

RECORD OF PROCEEDINGS
Dublin City Council

Minutes of

Meeting

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

Held
August 14, 2023
20

CALL TO ORDER

Mayor Fox called the Monday, August 14, 2023 Regular Meeting of Dublin City Council to order at 5:32 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, Mr. Ranc, Ms. Weisenauer, Mr. Hammersmith, Mr. Stiffler, Mr. Earman, Chief Paez, Mr. Smith, Ms. Goehring, Ms. Willis, Ms. Rauch, Ms. Blake, Ms. Goliver, Ms. Griggs, Mr. Ament, Mr. Althouse, Mr. Gable and Deputy Chiefs Lattanzi and Tabernik.

Others present: Andrew Beer, Senior Vice President, INEOS; Josh Lau, CEO of Nymbi Systems; and David Guion, PhD, and Ava Morgan, PhD, Dublin Arts Council.

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
- 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

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.

The meeting was reconvened at 7:03 p.m.

PLEDGE OF ALLEGIANCE

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

CITIZEN COMMENTS

Jay Lindner, 8261 Dublin Road, shared that he wanted to reiterate the concerns of the residents in the River Forest neighborhood regarding the group home that has moved into their neighborhood. He stated he also wanted to know what could be done if negative things keep happening due to the presence of this group home.

Mayor Fox encouraged him to call and talk with staff to get the information he is looking for and that Ms. Weisenauer can provide the contact numbers that he needs.

Ms. Amorose Groomes asked Mr. Smith to share the details of the meeting that is coming up for the residents of this neighborhood about this topic. Mr. Smith stated that there is a scheduled meeting with interested residents in River Forest on Wednesday, August 16 at 6:30 p.m.  
Mr. Lindner stated he was aware of the meeting that was being held.

Sally Lindner, 8261 Dublin Road, came forward to be heard regarding the group home. She stated that she is a long-time resident and grew up in this neighborhood. She sought clarification on planning and zoning for these unwanted types of land uses. Sober houses would be an example of this unwanted land use. She looked at the website for this group home and it is accepting all types of addictions, such as heroin, methamphetamine (meth), cocaine and alcohol. Her daughter worked at Grant Hospital for two years and she heard stories about how violent meth addicts are when



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they are going through recovery. She is fond of someone wanting to do a community service and help these gentlemen, but she does live in fear of what might happen. Dublin does not represent people living in fear. She stated that the City of Dublin must protect their residents from this. She fears this will continue to happen. If another house goes on the market, another one could come into their neighborhood. She stated that they just added a new garage to their home and had to get a number of permits, but this residence requires nothing to move in. She wants the City's help to look into this group home and protect the residents.

**CONSENT AGENDA**

- Minutes of the July 31, 2023 Regular Council meeting

There was no request to remove the item from the consent agenda.

Ms. Alutto moved to approve the consent agenda.  
Mr. Reiner 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 28-23**

**Authorizing the Provision of Certain Incentives to INEOS Composites US LLC to Induce it to Lease a Facility to Retain and Expand its Laboratory Facility and its Associated Operations and Workforce, All Within the City; and Authorizing the Execution of an Economic Development Agreement**

Ms. Goehring stated that there are no changes from the first reading of the Ordinance. She provided a brief review of the proposed incentive and recommended approval. She introduced Andrew Beer, Senior Vice President from INEOS.  
Mr. Beer thanked staff and Council for their support. He stated they are relocating a lab from Baltimore, Maryland and maintaining the lab here in the West Innovation District. He stated that as a Dublin resident, he is excited for this project in his hometown.

Vice Mayor De Rosa thanked him for expanding his business in Dublin and commented about how the labs are needed here in this region.

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.

**Ordinance 29-23**

**Authorizing the Provision of Certain Incentives to Nymbl Systems, Inc. to Induce it to Lease a Facility to Locate and Expand its Office and its Associated Operations and Workforce, All Within the City; and Authorizing the Execution of an Economic Development Agreement.**

Ms. Goehring stated that there are no changes to this Ordinance from the first reading. She briefly reviewed the proposed incentive and recommended approval. She introduced Josh Lau, CEO of Nymbl Systems.  
Mr. Lau thanked Council and staff for the support. He stated that this type of support allows for a startup to further accelerate their mission and expand their team quicker. He stated that they have doubled their team size from about 20 to a little over 40. In response to Vice Mayor De Rosa's question regarding what attracted him to Dublin, Mr. Lau stated that Tamarind Hill is their lead investor and they are in Dublin. He stated that they were a driving force as well as Bridge Park and Cardinal Health.



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

INTRODUCTION/FIRST READING – ORDINANCES

Ordinance 30-23
Authorizing the Provision of Certain Incentives to Kalmbach Feeds, Inc. to Induce it to Lease a Facility to Create an Office and its Associated Operations and Workforce, all Within the City; and Authorizing the Execution of an Economic Development Agreement

Ms. Alutto introduced the Ordinance.
Ms. Goehring stated that staff has been in discussions with Kalmbach Feeds regarding a location for their company in Dublin. Kalmbach Feeds is an animal nutrition business headquartered in Upper Sandusky, Ohio. The Company was founded in 1963 and has become a regional leader within the animal nutrition industry. Kalmbach Feeds utilizes cutting edge technology and proprietary processes to deliver safe, innovative products with stringent ingredient testing, computer automated systems, patented technologies, dedicated manufacturing facilities and in-house nutrition specialists. Kalmbach Feeds is considering leasing a facility in the City of Dublin. The proposed Economic Development Agreement is a 20% incentive on withholdings over three years valued at \$16,500. Should the company be willing to commit to a seven-year lease term, the performance withholding incentive will add two additional years to the payroll incentive, increasing up to \$32,500 for the term of the agreement. The City is also proposing an \$8,000 location grant to offset moving and fit-up costs. The project would result in the creation of 18 jobs based within the City and the is anticipated to bring \$150,000 net withholdings through 2028.

