

RECORD OF PROCEEDINGS

Held \_\_\_\_\_ February 26, 2024 \_\_\_\_\_

CALL TO ORDER

Mayor Amorose Groomes called the Monday, February 26, 2024 Regular Council Meeting of Dublin City Council to order at 6:00 p.m.

ROLL CALL

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

Staff members present were Ms. O’Callaghan, Mr. Hartmann, Chief Paez, Ms. Weisenauer, Mr. Stiffler, Ms. Rauch, Mr. Gable, Ms. Willis, Ms. Wawszkiewicz, Mr. Dilsaver, Mr. Rayburn, Ms. LeRoy, Mr. Earman, Mr. Hammersmith, Mr. Hendershot, Mr. Hounshell, Ms. Goliver, Mr. Althouse and Mr. Ament.

Others present: Joe Lombardi, Executive Director, Scott Perry, Assistant Executive Director, and Hanna Greer-Brown, Director of Communications, SWACO; David Kramer, Altafiber; Dr. Michael Henricks, Owner/DVM, Faithful Friends Veterinary Clinic; John Houseal, Houseal Lavigne; and Perry Morgan, Kimley-Horn.

ADJOURNMENT TO EXECUTIVE SESSION

Mayor Amorose Groomes moved to adjourn to executive session:

- Considering the Appointment of a Public Official;
- Considering 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
- To consider the purchase of property for public purposes.

Vice Mayor Alutto seconded the motion.

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

The meeting was reconvened at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Mayor Amorose Groomes invited Council Member Keeler to lead the Pledge of Allegiance.

SPECIAL PRESENTATION

- SWACO Grant Award

Mayor Amorose Groomes invited Executive Director of SWACO, Joe Lombardi to come forward and present the grant award. Director Lombardi expressed SWACO’s appreciation for the City’s efforts to prioritize sustainability and help to reduce reliance on landfill. The landfill continues to receive more than a million tons of waste each year. That number is projected to grow as the population continues to grow. He thanked City staff for bringing projects that serve to reduce waste and create a more sustainable future for our region. He expressed excitement to present the Community Waste Reduction Grant in the amount of \$35,000 to the City to help recycling efforts at the Sports Parks at Emerald Fields. He congratulated staff and Council on bringing forward a project that was thoughtfully crafted and stood out among peers. Ms. LeRoy, Ms. Goliver and Mr. Althouse came forward to accept the check with the Mayor. Mayor Amorose Groomes thanked SWACO for the services they provide regionally and the leadership that they provide in the area of waste reduction and recycling.



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CITIZEN COMMENTS

The following citizens were present to comment on the war in Gaza. They all came forward to request a ceasefire and expressed the pain they feel over the loss of life as the conflict continues.

- Layan Abu-Romeh, 5589 Newtonmore Place
- Salma Khawam, 6830 Barronsmore Way
- Ranim Pharra, 7711 Schoolway Court
- Bushrah Alhyari, 6260 Post Road
- Naya Almarei, 1929 Laramie Drive
- Leen Heyari, 6260 Post Road
- Tesneem Shabsigh, 5758 Finnegan Court
- Zaina Aburomeh, 5589 Newtonmore Place
- Randa Khawam, 6830 Barronsmore Way

Mayor Amorose Groomes thanked everyone for coming to the meeting to express their views. She shared that the City passed Resolution 37-17, which serves to encourage all to combat intolerance, negative stereotyping, and discrimination. It also states that hatred, fear and discrimination against any individual based on race, religion and national origin is detrimental to all people who cherish freedom and equality. She stated that she understands that the City Manager will be meeting with all interested parties to discuss their concerns in the near future.

CONSENT AGENDA

- Minutes of the January 29, 2024 Work Session
- Minutes of the February 5, 2024 Regular Council Meeting
- Excuse the Absence of Council Member Reiner from the February 5, 2024 Regular Council Meeting.
- Notice to the Legislative Authority of a New D5J Liquor Permit for CSD Dublin RG LLC, 56 N. High Street, Dublin, Ohio 43017

There was no request to remove an item from the Consent Agenda.

Mayor Amorose Groomes moved to approve the items on the Consent Agenda.  
Mr. Reiner seconded the motion.

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

INTRODUCTION/FIRST READING – ORDINANCES  
Ordinance 01-24

Amending Zoning Code Sections 153.042, 153.048, 153.053, 153.066, 153.159, and 153.236 to Address the Administrative Approval Criteria (24-001ADMC).

Vice Mayor Alutto introduced the Ordinance.

Mr. Hounshell stated that the administrative approval process allows the Planning Director to authorize minor plan modifications to building layouts, parking arrangements, signs, lighting and other site related improvements. Administrative approval criteria is provided in all zoning districts out of the standard zoning districts such as Planned Unit Developments, Bridge Street District, West Innovation District, Historic District and the Dublin Corporate Area.

