-22 can be considered together.

Ms. Alutto seconded.

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

**Resolution 34-22**  
**Accepting the Preliminary Plat for Bremlee Estates to Subdivide ±4.66 Acres Into Four, Single-Family Lots and One Open Space Reserve and to Dedicate One Public Right-of-Way (Case 22-003PP)**

**Resolution 35-22**



RECORD OF PROCEEDINGS

Held
June 27, 2022
Page 6 of 11

**Accepting the Final Plat for Bremlee Estates to Subdivide ±4.66 Acres Into Four, Single-Family Lots and One Open Space Reserve and to Dedicate One Public Right-of-Way (Case 22-002FP)**

Ms. Alutto introduced the Resolution.  
Ms. Martin stated that these Resolutions are a request for acceptance of preliminary and final plats to subdivide ±4.66 acres into four, single-family lots, one open space reserve for stormwater management, and public right-of-way for the extension of Nature Drive terminating in a cul-de-sac bulb. The site is accessible via the Woods of Indian Run neighborhood entrance at the intersection of Coffman Road and Forest Run Drive. In 2013, City Council approved annexation of the ±4.66 acres from Washington Township to the City of Dublin (Ord. 55-13).  
In 2014, City Council approved a rezoning for the site from R, Rural District to R-2, Limited Suburban Residential District and approved a preliminary plat for four single-family lots and right-of-way (Ord. 21-14). The approved preliminary plat stubbed Nature Drive at the north property line accommodating future development in a well-planned, orderly manner. Two variances were approved with the preliminary plat for right-of-way and pavement widths. A preliminary plat was never submitted.  
The Planning and Zoning Commission reviewed and recommended disapproval to City Council of the preliminary and final plat at the May 19, 2022 meeting. They found it to be inconsistent with the Community Plan, specifically the Thoroughfare Plan and an inadequate provision of public services to accommodate future development to the north. Ms. Martin reviewed a conceptual street configuration that would follow the Thoroughfare Plan. The applicant had previously declined to design the water and sewer service to the City of Columbus and City of Dublin standards, as well as declined to ensure the necessary depth of sewer to serve not only this parcel but parcels to the north. The applicant has since agreed to re-design the sanitary sewer services if Council approves the plats. Both the Planning and Zoning Commission and staff both recommended disapproval of the plats. Ms. Martin described the variance and conditions necessary if Council decided to approve the plats.

Tom Hart, Painter and Associates, 5029 Cemetery Road, stated that with him is R.J. Sabatino, the applicant and his client. The staff report reflects City policy, but the question presented is whether a cul-de-sac or a stub street is appropriate for this infill development. The applicant is attempting to develop at the highest end of the housing market with the highest value for the site. This will not be accomplished with a stub street which is probably why this land has not yet developed. He feels that the conceptual drawing shared by staff showing the potential development to the north is too much density for that area. He stated staff is trying to apply standards for a typical subdivision, when this infill area is not typical. Is there a differenced approach?

R. J. Sabatino, 2705 Donna Drive, stated he is excited to present this unique and workable project. He stated that the stub street does not work and the effect of that can be seen over time. It just doesn't work. Woods of Indian Run subdivision largely agrees with this plan.

Andrew Dendinger, 5240 Forest Run Drive, stated that he would rather nothing be built behind his house (where these lots would be), but he understands that would be unlikely. The HOA board supports the four large lots with a cul-de-sac. They are not supportive of a stub street for more development cutting through their neighborhood.

In response to Mr. Reiner's question regarding why staff proposed more density to the north of these parcels, Ms. Martin stated that the picture shown was meant to be only an example out of the Community Plan.

Ms. Kramb stated that she doesn't want to penalize the applicant with emergency service standards when 96 homes were built with only one access. She doesn't have an objection to the cul-de-sac if the requirements can be met and lot lines adjusted to establish a right-of-way to allow the City to get sewer services to the north. We need to resolve the open space issue.



RECORD OF PROCEEDINGS

Held

June 27, 2022

Page 7 of 11

Vice Mayor De Rosa asked for clarification on the emergency services requirements. Ms. Martin stated that when a neighborhood is developed, Washington Township and the City of Dublin do not accept any more than 30 lots to one access point. At the time Indian Run Subdivision was developed, that was not the requirement, therefore there are 96 lots with only one access point. The stub street provides an opportunity for the City and Washington Township to remedy a situation rather than perpetuating it.

