CALL TO ORDER

Mayor Fox called the Monday, August 8, 2022 Regular Meeting of Dublin City Council to order at 7:00 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, Mr. Stiffler, Mr. Ranc, Mr. Rogers, Mr. Dearth, Ms. Goliver, Ms. Nardecchia, Mr. Hammersmith, Ms. Weisenauer, Ms. Dotson, Ms. Rauch, Ms. Klus and Chief Paez.

Also present: Heritage Interpreters; Mr. Doug Houser, Regional President, Director of Construct and Real Estate Services, Rea & Associates; and Larry Kobiska, Vice President of Patient Care Services, CPS Solutions.

PLEDGE OF ALLEGIANCE

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

SPECIAL PRESENTATIONS

Heritage Interpreter

Mayor Fox invited Ms. Nardecchia to come forward and update Council on the role of Heritage Interpreter. Ms. Nardecchia thanked Council for the opportunity to introduce this new role in the community that provides another avenue of engagement. As the Ferris-Wright Park was developed, staff was challenged to think of a docent-type role to help foster the "learn and serve" philosophy. The purpose of the Ferris-Wright Heritage Interpreter role is to involve the Dublin community as active stewards of our City's natural resources and rich history. To prepare for their important roles, the Heritage Interpreters completed a 40+ hour training curriculum consisting of in-person workshops, online curriculum, site visits, field expert discussion, and practice tours. This summer they began open house tours two weekends per month. The current Heritage Interpreters are: Ann Bohman, Kaye Cragg, Jody Dzurnanin, Carl Gleditsch, Carol Harmon, Charles Harmon, Judy Hirschfield, Carrie Middleton and Perry Orange. Mr. Orange expressed his excitement for this role and thanked Council for the recognition of this group and their work at Ferris-Wright Park. He commented on the curriculum and the depth of the information shared. He acknowledged staff (Shannon Maurer, Sarah Esala and Barbara Ray) and stated that their help has been invaluable. He shared the two most common themes that he has heard expressed, which are: people never knew that this was in their community and what a gem it is for the community to have; not only the historical value, but the natural beauty as well.

Mayor Fox thanked them for coming and shared her personal experience with seeing the Heritage Interpreters in action.

CITIZEN COMMENTS

There were no comments.

CONSENT AGENDA

There was no request to remove a consent agenda item.

- July 25, 2022 Regular Council Meeting Minutes;
- July 28, 2022 Special Council Meeting Minutes;
- August 2, 2022 Special Council Meeting Minutes;
- Notice to Legislative Authority of a New D5 Liquor Permit for Pink Umbrella Inc., 30-32 S. High Street, Dublin, Ohio 43017;
- Notice to Legislative Authority of a New D5 Liquor Permit for Charles Penzone, Inc., 6671 Village Parkway, Dublin, Ohio 43017; and
- Notice to Legislative Authority of a New D5J Liquor Permit for 4EG Bridge Park LLC, 6544 Longshore Street, Dublin, Ohio 43017.

Ms. Alutto moved to approve the consent agenda.

Mr. Reiner 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.

SECOND READING/PUBLIC HEARING – ORDINANCES

Ordinance 28-22

Authorizing the Provision of Certain Incentives to Rea & Associates, Inc. to induce it to Purchase a Facility to Retain and Expand its Corporate Headquarters and its Associated Operations and Workforce, all within the City; and Authorizing the Execution of an Economic Development Agreement

Ms. Klus stated that Rea & Associates has reached capacity at its Dublin facilities located at 5775 Perimeter Drive., Suite 200, and has been conducting a competitive real estate search for expansion opportunities to establish a national headquarters. Rea & Associates is a full-service regional accounting and business advisory firm that offers services to clients throughout the state of Ohio. The City is offering a financial incentive package valued at $283,000 in consideration of the company's continued investment and planned workforce growth in Dublin.