Mr. Hounshell explained that administrative approvals are the lowest of the three levels of approval. It is intended for minor changes to approved or existing developments. This is the quickest review process which is handled entirely through Planning staff and Planning staff reports these approvals to both ART (Administrative Review Team) and PZC (Planning and Zoning Commission). The second level of review would be a minor project. This would be applicable to some districts such as Bridge Street District, West Innovation District and Historic District. The Dublin Corporate Area minor projects is intended for



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smaller projects that do not have significant community effects. The third level of approval is the Amended Final Development Plan. When an application for minor project does not meet the maximum requirements, then the Amended Final Development plan is required. Planning staff or ART have the authority to elevate an application that is deemed to significantly alter the intent of the character of the property or neighborhood. Mr. Hounshell stated that this amendment comes out of discussion with PZC. In July 2023, PZC raised the topic of Consent Agenda items and the opportunity to review Administrative Approval Criteria to understand whether there was an opportunity to expand the bounds of what Planning staff and ART could approve. This was to streamline the process and minimize the amount of minor applications that would be before the PZC on the Consent Agenda. Staff provided research to PZC in August that showed that the majority of the items on Consent Agenda were minor conditional use changes, signs, building materials and minor changes. PZC recently provided a recommendation for approval on an amendment to the administrative approval criteria. Mr. Hounshell reviewed the amendments:

- Existing Signs: These include existing signs within the area, not new signs. This would apply to the Planned Unit Development District, the Bridge Street District, West Innovation District and the Dublin Corporate Area. The amendment would allow staff to approve new sign design and location of existing signs on a site. Again, staff would be able to elevate this application to PZC if necessary.
- Building Materials: This amendment is specifically within the Bridge Street District. The proposed language adds that staff's approval can include partial and full painting of buildings, but also does updates for the minor project criteria for existing modifications. This amendment is intended to address administrative approval criteria for minor façade changes such as the painting of materials (which do not include stone or brick). More significant exterior changes would be reviewed by the ART as part of a minor project. Staff would be able to elevate this application to ART or PZC if necessary.
- Administrative Departures: This amendment is within the Bridge Street District. The amendment updates the language to clarify a technicality in the code. ART can approve 10% of a numeric requirement versus 10 percentage points. Mr. Hounshell provided an example of how this might be applied. He stated that this is proposed to provide clarity.
- Menu Board Signs: This amendment would allow staff to outright approve menu board signs within the City. The number of signs, maximum height, size, location and screening of the signs would be handled entirely by Planning staff (assuming it meets the requirements).
- Minor Conditional Use Changes: This would allow staff to approve like for like conditional use changes within the same use category.

Staff recommended approval.

There were no public comments.

Ms. Kramb expressed appreciation for the additional information she had requested. She sought clarification regarding the amendment related to minor projects and the districts that would be impacted. Mr. Hounshell stated that the change in 153.066 would apply only to the Bridge Street District. He stated that there is a Historic District update happening in the future. Ms. Kramb clarified that minor projects can be approved by the ART or they can be elevated to PZC. Mr. Hounshell responded affirmatively. Ms. Kramb asked if the intention is to change the definition of minor project in the other zoning districts to keep them parallel. Mr. Hounshell stated that is to be determined depending upon the outcome of this amendment. If the changes are well received, then staff will look to make these changes with the Historic District as well. Ms. Kramb asked to see how many minor projects are being approved through the ART in that zoning district. She stated this is a huge change, not in square footage, but potentially the entire exterior of a building. Mr. Hounshell stated he could provide additional information about what has been approved. Ms. Rauch stated that the applicant would still have to meet code requirements for transparency, vertical, façade divisions, etc. Ms. Kramb stated that she appreciated that,



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but that the building could have a completely different look and still adhere to code. She reiterated that she would like to see some data for the second reading regarding what has been administratively approved and data on minor projects that exceeded the threshold and had to have a final development plan. Ms. Rauch stated that intent is that things that can be fairly simply approved would not have to go through a formal planning commission process.

Ms. De Rosa expressed her appreciation for the continued work on streamlining the planning processes and making them easier, faster, smoother, etc. She asked why not leave these items on the Consent Agenda? She asked why this was the preferred approach. Secondly, she asked if an applicant was not satisfied with the outcome of their application, do they retain the right to bring it forward to a Commission or a Board. Mr. Hounshell stated that in terms of process, the Director would have the authority to disapprove an application and the applicant would have to abide by that. There is no appeal to a Board or Commission. Mr. Hounshell stated that this was a request by PZC to streamline the process, but also to ideally look at the processes where there is very little discussion and identify whether or not there are some efficiencies to be gained. There are still items on Consent that cannot be approved administratively. So if there are items that can be approved administratively or moved to another Board such as ART, it was requested to do so. Ms. Kramb stated that if the application is with ART, it saves time for the applicant. She would like to know how much time is being saved if an application is approved via ART versus Consent Agenda.

Mayor Amorose Groomes stated that she shares some of the same concerns as Council Member Kramb regarding building materials because that can give a very different feel and depending on where in the City it is, it could be problematic. She is okay with some of the amendments, but has concerns with others. Code is the law of unintended consequences.

Second reading/public hearing is scheduled for March 11, 2024.

INTRODUCTION/PUBLIC HEARING/VOTE – RESOLUTIONS
Resolution 03-24

Authorizing the City Manager to Execute an Intergovernmental Agreement with the Franklin County Commissioners for the Administration of Wireless 9-1-1 Government Assistance Funds

Vice Mayor Alutto introduced the Resolution. Deputy Chief Lattanzi stated that Ohio Revised Code 128 establishes a user fee for every wireless phone bill to reimburse local public safety answering points for the cost associated with receiving 9-1-1 calls placed from wireless telephones. The Northwest Regional Emergency Communication Center (NRECC) received approximately 49,000 9-1-1 calls, 83% of which were from wireless lines as directed by law. The Wireless 9-1-1 Governmental Assistance Fund is administered by the Franklin County Commissioners with funds being dispersed in accordance with a formula set by the local 9-1-1 planning committee. To facilitate disbursement, local agencies are required to maintain a current intergovernmental agreement. This resolution is regarding the new agreement that would allow Dublin to continue to receive funding disbursements through December 31, 2024. He recommended approval.

There were no public comments.

Ms. Fox asked about the disbursements listed for each subdivision or City and why Dublin was at 6.3% and Westerville was at 2.9%, but the amounts were the same. Deputy Chief Lattanzi stated that the disbursements were \$130,000 for both the City of Dublin and the City of Westerville. He explained that \$130,000 is the minimum amount that each of the five entities would be authorized for each year. For 2024, Westerville will still receive \$130,000 and Dublin will receive slightly higher due to the proportion of the calls that come through our center (NRECC).