Ms. Amorose Groomes referenced the conceptual configuration picture of how the Thoroughfare Plan could be applied, and stated that if subsequent parcels developed the way these lots were being asked to be developed, it would be more than one cul-de-sac. She believes the fire department has good reason to make the rules they do and it is encumbant upon Council to support the emergency services and the access needs that are required. She supports the recommendation as presented.

Mayor Fox stated that she agrees it is important to think about the emergency services. At some point this land will be developed, so we want to be sure there is access to the ravine and trails. If our goal is pedestrian friendliness, a cul-de-sac is not a step in the right direction.

Vice Mayor De Rosa stated that she is supportive of the recommendation as presented due to the safety issues.

Ms. Alutto agreed that she is also supportive of the recommendation as presented. She stated the water and sewer must be in place for future development and the safety issues.

Mr. Hart stated that he wanted to clarify that they did agree to the water and sewer extending to the north. They also accommodated the need to have a bike path through this site. In terms of the fire service, the Woods of Indian Run is a 30+ year old development and to their own admission, they have not had any access issues in that period. The key point is that development to the north wouldn't be as intense as the conceptual picture shown.

Mr. Sabatino stated that the property to the north is not green space, there are homes there now.

Vote on the Resolutions: Ms. Alutto, no; Ms. Kramb, no; Mr. Keeler, no; Vice Mayor De Rosa, no; Mayor Fox, no; Ms. Amorose Groomes, no; Mr. Reiner, no. Resolutions fail.

OTHER BUSINESS

- Golf Club of Dublin – Referral to Public Services Committee (PSC)

Mr. Ranc stated that the City of Dublin maintains frequent contact with New Era Management regarding the maintaining and operation of the Golf Club of Dublin (GCD). Over the years, a homeowner on the east side of GCD's Hole 5 fairway has expressed concern regarding the amount of errant shots that result in golf balls entering their property. New Era has attempted several remedies to the homeowner's concerns, including shifting the fairway as far to the west as possible, extending the tall grass to the east, redirecting the tee boxes, installing two new bunkers, and planting trees to provide screening. Over the past two years, the City and New Era have continued to make substantial efforts to resolve this homeowner's concern. The City and New Era consulted with Dr. Michael Hurdzan, the course designer, regarding this issue. According to Dr. Hurdzan, the extension of the pond and lengthening the hole to a Par 5 likely causes golfers to aim further left than originally planned to avoid hitting balls into the pond, as well as hitting the ball harder to gain additional distance. Amateur golfers hitting the ball harder reduces the accuracy of their shots. City staff contracted with Dr. Hurdzan to analyze the golf shot dispersion and recommend a solution to reduce the number of balls landing in residential properties along Hole 5. It should be noted that it is impossible to completely eliminate golf balls landing in residential properties on the left side of Hole 5. The result of Dr. Hurzan's analysis was to provide a re-configuration plan for Hole 5. Specifically, the tee boxes were re-aligned to point golfers more towards the center of the fairway and the new tee boxes were installed at lower elevation to cause a reduction in force with which golfers were



RECORD OF PROCEEDINGS

Held

June 27, 2022

Page 8 of 11

hitting their tee shots. The golf cart path was realigned to accommodate the new tee boxes, and new irrigation and drainage was necessary as well. The plan also called for the fairway to be shifted slightly to the right to provide additional landing space for tee shots. The cost of the re-configuration plan was estimated at \$50,000. In late 2021, the same homeowner contacted the City stating the re-configuration of the tee boxes did not have the intended effect, and there were still an inordinate amount of golf balls landing in their property. In order to obtain an objective evaluation of the effectiveness of the hole re-configuration, City staff determined that it would be necessary to have golf ball spotters comprised of City volunteers and/or City employees observe a sample of tee shots from the re-aligned tees to record the actual shot dispersion. Dr. Hurdzan agreed this would be an appropriate way of evaluating the effectiveness of the fully implemented hole re-configuration. The spotters observed 435 shots, with 72 percent of the shots (315 shots) landing in play, 10 percent of shots (43 shots) landing out of bounds right or in the water, and 18 percent of the shots (77 shots) landing out of bounds left (putting the shots in residential property). It should be noted that not all of the shots that landed out of bounds left landed in the property of the concerned homeowner. As a result of the first round of ball spotting, New Era installed a tree at the front of the back tee to further force golfers to aim towards the center of the fairway rather than down the left side.