There were no public comments.

In response to Ms. Kramb’s question regarding whether this company was looking for warehouse space as well, Ms. Goehring stated that this proposal was for office only.

Mayor Fox asked where they manufacture their feed. Ms. Goehring stated that they have multiple locations all through Ohio.

Mr. Keeler stated that they have a large manufacturing facility off Route 23 near Upper Sandusky.

Second reading/public hearing is scheduled for the August 28, 2023 regular meeting.

INTRODUCTION/PUBLIC HEARING/VOTE – RESOLUTIONS

Resolution 60-23
Intent to Appropriate a 0.070-Acre Fee Simple Warranty Deed for Right-of-Way, Without Limitation to Existing Access Rights, and a 0.225 Acre Fee Simple Warranty Deed for Right-of-Way, Without Limitation to Existing Access Rights, from Arthur G. Wesner and Elizabeth L. Wesner, For Their Joint Lives, Remainder to the Survivor of Them, from the Property Located at 7455 Hyland-Croy Road and 7485 Hyland-Croy Road, for the Public Purpose of Constructing a Roadway Improvement, which will be Open to the Public Without Charge

Ms. Alutto introduced the Resolution.
Mr. Hammersmith stated that the Hyland-Croy Road improvements project includes widening Hyland-Croy Road to a three-lane roadway, installing turn lanes and installing a new traffic signal at Moreland Drive. Acquisition by Dublin of property interest from four parcels owned by two property owners is necessary for the project. A good faith offer letter, the appraisal report and associated information were provided to the property owners in June of this year. Property Owner Jason Liu, owner of parcels 21 and 22, located at 7505 Hyland-Croy Road and 7525 Hyland-Croy



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Road respectively, donated 0.13 acres and 0.66 acres to the City of Dublin. Staff thanked Mr. Liu for his generous donation, benefiting this project and the community as a whole. The remaining property interests are from two parcels owned by Arthur G. Wesner, recently deceased, and Elizabeth L. Wesner, located at 7455 and 7485 Hyland-Croy Road. While staff will continue to work with the property owner to reach a mutually agreeable resolution to this acquisition, this Resolution of Intent begins the appropriation process and allows the project to remain on schedule. Staff recommended approval.

There were no public comments.

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

OTHER BUSINESS

- Muirfield Drive Art in Public Places Site Selection

Mr. Earman provided an update regarding the Muirfield Drive Art in Public Places (AiPP) project that was awarded \$175,000 by the Ohio Facilities Construction Committee (OFCC) of the State of Ohio. He stated that we are currently at the phase to propose a site and seek City Council review and approval of the site. He introduced Mr. Guion, PhD and Ava Morgan, PhD from the Dublin Arts Council to present the site.

Mr. Guion thanked Council for the opportunity to address the expansion of the internationally recognized public art program. Dublin’s Public Art Program has been managed as a partnership between the City of Dublin and Dublin Arts Council since 1988. The Program’s goals are to:

  - emphasize Dublin’s identity,
  - elevate community pride,
  - promote cultural and civic engagement,
  - provide a framework for creativity and innovation in art, design and landscape,
  - enhance public art’s role in parks and community development, cultural tourism and creative placemaking, and
  - positively impact the quality of life.

Dublin Arts Council strives to support the City’s vision for Dublin to be the most sustainable, connected and resilient global city of choice. There are many opportunities for public art as public art today encompasses a broad field of practice, media, technology and techniques. Mr. Guion introduced Dr. Ava Morgan.

Dr. Morgan stated that approval is sought for the selection of the proposed site for the next site-specific permanent public artwork to be added to our \$3.8 million award winning permanent collection. After the site is approved, the process of realizing the artwork will take place over an approximate two-year period until the artwork is installed. In September 2022, Council approved Dublin’s next public art commission which is to be funded through an OFCC grant. This is a unique commission for Dublin and an unprecedented opportunity to collaborate with the State in adding to our collection of public art. The grant requires the artwork be sited along Muirfield Drive. In May 2023, the City of Dublin, Dublin Arts Council and the Muirfield Association signed a Memorandum of Understanding (MOU), establishing the terms and conditions for meeting the requirements of the OFCC grant and upholding the process for Dublin’s Art in Public Places commissioning process. The site selection process adheres to the policies of the Public Art Master Plan and includes identifying and assessing potential sites and gathering community feedback on the potential sites.

Dr. Morgan shared that a team of seven representatives from Dublin Arts Council, the City of Dublin and the Muirfield Association visited three potential



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sites for the project. Each site was reviewed and measured against a comprehensive set of criteria. The minimum criteria for the AiPP site is that it is accessible to all, considerate of public safety, feasible and safe for the installation of artwork and, for this grant specifically, is visible on Muirfield Drive. Ideal locations for AiPP should be, but not be limited to:

- Highly visible, highly trafficked and easily accessible;
- Walkable to provide the viewer with a 360-degree access;
- Have historic significance to Dublin or residents of the Dublin area;
- Where public art might not be expected and can be discovered;
- City-owned property; and
- When activated by art, create a strong sense of place.

Considering the requirement of the State grant application of best practices in the sighting of public art, the geographic distribution of artwork, and day-to-day knowledge of Dublin’s parks and public places, City of Dublin and Dublin Arts Council staff recommended the site at Whittingham and Muirfield Drive for this project. Three sites were identified and reviewed and this site met the criteria. The three sites that were reviewed were:

- Whittingham and Muirfield Drive: 360 degree access; high visibility on Muirfield Drive; artwork will enhance the existing landscaping and create balance and harmony at the site; accessible on foot or using the several bike paths; and this site is adjacent to the 12<sup>th</sup> hole for the Memorial Tournament which provides broad showcase opportunities on a global stage.
- Muirfield Drive Lake: high visibility at the entrance to the Muirfield Association; bike path accessible and a parking lot is nearby; the lake lends itself to educational opportunities; artwork may compete with the existing landscaping; and there was a concern for safety and maintenance.
- Muirfield Drive Median: highly visible; not easily accessible; site does not offer a strong sense of place; and there may be some engineering limitations with this site.