She stated that Doug Houser, Regional President, Director of Construct and Real Estate Services, Rea & Associates, is present to answer any questions. Mr. Houser briefly shared the history of the firm in Dublin. He stated that the firm values the communities in which they are located. The four cornerstones of their mission and values are: people, clients, growth and firm. He thanked Council for the partnership. Mayor Fox expressed gratitude for Rea and Associates expanding within Dublin.

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

Ordinance 29-22

Authorizing the Provision of a Certain Incentive to CPS Solutions, LLC to induce it to Lease a Facility to Retain and Expand its Office and its Associated Operations and Workforce, all within the City; and Authorizing the Execution of an Economic Development Agreement

Ms. Klus stated that there are no changes from the first reading of this Ordinance. She shared that Larry Kobiska, Vice President of Patient Care Services, CPS Solutions was present and ready to answer any questions. Mr. Kobiska shared some history of the company and the expansion that is upon them. He stated that he is very grateful to Council for their support and partnership. Mayor Fox thanked Mr. Kobiska for his comments and expressed gratitude for CPS Solutions expanding within Dublin.

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

INTRODUCTION/FIRST READING/PUBLIC HEARING - ORDINANCES

There were no Ordinances for introduction and first reading.

INTRODUCTION/PUBLIC HEARING/VOTE – RESOLUTIONS

Resolution 40-22

Accepting the Lowest and Best Bid for the Shawan Falls Drive Bridge Replacement Project

Ms. Alutto introduced the Resolution.

Mr. Hammersmith stated that on July 21, 2022 seven bids were received and publicly opened for the Shawan Falls Drive Bridge Replacement Project. The project will replace the existing structurally deficient two-lane bridge with a new widened three-lane bridge including a five-foot wide sidewalk. In addition to the bridge replacement, the Project will replace the existing span-wire traffic signal at West Bridge Street and Shawan Falls Drive/Corbin's Mill Drive with a new mast arm traffic signal. The

budgeted funds in the 2022-2026 Capital Improvements Program (CIP) for the Shawan Falls Drive Bridge Replacement are $1,625,000 in the Annual Vehicular Bridge Maintenance account. Axis Civil Construction LLC submitted the lowest and best bid of $2,092,889.58. 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. These funds are available from one or more projects appropriated as part of the 2022-2026 CIP that will not proceed in 2022 and will be included in 2023-2027 CIP. Staff recommended Council approval of Resolution 40-22 accepting as lowest and best, the bid of Axis Civil Construction LLC in the amount of $2,092,889.58 and authorizing the City Manager to enter into a contract with Axis Civil Construction LLC for this project.

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

OTHER BUSINESS

- Capital Improvement Program (CIP) Revenue and Debt Presentation

Mr. Stiffler reviewed the schedule of CIP discussions, noting that additional work sessions could be added as needed. He began his presentation by sharing the income tax collections as of July 31, 2022. The news is good and collections are up 6% over 2021. He explained the graphic showing the percentage change to withholdings by month and then also by year-to-date. He explained that some of this can be explained by timing and when filings are due. He added that trying to determine the true impact of remote work adds a layer of complexity. Staff had estimated that remote work would have a -7% impact on withholdings, but the actual in June was -5.3% which is a little better than predicted. July looks even better at -0.2%, but he feels more data is needed to truly inform whether this is a new normal or not. He will continue to watch these numbers closely. The net profits graphic shows explosive growth at the beginning of the year, but decreasing the last three months which has been on par with the federal economic downturn and inflation issues. He reiterated that more data is needed to know if this is the new normal or not.

With regard to 2023 income tax estimates, he is estimating 2023 original budget compared to actual budget will be flat. The prior year estimated 2% growth, but given the highly inflationary environment we are in, Mr. Stiffler felt a higher estimated growth percentage was more realistic. He is projecting 4% growth in 2024, 3% in 2025 and 2% in both 2025 and 2027.

