

RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

Meeting

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

Held _____

November 18, 2024

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CALL TO ORDER

Mayor Amorose Groomes called the Monday, November 18, 2024 Regular Council Meeting of Dublin City Council to order at 6:30 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, Mr. Earman, Mr. Bitar, Ms. Willis, Ms. Rauch, Ms. Wawskiewicz, Ms. Hoffman, Mr. Gable, Mr. Dearth, Mr. Gracia, Mr. Urbancsik, Ms. Murray, Ms. Miglietti, Mr. Ashford, Ms. Blake, Ms. Goliver and Mr. Ament.

Others present were Scott Brown, Office of the Auditor of the State of Ohio; Rex Pryor, Chair of the Community Services Advisory Committee; Imran Malik, Chair of the Community Inclusion Advisory Committee; Dwayne Maynard, Chair of the Chief's Advisory Committee; Ret. LTC Jeff Noble, Chair of the Veterans Advisory Committee; Martin Zogran, Sasaki Associates; Mike Brehm, EMH&T and John Woods, MKSK.

ADJOURNMENT TO EXECUTIVE SESSION

Mayor Amorose Groomes moved to adjourn to executive session for the following purposes:

- To consider Confidential Information related to a request for Economic Development Assistance that involves Public Infrastructure Improvements that are directly related to an Economic Development Project, and which Executive Session is necessary to Protect the Possible Investment or Expenditure of Public Funds to be made in connection with the Economic Development Project; and
- Considering the Purchase of Property for Public Purposes.

Vice Mayor Alutto seconded.

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

PLEDGE OF ALLEGIANCE

Mayor Amorose Groomes invited Mr. Reiner to lead the Pledge of Allegiance.

SPECIAL PRESENTATIONS

- Auditor of State Award with Distinction
Mayor Amorose Groomes invited Scott Brown, representing the Ohio Auditor of State's office, to come forward and present the Auditor of State Award with Distinction to the City. Ms. Hoffman accepted the award on behalf of the City.
- Advisory Committees 2024 Annual Reports
Mayor Amorose Groomes invited Rex Pryor, Chair of the Community Services Advisory Committee; Imran Malik, Chair of the Community Inclusion Advisory Committee; Dwayne Maynard and Kimberly Hollie, Chair and Vice Chair of the Chief's Advisory Committee (respectively) and Ret. LTC Jeff Noble, Chair of the Veterans Advisory Committee forward to provide their annual reports to Council. Each chair (and Ms. Hollie) presented an overview of their respective committees' work this past year. Council thanked the committees for their commitment and focused work and expressed appreciation to the chairs of each committee for their report.

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CITIZEN COMMENTS

Kay Zhang, 6755 Dublin Center Drive, Dublin, Vice President of the Ohio International Kung Fu Tai Chi Association came forward with Shelby Jones, 384 Cover Ave., Columbus, to express appreciation for the City's support during the Moon Festival earlier this year in Bridge Park (September 14).

Professor Minru Li, address unknown, came forward to express his appreciation for the community and the celebration of the MOON festival. He stated that next year's event will celebrate the harvest and will be held October 11, 2025. He expressed appreciation for the City and its support.

CONSENT AGENDA

- Minutes of the November 4, 2024 Regular Council Meeting
- Minutes of the November 6, 2024 Special Council Meeting
- Notice to the Legislative Authority for a Transfer of Ownership for D1, D2, D3 and D6 Liquor Permits from Norms Place Inc., dba Field Sports & Volleyball Court Area, 6400 Dublin Park Drive, Dublin, Ohio 43016 to Shepherd Sports Management LLC, dba, Field Sports & Volleyball Court Area, 6400 Dublin Park Drive, Dublin, Ohio 43016
- Notice to the Legislative Authority for a Transfer of Ownership for D2, D2X, D3 and D6 from Norms Place Inc., 6490 Dublin Park Drive and Patio, Dublin, Ohio 43016 to Shepherd Sports Management LLC, 6490 Dublin Park Drive and Patio, Dublin, Ohio 43016

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

Mayor Amorose Groomes moved to approve the Consent Agenda.
Vice Mayor Alutto seconded the motion.