Dr. Morgan stated that a letter was sent to 418 residents located near the three potential sites and there was a link provided on Dublin News Now on August 3 that went to over 14,000 subscribers. A notice about the project with a link to provide feedback was sent to all Homeowners Associations to share with their membership, and sandwich boards with QR codes were placed at each of the sites with feedback requested. Additionally, information about the project and how to provide feedback was posted on the City’s website as well as Dublin Arts Council’s website. 51 responses were received with the majority of respondents preferring the first site, Whittingham and Muirfield Drive. The open-ended comments received were generally positive although, there were some respondents that did not support public art at any of the sites. The Muirfield Association has agreed to gift the land and easement of the site to the City of Dublin. Once the site has been approved, a call for artists will be distributed nationally. Proposals for artwork will be presented in a community forum at a later date.

There were no public comments.

Mayor Fox stated that there was widespread communication on the site selection and the community will have the opportunity to weigh-in again on the artwork. Dr. Morgan responded affirmatively.

Ms. Amorose Groomes stated that there were two criteria for this grant when the State budget was approved: one was that it be visible on Muirfield Drive and the other was that it be a kinetic artpiece. The kinetic requirement has not been mentioned in this presentation.



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Dr. Morgan stated that the kinetic component is no longer a requirement to her understanding.

Ms. O’Callaghan stated that when staff learned of the grant award, a conversation was held with the OFCC to make sure that we understood the requirements. There was a discussion about the site and that it had to be visible on Muirfield Drive. One of the grants specifies the kinetic artwork requirement while the other does not. She stated that Mr. Stiffler had a discussion with the OFCC and heard that the kinetic piece would not be a requirement. Ms. O’Callaghan stated that staff is planning periodic check-ins with the OFCC to make sure that we remain on the same page.

Ms. Amorose Groomes suggested getting the removal of that requirement in writing because when it is in a bill, that is a formal and concrete document. If we are going to deviate from that, we need to have a written understanding that we are allowed to do that.

Ms. Alutto asked about accessibility and making sure that the paths to the artwork are well maintained for those with mobility challenges. Mr. Earman stated that as part of the donation of the property, the shared-use path would be included, so it would no longer be private property and would become City property as required by the grant.

Ms. Alutto asked about the width and whether or not the path would be widened. Mr. Earman stated that the City would work with Muirfield on the design as that path needs replaced to get it widened.

Ms. Alutto asked if there would be some approach to the artwork itself to make it accessible. She is concerned for the people with mobility issues and the difficulty of have to traverse through grass. Mr. Earman stated that an approach will be included as part of the design requirement.

Mr. Reiner asked if there was still a chance to make it a kinetic artpiece because that was the original intent of the artwork and the grant request.

Dr. Morgan stated that with the last commission, over 150 artists applied with a range of artwork proposals. It will be up to the selection committee to narrow it down to three finalists, but certainly, a kinetic artpiece could make the cut.

Mr. Reiner reiterated that he believed that was the original intent when the grant was requested.

Ms. O’Callaghan asked Dr. Morgan when the request for proposals (RFP) would be drafted. She wanted to clarify the expectation and have the full Council weigh-in on whether to require a kinetic artpiece. Dr. Morgan stated that once they have the site approved by Council, the RFP could be drafted.

Ms. O’Callaghan asked if Council wants the artwork to be a kinetic piece regardless of what the OFCC required. Mr. Reiner clarified his comments and stated the RFP should be open to general art, but kinetic should be mentioned.

Ms. Amorose Groomes stated that she had several residents reach out to her and share that it is hard to pick a site for artwork until you know what the artwork will be. She stated that she communicated to the residents that it was open to any kind of art because that is what seemed to be the interpretation of the information that was sent out to them for response.

Mr. Guion stated that the Dublin Arts Council will communicate the site selection, why it was chosen and the criteria that will inform the RFP. He reiterated that all art would be considered.

Mayor Fox reiterated having the OFCC discussion about not requiring kinetic artwork in writing. Ms. O’Callaghan agreed.



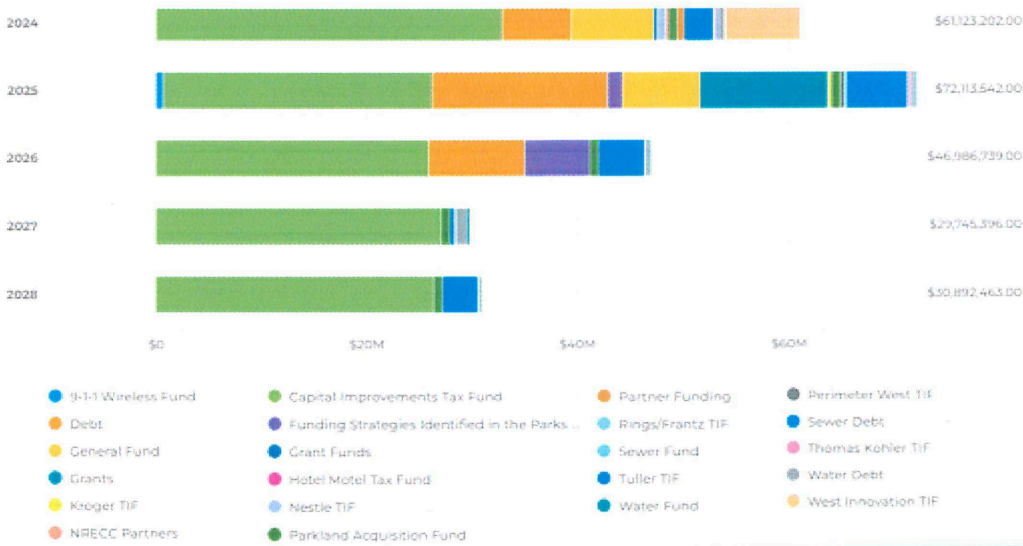
Vote on the motion: Vice Mayor De Rosa, yes; Ms. Kramb, yes; Mr. Keeler, yes; Ms. Alutto, yes; Mr. Reiner, yes; Mayor Fox, yes; Ms. Amorose Groomes, yes.