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

**Resolution 04-24**  
**Accepting the Lowest and Best Bid for the Shared-Use Path and Parking Lot Maintenance Program 2024 (24-009-CIP)**

Vice Mayor Alutto introduced the Resolution.  
Mr. Gable stated that staff conducted a competitive bid for the shared use path and parking lot maintenance program for 2024, which provides annual maintenance in various locations of the City’s shared use path network and in several City parking lots. This program is funded from the 2024-2028 Capital Improvements Program (CIP) in the amount of \$485,000 for shared use paths and \$113,000 for parking lots. On February 7, three bids were received. The lowest and best bid was received from Chemco Inc. in the amount of \$571,049.39. Construction will begin in April and complete by September of this year. Staff recommended approval.

There were no public comments.

Ms. De Rosa sought clarification regarding the color-coding on the map that was provided. She asked if the shared use paths are done on a rotating basis. Mr. Gable stated that the division of Asset Management and Quality Assurance reviews and recommends the section of paths to be performed each year. Inspections are done on all of the different segments every couple of years. There are areas that are prioritized based on need. If there are areas that are getting a good deal of resident feedback, then those areas are usually included. Ms. De Rosa clarified that there is some flexibility and additional capacity in the program for areas that need attention. Mr. Gable stated that the five-year work plan is on the website as well so residents can see what is planned in the out years. Ms. De Rosa confirmed that the bridges that attached to those shared use paths are a different project. Mr. Gable responded affirmatively. He added that the pedestrian bridge maintenance program would be going out for bid soon.

Vice Mayor Alutto encouraged residents that have a bike path or shared use path concern to use the Go Dublin app.

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

**Resolution 05-24**  
**Accepting the Lowest and Best Bid for the Franklin Street Improvements Project (21-025-CIP)**

Vice Mayor Alutto introduced the Resolution.  
Mr. Gable stated that staff conducted a competitive bid process for the Franklin Street Improvements project that provides for the reconstruction of Franklin Street from Waterford Drive to Sells Alley with new curb, gutter, consistent street width, storm sewer replacements and concrete sidewalks on both sides of the roadway. The 2023-2027 CIP included \$960,000 for the Franklin Street Improvements project. On February 7, four bids were received. Decker Construction Company submitted the lowest and best bid of \$1,064,626.20, which was 18.1% under the Engineers Estimate. The bid is nearly \$800,000 lower than the bid received in June 2023. Construction is expected to begin in the spring and complete by September of this year. Staff recommended approval.

There were no public comments.

Mr. Reiner thanked staff for their work on rebidding this project amounting to a big savings for the City.

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



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**Resolution 06-24**  
**Accepting the Highest and Best Bid for a Farmland Lease and Authorizing the City Manager to Enter into Contract**

Vice Mayor Alutto introduced the Resolution.  
Mr. Earman stated that this resolution is for the six City-owned properties identified in Council’s meeting materials. These properties are vacant, but this does allow the City to qualify for lower property taxes as part of the current agriculture use value program. These properties were historically farmed by way of multiple leases and multiple farmers. Staff has consolidated the six parcels into one bidding opportunity for the highest price per acre. The City would receive revenue as part of the lease. On February 1, Staff opened three bids. Kelly Walton was the highest and best bid in the amount of \$351 per acre to produce corn and soybeans. Staff contacted the references of Mr. Walton and received favorable responses.

There were no public comments.

In response to Mr. Reiner’s question regarding the differences in the bids, Mr. Earman stated that some of the farmers that bid on this project were part of a much larger operation.

Mayor Amorose Groomes stated that it likely has something to do with proximity too.

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

**Resolution 07-24**  
**Accepting the Lowest and Best Bid for Tent and Equipment for the Dublin Irish Festival 2024**

Vice Mayor Alutto introduced the Resolution.  
Ms. LeRoy stated that for the first time, staff followed the competitive bid process for the tent and other equipment needed for the Dublin Irish Festival. Two bids were received, but one was incomplete. The proposal from O’Neill Tents was for \$237,296.69. O’Neill has offered to hold the prices for a three-year contract if approved. O’Neill has been the vendor for the Dublin Irish Festival for 25 years. Staff did reach out to many different tent companies, but proximity was an issue as well as cost for shipping, overnight stays, per diems, etc. Staff recommended approval.

There were no public comments.

Ms. De Rosa asked what the budget is for this and what was paid last year. Ms. LeRoy stated that the budget is \$240,000. She added that last year costs were at about \$232,000. There is about a \$4,000 difference from last year to this year, but still under budget. Ms. De Rosa thanked Ms. LeRoy for bidding the work.

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

**OTHER BUSINESS**

- Altafiber Update  
Mr. Brown stated that David Kramber from Altafiber was present. This project was initiated as a strategy to help realize Council’s Goal #1 – Most Connected Community in the U.S. As the agreement executed in June 2023 stipulates, Altafiber will design, build, operate, and maintain a 10-Gigabit Fiber Optic Network that will be available to all addressable locations within the City of Dublin. Within 36 months, this Master Network Agreement will be in place for 15 years. The City will contribute an amount not to exceed \$7.1 million with payments being made quarterly and based on the number of addressable locations that are fiber qualified or fiber passed. The City has an option to utilize