Vice Mayor De Rosa asked if the top 20 employers have made the transition. Mr. Stiffler stated that he believes we are through the transition with our top ten employers. He will verify that with the Director of Taxation. Vice Mayor De Rosa confirmed that this is a requirement. Mr. Stiffler responded affirmatively. Vice Mayor De Rosa asked if the numbers regarding the top employers could be included in the packet information going forward. Mr. Stiffler responded affirmatively.

The CIP has numerous funding sources. Mr. Stiffler shared the revenue estimates to fund capital improvement projects. Income tax revenue is split with 75% going to the General Fund and 25% to the Capital Improvement Tax Fund. Of that 25%, it is split again with 40% allocated to cash fund capital projects and 60% allocated to debt service on capital projects. Mr. Stiffler reviewed the additional revenue sources and briefly provided estimate balances for each throughout this new CIP (2023-2027).

With regard to the Tax Increment Financing (TIF) funding, there is $17.3 million programmed over the five-year CIP. This is in addition to the $7 million dollars in TIF revenue that is paying debt. Staff is proposing $14.9 million dollars in advance repayments from our TIF districts to the CIP over the five years. From a debt issuance perspective, staff is recommending issuing debt from income tax, water fund and sewer fund. Total resources for the 2023-2027 CIP totals $227.7 million. The total funding needed for proposed projects is currently $221.5 million.

Mr. Stiffler reviewed the chart illustrating the City's debt profile from 1990 – 2045. The proposed debt funding in the 2023-2027 CIP is $10 million in the first year and $5.7 million in the second year with no other debt funding shown in the outer years of the CIP. This debt will be retired by income taxes or TIF service payment revenue. Mr.

Stiffler reviewed the proposed CIP debt funding related to water and sewer projects. We are spending significantly less than allowed by the City's debt policy.

In response to Vice Mayor De Rosa's question regarding debt issuance this year, Mr. Stiffler stated that he does not anticipate a debt issuance this year, although there are still discussions surrounding the Fiber to the Home project that could influence that decision.
Vice Mayor De Rosa asked Mr. Stiffler what increases he was projecting for the Operating Budget in this highly inflationary environment. Mr. Stiffler stated that most of the operating expenditures are salary related, so that will be a policy question affecting about 50% of our budget. The other half are such items as economic development agreements which are somewhat insolated from the inflationary pressures.

Ms. Amorose Groomes asked about the timing of the next sale of debt. Mr. Stiffler stated that the next sale would be around $13-14 million based on the current CIP. He stated the sale would need to occur next calendar year.

Mayor Fox stated that land is an important investment and brings a high value when it comes to development.

- Council Chamber Audio Visual (A/V) Options and Recommendation

Mr. Farrar stated that as a result of the request to review the current audio visual technology, staff will be providing Council with a review of the solutions other municipalities are using, feedback received from professional engagement and finally offering a recommendation. Mr. Farrar explained the two examples of production technology solutions that were explored. The first is a hosted remote director that controls feed, audio, cameras and streaming from another location. The City of Marysville uses such a solution called Swagit. This solution would require new cameras and hardware and we would lose WebEx and Granicus Live Manager integration. The second example is an in-person director, such as 543 Production Studios. The City of Westerville uses this solution where a local video production company controls the feed, audio, camera and streaming in-person. This would also require all new hardware and we would lose WebEx integration.
Mr. Farrar reached out to professionals in the audio visual field to provide us feedback on the system we currently have. 543 Production Studio and Shared Vision were the two companies that were consulted. The feedback received about our automated system was:

- Audio is exceptional, both in person and on video;
- Video quality is very good;
- A fourth camera was recommended for wide angle shots;
- Camera presets were recommended for static focusing; and
- Glitches in feeds and transitions will exist in both automated and director solutions.