- 2024-2028 Capital Improvements Plan (CIP) Revenue and Debt Profile

Mr. Stiffler stated that the 2024 budget cycle begins with a review and discussion of the CIP revenue estimate and debt profile. He reviewed the timeline regarding the CIP approval process. He introduced the topics as part of this discussion as the revenue estimates, including this year's income tax, selected revenues for next year's CIP and the debt financing and profile as proposed in the 2024 CIP.

2024-2028 CIP: Revenue Estimates

\$243 million in revenues has been identified and projects have been funded totaling \$241 million across the various funding sources; the largest of which is income taxes. Mr. Stiffler shared the total revenue estimates by year, and stated that we have funded \$61 million in year one, \$72 million in year two and then decreasing amounts in the later years.

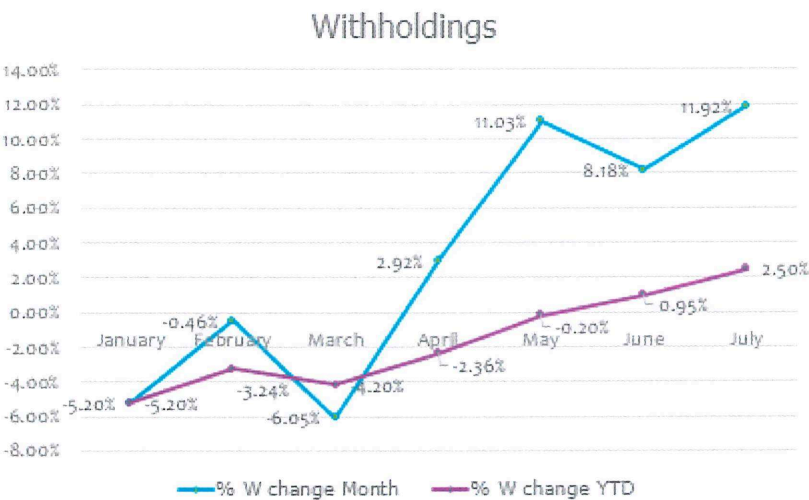


There is a disparity between the largest and smallest years that has to do with the revenue sources that are utilized in those years. The green bars represent income tax. In the first three years of the CIP, there is some debt financing that staff proposed (orange bars). The light blue bar in the second year is grant funding for the bridge over I-270 project.

2023 Income Tax Estimate

Mr. Stiffler stated that the City is just over \$750,000, or 1.2%, in income tax revenues ahead of where we were last year. We are well ahead of our budget estimate, which was \$94 million. Income taxes are very consistent between this year and last year. Mr. Stiffler stated that the graph (below) tells a compelling story that remote work really showed up in Dublin's Finance office in May of last year.

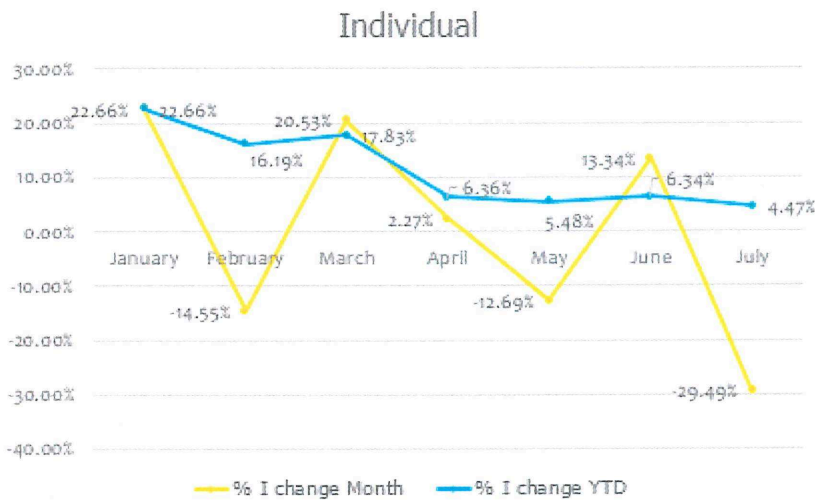




When we do a year-over-year comparison, before May we are comparing non-remote work to remote work. As the graph shows, January through April are all below 0%, which was to be expected. May is the first month where we are comparing a remote work month to a remote work month and withholdings in May were up 11%. This shows nice, consistent growth. He is hopeful that this is the trend for the remainder of the year.

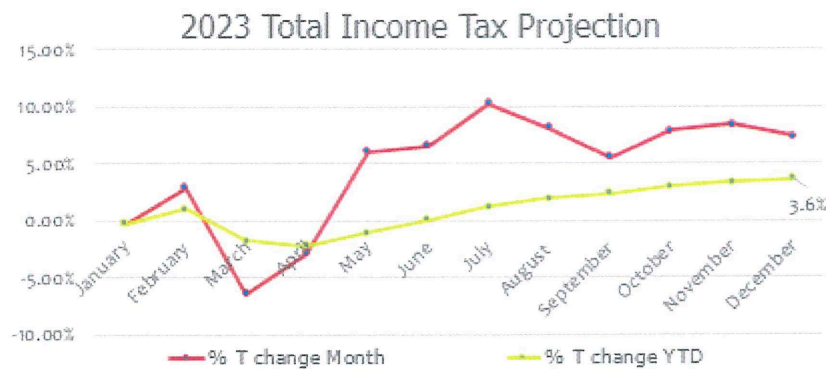


Net Projects is less of a consistent story. Mr. Stiffler shared that the economy may have shifted; net profits may have shifted; and though we are still positive, we are not as positive as in the beginning of the year.