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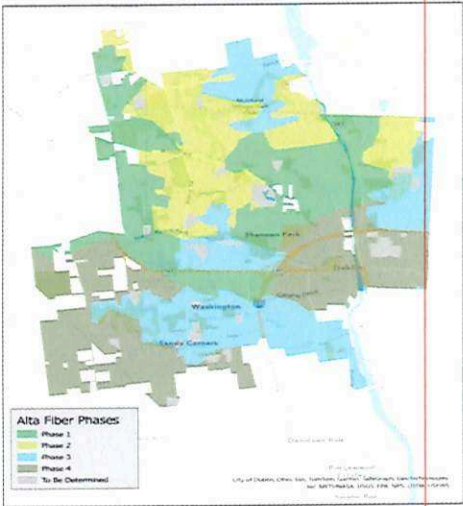
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some of the fiber within Altafiber’s backbone network for City and governmental purposes. There is an innovation component that includes an allocation from Altafiber to the City for \$250,000 for an innovation center or money for wi-fi in some of the parks. Finally, Altafiber will establish an office or store presence within the service area of the network. Altafiber and Dublin Development Corporation LLC are close to signing their agreement, which would allow Altafiber to utilize the Dublin multi-conduit system. Altafiber has executed a lease at 6685 Dublin Center Drive for their office and retail location. Communication and Marketing efforts have been underway since June including a project landing page. 1,100 people have signed up on the page for continual project updates. Altafiber teams have worked with staff to locate 90 fiber distribution hubs throughout the community and detailed system design is progressing. He introduced Mr. Kramer to discuss the roadmap for the communication as well as the phasing. Mr. Kramer complimented staff and stated they have been great to work with. He shared that they plan to start construction sometime in April. They are communicating with residents and all residents will be getting a mailer to their homes. Mr. Kramer provided an illustration to show the launch of communication with the public. He stated that September is when they are going to start sales and getting residents signed up. He explained that installs are done geographically. There will be pre-release mailers before the team starts selling service. Regarding the phasing, he stated that it is a three-year project. He stated that they estimate they will construct around 7,500 door locations per year of the three years. He shared the following phasing map:

- Construction season begins in April and ends in October of each year
- Approximate doors constructed by year:
  - 2024 = 7,500\*
  - 2025 = 7,500\*
  - 2026 = Remainder

\* Door counts subject to change



Mr. Reiner confirmed that the conduit will be detectable by OUPS so people can do work on their properties without concern of hitting the conduit.

Mr. Keeler asked about how it was determined what areas would be in which phases. Mr. Kramer stated that they did try to be geographically diverse. Ms. O’Callaghan stated that some of the decision had to do with the data center that was selected and the build out from there.

In response to Mr. Reiner’s question regarding cable television bill costs, Mr. Kramer stated that this project is an internet only project as of now. He added that there would be phone and video streaming options.

Ms. O’Callaghan stated that she appreciated all of the efforts to get us to this point. She expressed that she is very appreciative of Altafiber and their partnership. They are seeing a lot of resident interest, which is a great thing, and staff has received an invitation to an HOA meeting as soon as tomorrow (February 26) to talk about this project. Mayor Amorose Groomes thanked our residents in advance for their patience and understanding as we roll out this ambitious initiative.



- 2024 Dublin Irish Festival (DIF) and Independence Day Prices  
Ms. LeRoy shared the specific topics for discussion, which were: the Irish Festival cost recovery and economic impact, the price for tickets, and Independence Day pricing. She shared the following graph of DIF cost recovery.



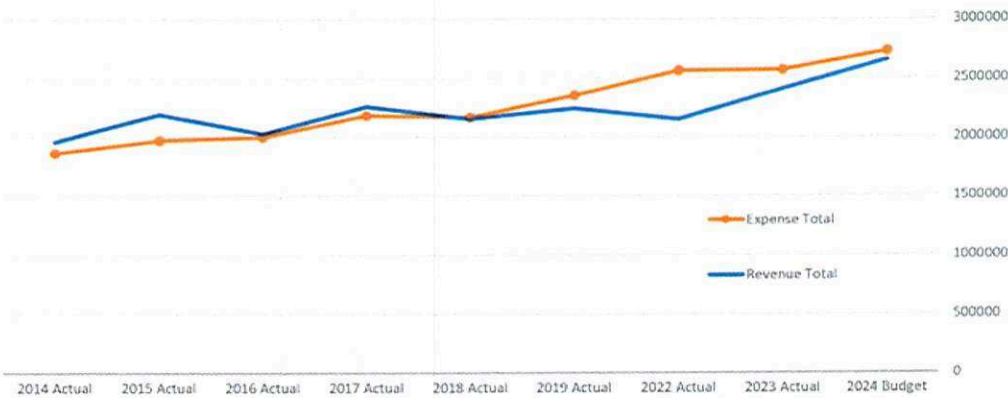
DIF DIRECT COST RECOVERY



Ms. LeRoy stated that when prices increased dramatically last year some of the funds were able to be recovered. She stated the chart does not include any of the salaries of staff working the events. She then shared a chart illustrating DIF expenses versus revenue.



DIF EXPENSES VS. REVENUE



Ms. LeRoy stated that this chart has some salaries included for people working the event (overtime). She stated she is hopeful that in 2024, the event should be back to close to 100% cost recovery.

Ms. LeRoy shared the economic impact study that is done every five years and stated the impact has grown dramatically. While there were the same amount of people in 2023, they seem to be spending more while they are here. Local residents account for approximately \$2.9 million of impact. She stated that this year, there would be a 3% decrease in budgeted expenses. One way staff is working toward decreasing expenses is by utilizing the formal and informal competitive bidding process. There are a few other areas that staff found there could be efficiencies: ticket process, marketing/media services and reverse ATMs. Because credit cards are being used at beverage stands, the use of



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reverse ATMs could provide convenience for attendees. A reverse ATM takes cash and converts it into a credit card that can be used anywhere. Merchandise will be increased this year because things sell out quickly and it is a good revenue opportunity. Sponsorships is another area that staff will be looking to increase.