Ms. Amorose Groomes inquired about the cost of the redesign of Hole 5. She asked who was paying those costs. Mr. Ranc stated that in 2021, the City signed a Memorandum of Understanding (MOU) that states if the original reconfiguration plan did not work, New Era would bear the cost of redesigning. There are a lot of competing interests between the residents on both sides of the fairway. She said whatever happens with this hole, she would design to take the driver out of play. Mayor Fox asked about the options available and whether or not Dr. Hurdzan prioritized the options. Mr. Ranc stated that Dr. Hurdzan's preference would be to make it a par four, adjust it down to 400 yards and fill in a portion of the pond on the southern end of the pond.

Mr. McDaniel reiterated that there could be any number of issues that arise as a result of managing this contract and he would like to take such issues to the Public Services Committee for discussion as well.

Mr. Reiner moved to refer discussions relative to the Golf Club of Dublin, its operational and potential capital needs, as well as certain resident concerns that may result in additional funding from the City and/or implications for future budgets to the Public Services Committee.

Vice Mayor De Rosa seconded.

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

- Council Goals

Mr. McDaniel brought forward the memo to Council regarding the status of goals dated June 7, 2022. The Performing Arts Center discussion was held until this meeting for Mr. Keeler's participation. There were specific questions in the memo to which staff was seeking guidance.

Mr. Keeler stated that, at the retreat, Council agreed to pursue revisiting the cost and feasibility studies. Mr. Keeler, in collaboration with staff, developed the following recommendations:

- 1) Update the needs assessment last done in 2015
- 2) Update the Feasibility Study Business Plan from 2015
- 3) Update the Fundraising Campaign Feasibility Study from 2017
- 4) Designate an Advisory Committee
- 5) Determine if the proposal would need to be broadened beyond just "performing arts."
  - a. Should cultural, wellness, and education be integrated?
  - b. Is a "multi-use" facility more feasible and appropriate to meet the needs



RECORD OF PROCEEDINGS

Held

June 27, 2022

Page 9 of 11

- of the City?
- 6) Determine the need and cost of outside consultancy:
- a. Consultant assistance would be needed for items 1, 2, and likely 3, above. Staff estimates this cost to be about \$50,000.
  - b. Additional consultant services could be needed beyond should Council desire to proceed from the recommendations of the other studies.

Mr. Keeler stated that his suggestion is to do items one through three on the list above and then create the Advisory Committee at such time Council decides to move forward with the Performing Arts Center. He shared that he has received calls frequently since this discussion has been happening. He spoke with the gentleman that helped build the Abbey Theater. He offered to volunteer his time to participate in this project if needed. This is one more economic development benefit to us.

Ms. Amorose Groomes asked for Mr. Keeler’s thoughts regarding whether or not the proposal should be broadened beyond just “performing arts.”

Mr. Keeler stated that he envisions a professional theater space with a “full fly.” There could be collaboration between all the schools. There are community bands that are looking for practice and performing areas and storage space for instruments. In addition to that, he stated his vision for classroom space also. He stated that there may even be a way to tie-in workforce development. He wants to see a flexible space, but we cannot do too many things with it. He spoke briefly about fundraising capabilities.

Mayor Fox asked how broad the needs assessment should be. Should it incorporate all possible needs or just performing arts?

Mr. Keeler stated that the consultant that we use would know about what is being done around the country. The study would also draw out what people want to see, what ideas they have and what their needs are.

Vice Mayor De Rosa stated that she is supportive of moving forward with this process.

Mr. Reiner stated that it could be combined as an art exhibit hall since we don’t have a large space for that in Dublin.

Ms. Kramb stated that we did these studies in 2015. Three of the past years have been during the pandemic that changed a lot of priorities for people and what they spend their money on. Her concern is that we may not be able to get good data.

Ms. Alutto stated that is a challenge, but you have to take a leap of faith to move forward.

Mr. Keeler stated that this is a timeless concept.

The following question was put to Council:

*Does Council concur that the studies mentioned should be updated and the associated consulting services be secured to help with that process?*

Consensus was reached among members to move forward with the feasibility study and for consulting services to be secured to help with that process; and the study will include the possibility of expanding the uses of the space to be more multi-purpose.

STAFF COMMENTS

Mr. McDaniel shared the following:

- The 2023-2027 CIP is underway. Information about the requests for the CIP have been added to BoardPaq in the library for Council’s reference. Council can provide feedback to the City Manager and the Finance Director.