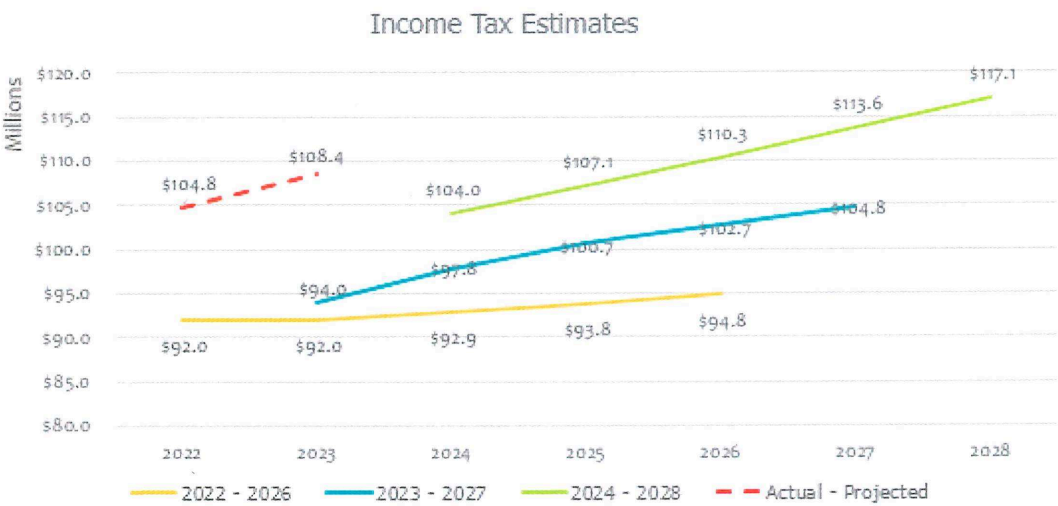
Mr. Stiffler stated that individual withholdings do not tell a consistent story, but he shared data just for completeness because withholdings are such a large component.



Average Change (May – July)		
Withholdings: 10.5%	2022 Actual:	\$104.8 million
Net Profits: -1.7%	2023 Budget:	\$94.0 million (-11.5%)
Individual: -9.6%	2023 Projection:	\$108.4 million (3.6%)

Mr. Stiffler stated that total income taxes follow the same narrative as withholdings. Looking at projected amounts, you will see we have actual revenues last year of \$104 million. We have a budget this year (2023) of \$94 million. The projection is for over \$108 million. He is hopeful that it will continue to be over \$104 million.

2024-2028 CIP Income Tax Estimates



Mr. Stiffler stated that this graph shows a philosophical shift and growth in CIP related income tax projection. We are starting 2024 with an income tax estimate of \$104 million and growth of 3% thereafter. The red line represents our actual numbers, so even if we do not hit \$108 million, we will likely be somewhere along that red line. We are still trailing our actuals by two years. We are in an area of uncertainty, but I think this is in alignment with closing those budget variances that have been discussed the last several years and projecting more realistic income tax numbers.



2024-2028 CIP General Fund

General Fund Balance Policy	
Fund Balance	71,305,556
GF Expenditures	99,886,910
%	71.4%

Current General Fund Balance available: \$21.3 million

- Fiber to the Home: \$7.1 million transfer (Complete)

Year	2023	2024	2025	2026	2027
Total Revenue	\$89,447,607	\$90,915,785	\$93,632,220	\$96,930,521	\$99,663,168
Recurring Expenditures					
Sub-Total Recurring Expenditures	\$75,699,838	\$78,360,182	\$81,123,367	\$83,993,657	\$86,975,506
Non-Recurring Expenditures					
Category	2023	2024	2025	2026	2027
73 - Capital Outlay	\$3,100,000	\$0	\$0	\$0	\$0
74 - Transfers/Advances	\$7,100,000	\$7,820,000	\$7,370,000	\$5,369,859	\$8,827,055
75 - Other Charges and Ex	\$0	\$0	\$0	\$0	\$0
Sub-Total Non-Recurring Expenditures	\$10,200,000	\$7,820,000	\$7,370,000	\$5,369,859	\$8,827,055
Total Expenditures	\$85,899,838	\$86,180,182	\$88,493,367	\$89,363,516	\$95,802,562
Beginning General Fund Balance	\$63,687,517	\$67,235,287	\$71,970,889	\$77,109,742	\$84,676,748
Ending General Fund Balance	\$67,235,287	\$71,970,889	\$77,109,742	\$84,676,748	\$88,537,354
Fund Balance %	78%	84%	87%	95%	92%

Mr. Stiffler stated that this chart shows that we have programmed the utilization of General Fund revenues in the CIP before economic development projects. We are continuing that in this CIP. In the middle of 2023, there is a \$7.1 million transfer that was the transfer for the Fiber to the Home project. There is also \$3.1 million that has been set aside for additional land acquisition. 2024 is the year that contains that \$7.8 million General Fund transfer. We are also planning a \$7.3 million transfer from the General Fund in 2025. Those two transfers easily fit within our Fund Balance Policy as we are still above 80% in both scenarios. The 2026 and 2027 numbers are from the General Fund analysis that was done as part of the five-year plan. They show transfers that will need to occur in order to execute the rest of this plan.

Property Taxes, Cash Fund Balance and Interest Earnings

Mr. Stiffler stated that we continue to fund the millage, as it is in the current CIP, into the future. He shared that the fund balance interest earnings are programmed slightly conservatively because we are seeing a delay in the rise in interest rates in our portfolio. We still have some very long bonds that were purchased three, four and five years ago that will not mature for another year or two that are 50 basis points or less. He believes we will outperform the curve. We are seeing growth, but he recommends not getting too aggressive in predicting it because we do have some of those securities in our portfolio.