Mr. Farrar shared the costs associated with each solution explored. Swagit would have a total investment of $152,000, with an ongoing yearly cost of $15,000. 543 Production would have a total investment cost of $128,000 and then an ongoing yearly cost of $12,000. He noted that these costs were only for Council meetings. Mr. Farrar illustrated that the total investment so far in the automated solution we currently have has been around $425,000.
Staff recommended the following:

- continue to work with New Era to improve the existing system;
- hire a full time dedicated resource to own and manage all audio visual solutions across the City. This position would be requested during the operating budget process; and
- Legislative Service team finalize testing with Granicus's Live Manager.

Vice Mayor De Rosa thanked Mr. Farrar for the work on this topic. She stated the importance of having the same quality of professionalism in the boards and

commissions meetings as Council has. In response to Vice Mayor De Rosa's question about having a dedicated person available to assist with audio visual, Mr. Farrar stated that there is currently an IT staff member present for the first portion of the meeting to make sure the technology is all operating as intended. He stated the new position that will be proposed during operating budget will be on hand to assist throughout the meeting, not just the beginning.

Ms. Amorose Groomes asked if we were still working with the original consultant that was used during the planning of the construction of the building. Mr. Farrar stated that New Era was the consultant and they are still very involved. Ms. Delgado added that staff is holding New Era accountable to the quality that was expected with the technology.

Mr. Keeler asked if it should be a full-time person or a part-time person that would be added.
Mr. Farrar stated that when evaluating the need for another position, staff was looking at existing overtime cost, on-call requests, etc. The new position would be full-time A/V and helpdesk.

Mr. McDaniel clarified that the intent was not to ask for the position at this meeting.

Ms. Alutto suggested Mr. Farrar show the offset on the cost of a full-time person when it comes forward for the operating budget.

Mayor Fox stated that she appreciates the work on this.

Mayor Fox moved to accept staff's recommendations regarding the Council Chamber technology.
Ms. Alutto seconded.

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

STAFF COMMENTS
Mr. McDaniel thanked staff and volunteers for a wonderful Dublin Irish Festival

COUNCIL REPORTS

- **Committees**
  - Administrative Committee:
    Vice Mayor De Rosa stated that at the August 1, 2022 committee meeting, the committee reviewed the topics that had been suggested by Council and staff in order to begin to draft the Joint Meeting agenda. She provided a draft agenda to Council for their review and input. Ms. Kramb suggested some wording revisions on one of the items to have discussion versus gain direction. Mayor Fox suggested the topic of retention ponds relative to green space calculations. Council consensus was to refer that topic to the Community Development Committee. Council consensus was agreement on the draft Joint Meeting agenda.

COUNCIL ROUNDTABLE
Ms. Alutto thanked the staff and volunteers for their hard work on the Irish Festival. She stated that school starts next week and she encouraged everyone to be safe and watch out for kids.

Ms. Amorose Groomes shared her thanks for a great Irish Festival and extended congratulations to Jason Liu, the Honorary Chair. She congratulated Steve Norden on his retirement.

Mr. Keeler thanked everyone for the long hours of work making the festival so successful. He thanked staff for the help with Dublin Rotary's Peace Pole.

Mr. Reiner thanked everyone for their hardwork.

Vice Mayor De Rosa thanked staff for the festival. It was wonderful to see the smiles on everyone's faces.

Mayor Fox thanked staff, Police, and Washington Township for all the hard work taking care of everyone for the festival. She referred to a positive letter that was received regarding the renewal of our Friendship City agreement with Dublin, Ireland. Mr. McDaniel stated that it is the intention of Council to renew the Friendship Agreement. Council members responded affirmatively.

ADJOURN TO EXECUTIVE SESSION
Mayor Fox moved to adjourn to executive session for the purposes of personnel matters, specifically, considering the employment of a public employee.
Ms. Alutto seconded.

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

RECONVENE AND ADJOURNMENT
The meeting was reconvened and adjourned at 9:00 p.m.

Jane Fox
Mayor – Presiding Officer

Jennifer Delgado
Clerk of Council