Ms. LeRoy shared the proposed changes to the ticket prices for 2024:

Ticket Type	Sales Method	2023 Price	2024 Price
One-day Ticket (Kids 11 & under are free)			
Flash Sale (March)	Online	\$15	\$15
April 1 – July 20	Online	\$20	\$20
July 21 – August 4 (Res/Senior/Military/Student)	At DCRC	\$20	\$20
July 21 – August 4	Online	\$25	\$25
General Admission	Onsite	\$30	\$30
Senior/Student/Military	Onsite	\$20	\$20
Weekend Pass			
Flash Sale (March)	Online	\$35	\$35
April 1 – July 20	Online	\$50	\$50
July 21 – August 4	Online	\$60	\$60
Group Tickets			
April 1 – August 4	Online	\$15	\$15
Pot O’ Gold Wristbands			
Feb. 29 – August 4	Online	\$15-\$20	\$15
Onsite	In Person	\$25	\$20
Family Pack (2 Admission Tickets + 2 Pot O’ Gold Wristbands)			
Flash Sale (March)	Online	\$55	\$40
April 1 – July 20	Online	\$60	\$55
July 21 – August 4	Online	\$70	\$70

Ms. LeRoy explained the feedback received regarding tickets and wristbands for kids was that people had to pay twice. The Pot O’ Gold wristbands seem cost prohibitive to people. She also explained the VIP experience tickets and the careful balance in making sure costs are covered, but the price is still reasonable for people to pay. The Ultimate Music Package was very popular last year and this year an alcohol package at the Emerald Club has been added. She discussed some tweaking that will be done to the food offerings and capacity at the Emerald Club to make the experience more enjoyable.

Ms. LeRoy discussed Sunday’s free admission and stated there were about 7,000 attendees during that free time. The Dublin Food Pantry received 10 tons of food as a result of the Sunday donations from attendees. They also received just over \$13,000 in cash donations. She also discussed the other promotions that were beneficial such as the radio station and giving away tickets.

Ms. Fox stated that the Celtic Rock Club being used for economic development is an important piece to this. She asked about the cost of the Wee Folk area two years ago and last year. Ms. LeRoy stated that the wristbands are \$15 if they are purchased online. The ticket price is still an increase onsite. Ms. Fox stated that as she read some of the comments about this area, many of the comments were about finding shade or an area where parents could sit while the kids play. Ms. LeRoy stated there will be an extra tent to provide shade this year and staff is working on is bringing back the dual-sided bar that used to be in that area where parents could have a drink while the kids play.

Ms. LeRoy stated that there are no pricing changes proposed for the Independence Day festivities. Direct cost recovery for Independence Day is on average 37%. She stated that residents used to be able to buy two tables back when they were tables of ten. The tables now seat eight to allow more room in between the tables. Staff proposed allowing residents to buy two tables this year.

- Faithful Friends Tree Waiver



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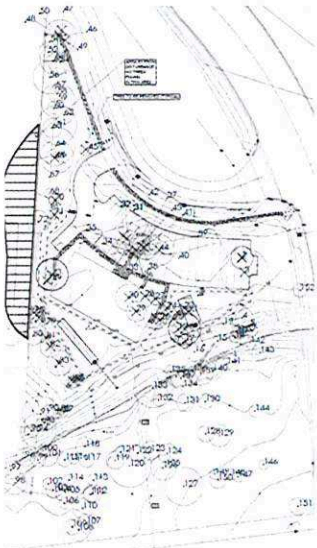
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Mr. Keeler recused himself from this agenda item due to a business relationship with Faithful Friends.

Mr. Hounshell reviewed the Tree Waiver Policy and stated that with every development application, a Tree Preservation Plan is required to be submitted prior to any construction activity. The Code requires that a reasonable effort be made to design the site and to avoid unnecessary tree removal. The Tree Waiver Policy is intended for heavily wooded sites to find a balance between the intent of the tree preservation and the financial hardship of full implementation. He stated that staff ran into issues with some heavily wooded sites and the financial burden that comes with developing those based on the tree preservation requirements. The site meets the eligibility requirements of the Tree Waiver Policy and the applicants have worked with staff to design the site to eliminate any removal of major trees. The Policy also provides tree categories that identify how many trees and/or how many inches of trees they are required to replace based on what is being removed.

The site is 3.42-acres in size and located at Liggett Road and Perimeter Drive. The applicant would be developing a 7,000 square foot veterinary office on the site. This site also includes a significant floodplain and a significant amount of natural vegetation. The site features 151 existing trees; 147 are considered healthy and 51 are being removed. Mr. Hounshell provided the following chart to illustrate what the Code would require (in orange) versus what the waiver would allow (in green).



Per Code	Trees Removed	Replacement Requirement	Trees Required (Cost)
Tree Preservation Requirements	51 trees (542 inches)	1:1 ratio (2.5 inch tree minimum) or \$150 per inch	216 trees (\$81,300)

Per Waiver	Trees Removed	Replacement Requirement	Trees Required
Landmark Trees	1 healthy tree (29 inches)	Inch-for-inch ratio (2.5-inch tree minimum)	12 trees
Priority 1 Trees	1 tree (0 healthy trees)	3:1 tree ratio (2-inch tree minimum)	0 trees
Priority 2 Trees	4 trees (1 healthy trees)	2:1 tree ratio (2-inch tree minimum)	2 trees
Priority 3 Trees	45 healthy trees	1:1 tree ratio (2-inch tree minimum)	45 trees
Total	51 trees (47 healthy)		59 trees

Mr. Hounshell stated that this does not include the Code requirements for landscaping or street trees or any parking trees that are required.