Other Funds

Mr. Stiffler stated that the Special Review Fund mirrors last year's CIP with the utilization of the Hotel Motel Fund and the Wireless 9-1-1 Fund.

Enterprise Funds & Other Sources

We are using the Sewer Enterprise Fund as well as a number of other sources. We received a \$340,000 grant from the State for waterline. We will be using that funding for that project and we will see additional federal funding for the bridge over I-270. He also noted that there is funding identified as part of the Parks and Recreation Master Plan process. Mr. Stiffler encouraged a conversation that was started as part of the Master Plan about what types of ideas or additional revenue sources we are willing to bring in to support our parks. These revenues are the actualization of that plan that was developed or at least part of the process to find those revenues. With regard to TIF Funding, we are repaying ourselves from a number of TIFs for advances that were previously advanced from the CIP. This reflects the practice of financing CIP projects and then paying ourselves back over time.



Debt Issuances

Debt Issuances

Fund	2024	2025	2026	2027	2028
Income Tax / TIF / Other Revenue	\$6,594,000	\$16,510,000	\$8,510,000	\$0	\$0
Water	\$520,000	\$300,000	\$265,000	\$1,000,000	\$0
Sewer	\$2,675,000	\$5,740,000	\$4,370,000	\$540,000	\$3,350,000

- Income Tax / TIF / Other Revenues**
- Dublin Community Recreation Center Improvements
  - Riverside Crossing Park West Kayak Launch
  - Darree Fields Park Enhancements
  - Tuller Road to Emerald Parkway over 270 Crossing

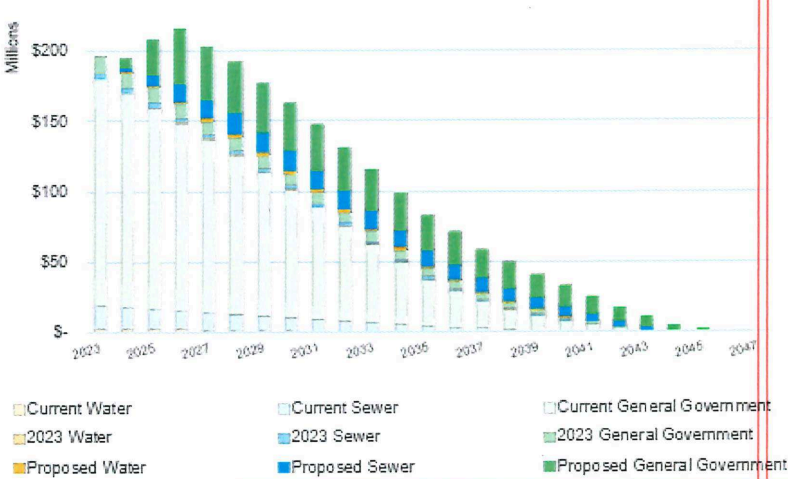
- Water Fund**
- Water Line Replacement
  - Water Line Extensions
    - Area 10A
    - Area 10B
    - Area 9
    - Area 2B

- Sewer Fund**
- Sanitary Sewer Lining and Repair
  - Manhole Rehabilitation
  - Deer Run Sanitary Sewer Improvements
    - South Riverview Street Relief Sewer
    - Avery Road Relief Sewer
    - Glick Road Relief Sewer
  - Sewer Line Extensions
    - Area 10A
    - Area 10B
    - Area 9
    - Area 2A, 2B & 3B

Mr. Stiffler stated that in terms of debt issuances, the projects included in those funds for income tax, water and sewer are listed above.

The current debt profile the City of Dublin has, or will have at the end of 2023, is approximately \$180 million of debt outstanding. The debt will be completely paid off in 2043 in terms of CIP funding. \$39.1 million in total debt financing related to income tax or TIF service payment revenue is proposed in this CIP. Staff is proposing income tax funding for the Dublin Community Recreation Center (DCRC) improvements and alternate revenues identified in the Parks and Recreation Master Plan for kayak launch and Darree Field Enhancements. Waterline replacement will be paid for by the Water Fund itself and then Water Fund revenue retired through a CIP transfer will pay for the design of the waterline extension projects. Similarly, with the Sewer Fund, there are more projects including the three relief sewers that were part of the CIP last year. Altogether, the 2023 projects that remain to be financed will be brought forward in four to six weeks to talk about financing.

Previously approved projects and with updated costs  
2023 Projects - \$14.9 million  
Land Acquisition: \$11.0 million  
Sewer: \$3.4 million  
Water: \$450,000  
2024-2028 CIP - \$58.2 million  
DCRC: \$ 13.1 million  
West Kayak Livery: \$2.5 million  
Darree Fields: \$12.6 million  
270 Crossing: \$10.9 million  
Sewer: \$16.7 million  
Water: \$2.4 million  
Debt service estimated at 5% over 20 years.



Mr. Stiffler stated that the total CIP financing for 2024 through 2028 is \$58.2 million with the breakdown by project for income tax financed projects as listed above. Total sewer projects total \$16.7 million and the total water fund projects total \$2.4 million. This changes our debt profile as shown.



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In terms of our Debt Policy, we set aside 60% for debt service on capital projects and limit that to 90% so that we do not have debt repayment issues when there is a fluctuation in income tax numerically.