COUNCIL REPORTS

- **Committees**
  - Administrative Committee: No report.
  - Community Development Committee (CDC): Mr. Reiner stated that CDC met on June 21, 2022 and reviewed sign recommendations for Parks. A standard park design was selected. The Committee also agreed that the address of the park should be added to the signage and that signs should be added to smaller community parks.
  - Finance Committee: Mr. Keeler provided the update for the Finance Committee. He stated that the Bed Tax grants were discussed to assess



RECORD OF PROCEEDINGS

Held

June 27, 2022

Page 10 of 11

if any event funds were unused due to cancellations. All event funds were used. The Committee reviewed the TIF districts and the Finance Director will follow up with more information on unencumbered funds in those districts. Finally, the Investment Policy was discussed and an updated policy will be coming to Council for adoption in early fall. The Committee supports an RFP process for the investment professional that would be hired for third-party oversight.

- Public Services Committee: No report.
- **Liaison Reports**
  - US 33 Corridor: Vice Mayor De Rosa stated that Plain City hosted the last meeting. Significant development in Plain City is ongoing. There has been interest and investment in their downtown.
  - Dublin Arts Council: Mr. Reiner shared that Sundays at the Scioto will run from August 14 through October 9. It was decided to move it more toward fall and the change has been well accepted. Scioto Park still has the sculptures that were created by students. He encouraged everyone to see it.
  - MORPC: Ms. Amorose Groomes shared that she was honored to throw the first pitch at the Columbus Clipper's game on June 14<sup>th</sup> on behalf of MORPC.
  - Planning and Zoning Commission: Ms. Amorose Groomes stated that the Commission is doing a great job navigating some difficult waters. She encourage Council to keep informed by reading the action reports and minutes of the meetings.

COUNCIL ROUNDTABLE

- Ms. Alutto wished everyone a safe and Happy Fourth of July.
- Ms. Amorose Groomes congratulated the Chamber of Commerce and IGS Energy as the big winner of the Corporate Challenge. She thanked everyone for coming out to the Juneteenth Commemoration.
- Ms. Kramb shared that she attended the Citizen U Graduation and she thanked all the citizens who participated. She thanked staff for the quick responses recently to resident concerns about tree-trimming.
- Mr. Keeler thanked everyone who came out to the Juneteenth Commemoration. He also thanked the residents who participated in the Art in Public Places meeting on Saturday, June 25. He recently spent time in Italy that inspired him with thoughts of growth and walkable living. He thanked Council members for their support of the performing arts center so far. He has been looking into sports complexes and encouraged everyone to look at Spooky Nook in Hamiton, Ohio. He feels something like this should be pursued for Dublin ahead of the Performing Arts Center. He encouraged a road trip to Carmel, Indiana to see what progressive decisions they have made.
- Mr. Reiner stated that the noise along Bridge Street is a problem. He would like to see some sort of program to get the noise under control. He encouraged everyone to come out and enjoy the Farmers Market.
- Vice Mayor De Rosa thanked everyone for the Juneteenth Commemoration and the Community Inclusion Advisory Committee (CIAC) who championed the event. Referring to Mr. Reiner's comments, she stated that there was noise even during this event along Bridge Street. She and Mayor Fox attended the Dave Thomas Foundation Open House for their new location. It was a wonderful and inspiring afternoon. Wednesday, June 29 is the date for the public input meeting regarding the Parks and Recreation Master Plan update.
- Mayor Fox invited all Council members to attend any of the ribbon cuttings and open houses to share in all the great work being done around the Dublin community. She spoke with members of the American Indian Asian Business Group recently and they do an amazing amount of work around the community. Andelyn Biosciences held an Open House and ribbon cutting



RECORD OF PROCEEDINGS

Held

June 27, 2022

Page 11 of 11

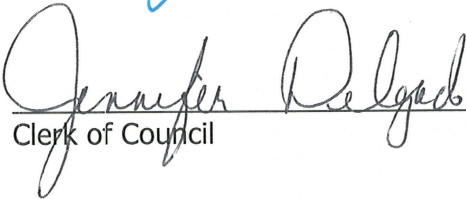
recently. This company is working to advance treatments and cures for genetic disorders like muscular dystrophy. She toured Rev 1 Labs prior to this meeting and they are working on algorithyms to help cardiac surgeons to understand the risks to patients prior to surgery. We are very proud of our businesses and many of them are revolutionary and saving lives. She reminded everyone to remember the blessings we have and the freedom we enjoy on Monday, July 4.

ADJOURNMENT

The meeting was adjourned at 9:09 p.m.



Mayor -- Presiding Officer



Clerk of Council