Ms. De Rosa sought clarification regarding exactly what is being waived (fee or trees or both). Mr. Hounshell stated that if the applicant were not able to meet the requirements of the Code, they would be required to provide a fee in lieu of those trees. They are asking for a waiver for that amount of money based on the waiver requirements and what they are providing. In response to Ms. De Rosa's question regarding paying the fee and planting 59 trees, Mr. Hounshell stated that they would not be paying the fee. He added that the waiver replaces the need for meeting that tree preservation requirement in the Code.

Ms. Kramb clarified that they are still paying the cost of the 59 trees they are planting. They will not be paying any other fee on top of the 59 trees. Mr. Hounshell clarified that if they were to follow Code, they would be required to plant 216 trees. If they could not replace all 216 trees, they would pay a fee of \$81,300.



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Mayor Amorose Groomes asked what the fee would be if not the \$81,300. Mr. Hounshell stated that they would not be paying a fee with this waiver. Ms. Rauch stated that if this were a tree for tree replacement, the difference would be approximately \$60,000. There was additional discussion to clarify the Tree Waiver Policy. 216 trees need replaced; they are replacing 59, which leaves 157 trees not replaced. If \$150 per caliper inch is used, that is roughly \$400 per tree. 157 multiplied by \$400 would be around \$62,000. This action would waive the \$62,000 fee.

Michael Hendricks, 6493 Deeside Drive, is the applicant for the waiver and stated that it is not their desire to avoid replacing trees. It is unfortunate that the extended period of time this property has been left in disrepair has caused many very small trees to grow on the lot. They worked with landscape design and are using high-quality trees in place of the low quality trees that were there. He stated that they want to make a beautiful site. He is requesting the waiver because they are meeting all the requirements. Mr. Reiner commented on the higher quality plants that the applicant is using.

Ms. Kramb clarified that what Council would be approving is the alternative way to calculate the number of trees; otherwise, if the Code is used the applicant does not get to break it down by different types of trees. Ms. De Rosa stated that she was appreciative of the clarification.

Ms. De Rosa added that it is important to not set a precedent that we would not want. The goal is quality tree preservation.

Mr. Reiner stated he understood what the applicant is trying to do with filling the site with higher quality trees and removing the brush trees.

Mayor Amorose Groomes moved to grant the tree waiver request.  
Vice Mayor Alutto seconded.

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

- Envision Dublin Community Plan Update  
Ms. Rauch introduced the update that would be provided. She stated that she would be reviewing the timeline, John Houseal, from Houseal Lavigne would talk about the land use piece of the update, Perry Morgan from Kimley Horn will give a transportation and mobility update and Michael Hendershot will talk through utilities and infrastructure.  
  
Mr. Houseal shared a graphic of the planning area and stated that the lighter green areas are the City of Dublin proper and the darker green areas represent the planning area.



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Held

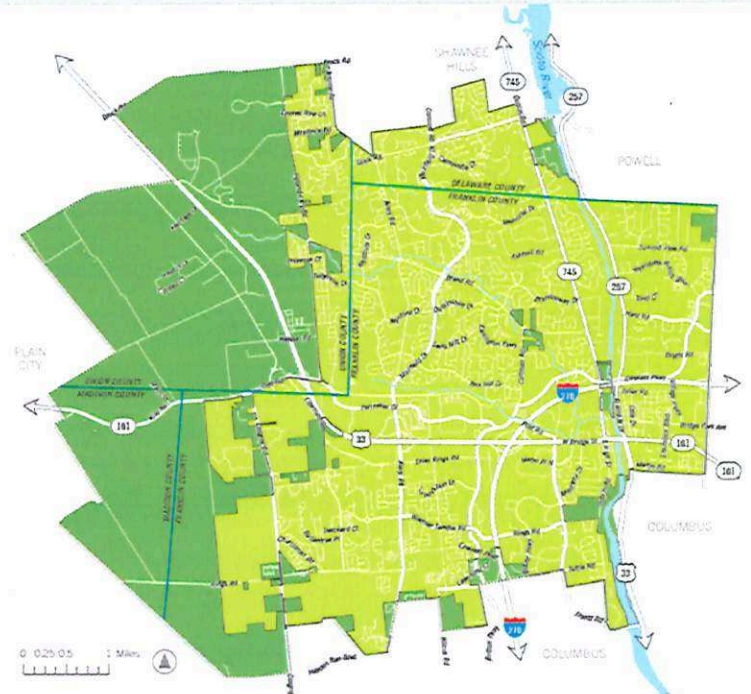
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## PLANNING AREA

### Planning Area

- City of Dublin
- Planning Area Boundary
- County Boundaries



Mr. Houseal stated that the Steering Committee has been working on current land use scenarios and reviewing current adopted plans. A scenario-planning workshop was held to look over what was previously called the Business as Usual model under the current adopted plans. The Committee is now working on a draft land use plan. The draft land use plan will be revised based on input from the Steering Committee and a final Land Use Plan will be developed. He stated that the Committee will be working on different scenarios to select a preferred scenario at tomorrow's meeting (February 27). The current land use scenario will be refined and developed in response to the Steering Committee's work and the input that has been provided from stakeholders, the public, etc. Mr. Houseal explained the basis of Land Use Scenario Two that:

- considers repositioning targeted areas as mixed-use center including portions of the Dublin Corporate Area, Bridge Street and West Innovation;
- continues to promote employment generating uses along the I-270 corridor, while providing for greater flexibility in use mix and design;
- promotes the development of unincorporated areas currently surrounded by the City of Dublin;
- concentrates additional development along potential future Tuttle Crossing Boulevard extension and SR 161 corridor; and
- expands Dublin's residential areas into southwestern and western growth areas along with the development of complementary retail and mixed-use nodes while identifying infrastructure necessary for growth.