Year	Estimated Income Tax Revenue <sup>1</sup>	Allocation to Capital Fund <sup>2</sup>	Debt Service Allocation <sup>3</sup>	90% of Debt Service Allocation	Proposed IT Supported Debt Service <sup>4</sup>	Debt Allocation not Committed	% of Capacity Used
2024	\$104,000,000	\$26,000,000	\$15,600,000	\$14,040,000	\$7,392,499	\$8,207,501	47%
2025	\$107,120,000	\$26,780,000	\$16,068,000	\$14,461,200	\$8,719,003	\$7,348,997	54%
2026	\$110,333,600	\$27,583,400	\$16,550,040	\$14,895,036	\$9,056,408	\$7,493,632	55%
2027	\$113,643,608	\$28,410,902	\$17,046,541	\$15,341,887	\$9,031,508	\$8,015,034	53%
2028	\$117,052,916	\$29,263,229	\$17,557,937	\$15,802,143	\$9,028,358	\$8,529,580	51%

<sup>1</sup> Based on current income tax estimates for 2024 – 2028 CIP.  
<sup>2</sup> 25% of income tax revenue dedicated to the Capital Improvement Tax Fund  
<sup>3</sup> 60% of the income tax revenue in the Capital Improvement Tax Fund reserved to pay debt service on capital projects  
<sup>4</sup> Actual debt service payments for existing debt funded by Income Tax

Mr. Stiffler noted that the chart shows that our percent capacity used is fairly low, starting at 47% in year one and then going to 51% by 2028. He stated that the proposed CIP would comply with our debt policy and leave room for additional acquisitions, should that be determined. In terms of our debt metrics, we comply with all four debt metrics. Staff proposed using additional General Fund balance because we have those revenues available. The balance is a percentage of debt service requirements. He noted in metric four that it grew from 6.8% to just over 9%.

Vice Mayor De Rosa thanked Mr. Stiffler for changing the revenue forecasting policy. She stated one of the reasons that those balances are moving is because it is a more realistic expectation. She stated, regarding debt, there is \$2 million plus depending on how much is held for debt repayment. She expressed her appreciation for how this is projected and presented. She stated it gives Council a much more realistic discussion about what we are spending and what we are capable of accomplishing. She asked about the estimated revenue growth year-over-year hovering around 3% and how does that effect our buying power since it does not keep up with inflation. Mr. Stiffler stated that we have not examined the operating budget requests yet. Those are in process from the departments. We do know we have signed contracts with the unions and we understand non-union compensation rates. The percentage range on those will be about 50% of our budget. He stated he does not expect much to change with the operating budget in terms of trajectory. The 3% was really trying to acknowledge that in a world of inflation, a 2% conservative number would not be sufficient. However, 4% seems rather aggressive projecting out multiple years when the Fed says they want to be at 2%. We are in the middle ground, where yes, inflation is above this estimate, but everyone seems to agree that the Fed will have won this battle and inflation will be closer to 2%. Vice Mayor De Rosa stated that it is worth thinking about that 3% number. When that number was decided upon, it was above inflation and now it is not.

Vice Mayor De Rosa asked if debt would be issued in 2023. Mr. Stiffler answered affirmatively and stated that an Ordinance will be coming forward yet this year for the land acquisition related to the Bridge and for water and sewer projects.

In response to Vice Mayor De Rosa’s question regarding the interest rate on the debt we will issue in 2023, Mr. Stiffler stated he did not know what the interest rate would be but he believes it will be in the 5% range.



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In response to Ms. Alutto’s question regarding whether the interest rate predictions take into account the fluctuation of the interest rates, Mr. Stiffler answered affirmatively and stated that 5% is still reasonable in this market. Ms. Alutto asked about callable debt. He noted there was a significant amount that will be callable in 2025. He stated that he would provide information to Council regarding callable debt.

Ms. Amorose Groomes asked about the execution of this year’s CIP. She stated that there were a lot of projects that were proposed and funded and every bid that we are seeing is coming back significantly over what our projections were because of several different factors. She asked how staff is planning for the makeup of the gap of what we were not able to do because of cost overruns. Mr. Stiffler stated that staff is looking through the current year CIP and evaluating where there are resources that were appropriated that are not needed. He stated that staff is in the process of identifying those funds that have excess resources and those that need resources and making that match. He added that there might be some of that in the third quarter supplemental. Ms. O’Callaghan stated that it is at this point in the year as we head into the Operating and Capital Budgets that we spend a lot of time scrubbing existing contracts. This is done with the goal of getting as good a starting number as possible for the next year. Inevitably, some projects slip to the next year for various reasons. Ms. Amorose Groomes noted that it will be interesting since we are approaching the close of the construction season.

Mayor Fox asked Mr. Stiffler if, with property reevaluations, whether or not he anticipated a significant jump in what the City would receive. He anticipates a modest increase. An increase is possible because of inside millage, but he did not go for the full 20% increase. Mayor Fox asked about TIFs and whether or not we are keeping a consistent pace with what we have had in the past. Mr. Stiffler stated that we do not necessarily have undeveloped areas the way we used to, but he stated that the TIF revenues are sufficient to support a robust CIP and that is what is important. The Bridge Park TIFs are performing well and they are our newest and largest TIFs. We could use more TIFs in the Bridge Street District and in the West Innovation District as that area develops. We are seeing that TIFs are able to support major infrastructure projects. Mayor Fox asked about infrastructure and TIFs because as the infrastructure is built, the dependence on TIFs is reduced. Mr. Stiffler stated that he believes the City should be continuously aggressive with TIFs as funding sources. TIFs contributed a lot of the debt service for the I270/33 Interchange and that is a citywide impact. He stated that it will be offsetting to utilize income taxes to program projects that we have if we are not able to identify TIF revenues. Ms. O’Callaghan added that there are always going to be maintenance and rehabilitation projects.

Vice Mayor De Rosa thanked Mr. Stiffler for the amount of analysis that he has done.

STAFF COMMENTS

- Ms. O’Callaghan shared the following:
- Applications for the 2024 Hotel/Motel Tax Grant will open tomorrow, August 15<sup>th</sup>. The application process will be open for one month and close on September 15<sup>th</sup>. Staff has already shared this information with past applicants and anyone who has expressed interest in the grant and will begin pushing information out tomorrow.



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- Dublin’s newest public artwork will be dedicated Thursday, August 24<sup>th</sup> from 6 to 8 p.m. at the M.L.“Red” Trabue Nature Reserve, 6500 Post Road. *The Boat in the Field*, by an artist from Long Island City, NY, consists of the 25-foot-tall stone skeletal structure of a boat, and incorporates steel, limestone, and recycled granite from the steps of the St. John Cathedral in Cleveland. The public is invited to the dedication, which includes insight from the artist, an art-making activity, remarks from representatives from City of Dublin and the Dublin Arts Council.
- The Envision Dublin team is hosting a public meeting on Tuesday, August 29<sup>th</sup> from 6-8 p.m., at the Development Building, 5200 Emerald Parkway, to gather input on six Special Area Plans:
  - Bridge Street District
  - West Innovation District
  - Historic District
  - Southwest Area Plan
  - Dublin Corporate Area Plan
  - Emerald 8 Corridor Area Plan.

These areas were created as specific areas of development or areas that are sensitive to development pressure (such as the Historic District). During the open house, we will have stations dedicated to each Special Area Plan to hear attendees’ thoughts. This will be our last Envision Dublin public meeting for 2023.

COUNCIL ROUNDTABLE

Mr. Keeler thanked staff for the Dublin Irish Festival and Independence Day events. He offered kudos to the Cameron Mitchell restaurant Valentina’s for their artistic expression and the colorful mosaic at that location.

Mr. Reiner stated that when Bridge Park was originally conceived, it was supposed to be unique and interesting like that. He thanked all the volunteers for the Japanese OBON Festival. He was glad to see the park being used. He would like to see more events in Riverside Crossing Park. It was a very nice festival.

Ms. Alutto thanked staff and volunteers for the Dublin Irish Festival. She reminded everyone that school is starting in the coming week, and to be watching out for little kids and schools buses. She commented on the beautiful meteor shower that took place on Saturday evening. She shared Mr. Keeler’s sentiments about Valentina’s mosaic artwork. She said there are some hidden shamrocks in the mosaic to watch out for!

Ms. Amorose Groomes thanked the volunteers who worked at the Dublin Irish Festival and stated that is what makes this community so special, it is the people who volunteer. She asked Mr. Smith to take the opportunity to provide the history of what the City has tried to do relative to these group home kinds of situations when he meets with them this week. She is hopeful that he can address the litigation and all the steps that have been taken to keep the community safe and representative of our residents. She shared two pieces of legislation that were passed through MORPC Commission: Resolutions T9-23 and T10-23 both lay the groundwork for directing a portion of the COTA transit money to support a new level of infrastructure. It is important, as we will begin to hear more about the LinkUS campaign that is coming forward. It will be a ballot issue, but it is important to see that the groundwork is being laid for the funding of how that would work. She also stated that she has message pocket guides from the rebranding update for MORPC that she will distribute.

Vice Mayor De Rosa thanked the volunteers and staff at the Dublin Irish Festival. She noted that someone she was speaking to at the Festival said to her, ‘Don’t you love Dublin?’ So the hard work is noticed and appreciated.



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Mayor Fox stated that these festivals in our community create so much fun. She noted that the community brought the largest non-perishable food donation the Food Pantry has ever received at 20,336 pounds of food. She thanked the community for their generosity and the volunteers for all the hard work. She stated that the OBON Festival was probably double in size from last year. The entire day was about teaching people about the traditions of Japanese culture. She stated that there were performances of Sumo Wrestling, a Kimono Fashion Show and a formal Japanese Tea Ceremony. There were people of all nationalities enjoying the Japanese culture. She shared her conversation with Consul General Shindo who was at the Festival. Mashiko Japan had a table at the Festival and Consul General Shindo mentioned the importance of the Friendship agreement when it comes to culture and art.

Mayor Fox informed Ms. Kramb, as the Washington Township Liaison, that she had received a call from a resident who is very passionate about cemeteries and cemetery space. She asked Ms. Kramb to provide an update when they talked about this important topic. Ms. Kramb stated that it does come up regularly. The Trustees are interested in finding some land. She stated they are in the investigative stage of discovering what it would take to not only acquire the land but to operate a cemetery.

Mr. Keeler stated that he and Vice Mayor De Rosa attended a 33 Corridor meeting last Friday and Marysville is sending delegates to Japan, as is Union County for the Midwest-Japan Conference coming up. He stated that it is important that Dublin have representation there.

Mr. Reiner agreed because we have the largest Japanese population in the State. Mayor Fox stated that the conference is coming up quickly and plans need to be made. This Council needs to make a decision on who will go.

Ms. Kramb stated that the first question is if there is support for Council to go because we know there are two staff members going already.

Vice Mayor De Rosa stated that whatever size delegation we send, it should be equal to the delegations of those in our community. It appears that two people are going from other communities. She would be supportive as long as the delegation matched what our neighboring communities are doing because financially, buying tickets now is going to be astronomical.

Ms. Alutto stated that having a delegation the approximate size of our neighbors is important. She thinks that it is important that the Mayor go.

Ms. Amorose Groomes asked Ms. O'Callaghan the number of staff that will be traveling to the conference. Ms. O'Callaghan stated that two people are going and then she was waiting to see what the decision of Council would be. She added that Union County and Marysville have 10 people going. A couple of those people represent multiple agencies.

Vice Mayor De Rosa stated that we need to look at cost at this point. The costs will be high and she stated she is supportive, but it needs to be balanced in a fiscally responsible way. We just finished a long discussion about revenues and expenditures so we need to be fiscally responsible.

Mr. Keeler reiterated the importance of economic development and how competitive it is. He is supportive of sending a representative to represent Dublin's interests in the region.

Discussion was held regarding whom from neighboring communities was traveling. In response to Mayor Fox's question about travel funding, Ms. O'Callaghan stated that there a number of options for funding.

Mr. Keeler moved to send one Council Member to the Midwest-Japan conference. Vice Mayor De Rosa seconded.

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



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ADJOURNMENT

The meeting was adjourned at 8:38 p.m.

  
\_\_\_\_\_  
Mayor – Presiding Officer

  
\_\_\_\_\_  
Clerk of Council