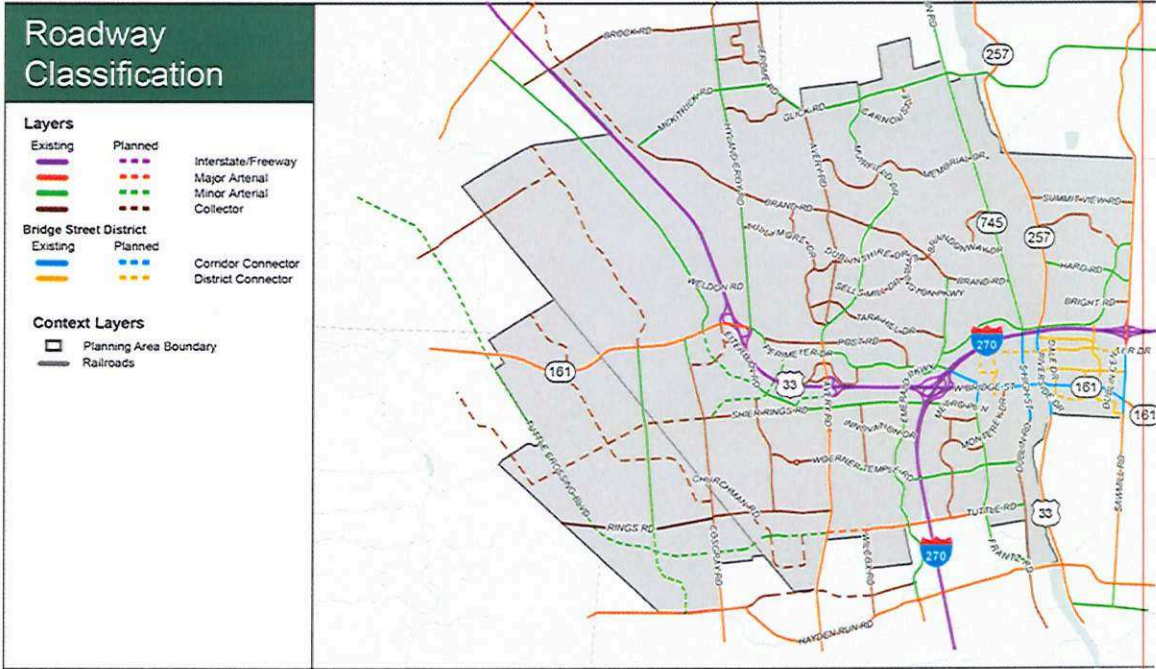
Mr. Houseal provided the Future Land Use Plan map and focused primarily on the Special Areas. He stated that the Steering Committee had feedback on the following topics during the discussion of the map:

- Neighborhood nodes, residential development, economic growth and mixed-use classification;
- The City's policy for balanced growth that established a land use ratio of 60/40;
- Changing dynamics of office environment and residential development provided economic benefits;
- Impacts of residential development on schools;
- Mixed-use classification and how this can vary based on type of mixed use, intensity and scale; and
- Metrics to measure success and provide future analysis.



Mr. Morgan came forward to provide the transportation and mobility update. He stated that the Committee has discussed transportation priorities, active transportation, and a roadway network that is built off the traditional travel demand model. The travel demand model helps to project future traffic volumes. He provided an illustration of the existing plus committed network that shows where stress links are. These maps are developed using the studies and plans that have been completed over the last several years related to additional roadway network improvements. A preliminary thoroughfare plan was developed to share with the Steering Committee.

PRELIMINARY THOROUGHFARE PLAN



In March, he plans to be back with a revised multi-modal thoroughfare plan.

Mr. Hendershot came forward to provide an overview of the City of Dublin public water and sanitary sewer utilities. He highlighted jurisdictional service boundaries in served and unserved areas as well as the City of Dublin sanitary sewer sheds and water pressure districts.



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## Dublin Water & Sanitary Sewer Served & Unserved Areas

- Dublin, Areas Served (Columbus Service Agreement)
- Dublin, Areas Unserved (Columbus Service Agreement)
- Dublin Expansion Area (Columbus Service Agreement)
- Dublin, Areas Served (Delaware County Sanitary Service Agreement)
- Columbus Service Area



The sewer sheds within the City of Dublin are Cosgray, Kramer North, Kramer South, Deer Run, Hayden Run, Llewellyn Farms South, North Fork Indian Run, Riverside and South Fork Indian Run. There are four Water Pressure Districts, which are Tartan, Post, Smoky Row and Henderson. He also provided an overview of known public sanitary sewer capacity limitations as well as a status update on the public water and sanitary sewer capacity analysis efforts. The analysis includes a comparison between the capacity needed per the current land use and the Scenario 2 Land Use Plan. EMH&T and MS Consultants will be performing cap water and sewer capacity analysis on the South Fork Indian Run Sewer Shed. EMH&T will be performing the sanitary sewer capacity analysis on the remaining sewer sheds as well. Staff will coordinate the Scenario 2 Land Use Plan and capacity analysis with the City of Columbus, as their approval is required due to the water and sanitary service they provide in the service agreement.

Ms. Rauch concluded the update by stating that the Steering Committee meeting is tomorrow (February 27). Staff and the consultant teams have been working to combine all of this together as a document. April through June is when she is hopeful that the final draft and final documents will go to the Steering Committee for approval. The public review process would begin after that.

Ms. Fox asked about mixed use nodes and trying to get a pedestrian friendly node. She asked if this would be incorporated into the land use planning. Ms. Rauch stated that the conversations have been about the desire to find those opportunities. There have been no finite conclusions. It is meant to be looked at from a holistic perspective. Ms. Fox asked about mixed-use areas that are more outward facing. Ms. Rauch stated that the discussions have not gone to that level of detail. She stated decisions like those go to being contextual and to the character of the area. She added that this is a reason that there are now four categories of mixed uses because in the previous plan there was only one.

### STAFF COMMENTS

Ms. O'Callaghan had no comments.



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COUNCIL REPORTS

- Administrative Committee Report: Ms. De Rosa stated that the Administrative Committee met on February 6 for two topics: Council Retreat and Board and Commission recruitment. The Committee began to draft an agenda for the Council Retreat and Ms. De Rosa forwarded the draft to Council for input. Regarding Board and Commission recruitment, the Administrative Committee will do the first round of interviews in March. She stated the Committee is looking to staff to really help with promoting and getting the word out that we are recruiting new applicants to our boards and commissions.
- The following liaison reports were shared:
  - Ms. De Rosa reported that Planning and Zoning Commission continues to get strong interest in this idea of mixed-use development. They are looking forward to having a final product from the Envision Dublin effort. The 33 Corridor Group met on February 9. Envision Dublin seemed to be the topic of the day at that meeting. Many neighboring communities are going through their community updates, which is nicely timed with Envision Dublin. The 33 Corridor Group expanded to include superintendents of schools so Dublin, Jonathan Alder and Tolles Career Technical School are now included. Dr. Hoadley shared that enrollment at Tolles Career Technical School has grown from their usual 650 applicants to 800 for next year. Finally, she concluded her report by encouraging Council members to see what Plain City is doing with what they call their Transformative Public Square. They are building their first community space.
  - Ms. Fox stated that the Board of Education/City meeting will be March 4. She had nothing to add to the 33 Corridor Group report.
  - Mr. Reiner stated that the student’s art exhibit is up until February 29. Echoes of Memory, by three artists begins March 9 and goes through April 30.
  - Ms. Kramb stated that Architectural Review Board is reviewing a first draft of alternative materials at their February meeting. These materials are considered acceptable that could be administratively approved. She is hopeful that this will simplify things like siding, doors and windows. March will be busy meetings with the North Riverview Street reviews they will be doing with CoHatch. She also stated that they would be adding a meeting in April.
  - Mayor Amorose Groomes reported on her work with MORPC as follows:
    - Dublin OU Campus hosted Data Day, which was a great presentation on data driven analytics;
    - The February 8 meeting, MORPC hosted Joe Nardone, CEO of the Columbus Regional Airport Authority. Mr. Nardone shared details of the new airport terminal and how it will be laid out. The new terminal is entirely new and will increase their operations by excess of 45%. There will be minor roadway changes associated with this addition. The new terminal will roughly be where the Blue Lot is today.
    - She attended the National Association of Regional Councils (NARC) in Washington D.C. on February 11-15. She stated this trip was at the expense of MORPC. While there she held many meetings with MORPC including:
      - She had the opportunity to meet with Alejandra Castillo, the Assistant Secretary of Commerce for Economic Development;
      - She met with Polly Trottenberg, Deputy Secretary at the U.S. Department of Transportation;
      - She met with Amit Bose, Administrator of the Federal Railroad Administration (FRA) to discuss rail grants that had been issued and the future of those grants;



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- She met with Senators Brown and Vance to discuss the legislative agenda and the priorities for our region; and
- She met with four of the five congressional members that oversee the MORPC area.
- Meetings were held with the U.S. Department of Transportation with the FRA. The President of Amtrak and their Chief Legislative Affairs Director were present for these meetings. They learned that there are 68 FRA designations. There are four in the State of Ohio. There are two that are of specific interest to Dublin: the Three C and D and the Midwest Connect (Chicago to Pittsburgh). She stated she asked the President of Amtrak how many of the 68 identified corridors might come to fruition. He expects six or eight of them. She stated that this speaks to how competitive this process will be.
- February 15 she presented to the Ohio Mayor's Alliance on the rail topic.
- A National League of Cities ITC meeting was held on February 21.
- February 22 she (with MORPC) took another group to Orlando. They met with Kevin Thibault, CEO of the Greater Orlando Aviation Authority. Joe Nardone accompanied MORPC on this trip and discussions were held regarding the importance of passenger rail and multi-modes of transit to serve the airports. They took the Brightline Train from Orlando toward Miami. She listed those who were present on this trip. When they reached Miami, they met with CEO of Brightline Patrick Goddard. She is hopeful that Brightline will expand north into the Midwest area.

## COUNCIL ROUNDTABLE

- Ms. Fox expressed appreciation to Ms. Rauch and staff for the collaborative work they do with the neighborhoods discussing development. She encouraged everyone to come out to the St. Patrick's Day parade.
- Mr. Keeler referenced the recent article about the Columbus Symphony Orchestra's plan to build a \$275 million facility on the peninsula in Columbus. He encouraged the discussion to continue for a Performing Arts Center in Dublin.
- Vice Mayor Alutto reported that she and staff members went to the Columbus Business First Power Breakfast. Kenny McDonald spoke about the regionality of Columbus and the surrounding suburbs. His message was that growth matters in public health, safety, education, workforce development, housing and infrastructure. She congratulated Mayor Amorose Groomes for being asked to serve on the Intergovernmental Advisory Committee of the Federal Communication Commission. She thanked her for representing Dublin on this Committee.
- Mayor Amorose Groomes commented on the importance of managing growth and that it is better to manage growth than to have to manage contraction.

## ADJOURNMENT

The meeting was adjourned at 9:56 p.m.



Mayor – Presiding Officer



Clerk of Council