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

SECOND READING/PUBLIC HEARING – ORDINANCES

Ordinance 41-24

Amending Chapter 35 of the Codified Ordinance to Revise Fee and Service Charge Revenue

Mr. Urbancsik stated that the follow-up information for this Ordinance's second reading includes additional details on certain fees and a revision to the Building Standard fees. The Building Standard fees have been adjusted to reflect a 5% inflationary measure rather than the initial proposed 30%. The City's inflation rate is slightly above the national average reflective of the internal increases in salary and benefit costs and aligning with the inflationary increases in the recreation fees. Mr. Urbancsik shared that next year, staff will conduct a comprehensive benchmarking comparative analysis of the Building Standard fees during the cost study.

There were no public comments.

Ms. Fox expressed appreciation for the information provided. She stated that she understands that the City does not necessarily have to compete with other suburbs, but as the City analyzes the costs, it is wise to know what other entities are charging in the way of fees. She would like to keep costs down for our residents if possible. She stated that one of the things that the Community Events study highlighted was that more small and medium community events are needed to encourage connectivity. In 2025, tier one smaller events will increase to \$200 an application. Surrounding suburbs are charging less for smaller events. She asked that a Council Committee make sure that Dublin's pricing is at a level that does not discourage people or force them to go to another community. She added that the City may want to recover costs, but that may not be the only objective.

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

Ordinance 42-24

Adopting the Annual Operating Budget for Fiscal Year Ending December 31, 2025

Mr. Stiffler stated that there have been several changes to the proposed budget resulting in a \$25,000 decrease since the first hearing of the Ordinance. The transportation and mobility request was revised to more broadly reflect Slow Down Dublin programming and not specifically tactical urbanism. The amount is unchanged and remains at \$100,000. The \$75,000 originally requested for the organization and staffing analysis was reduced to \$50,000. Additional information was provided explaining that it was for organization and staffing analysis for specific work units and an organization-wide employment engagement survey. There was also a request at the first reading to clarify the 7.4% increase relating to salaries, which has been updated. A \$715,000 increase was made to the fund balance in Fund 262, which is the Accrued Leave Fund. There was an offsetting reduction in benefits to be covered by the fund balance in Fund 701. There are no DFOA guidelines for these fund balances. The fund balance for Fund 701 exceeds 50% which exceeds Dublin's General Fund Balance Policy. Mr. Stiffler stated that he is comfortable with this fund being between 30-50%. An opportunity to make a strategic investment can be found in Fund 262. That fund currently has a fund balance of about \$700,000, but we have accrued liabilities of leave totaling \$4.5 million. He added that it makes sense to start to balance out that accrued liability and increase that fund balance over the next two to three years. When the fund balances start to stabilize, we will move it back to a more traditional number in terms of salaries. Salaries are made up of three accounts: full-time salaries, overtime wages and other wages.

Mr. Stiffler stated that this budget saw an unusually large increase in other wages due to having to the post COVID increase in both hours worked and salary for part-time employees. It is currently a 16% increase for 2025, but he is hopeful that it will be in single digits for the 2026 budget. Overtime wages also increased. Annual full-time salaries increased 5.9%. He explained that the full-time salaries and wages are broken down further into three components: Salaries/wages, accrued leave and other. Of the 5.9% increase, salaries and wages only increased 4%.

In response to Vice Mayor Alutto's question regarding whether Dublin recognizes vacant positions as a credit, Mr. Stiffler stated that Dublin budgets 90% of full staff, then the 6% is redistributed and the 4% is an organization-wide reduction. He added that the City organization is not big enough to do a traditional vacancy credit in a way that would make sense.

Ms. De Rosa asked about the accrued leave and why staff does not recommend taking it all now versus over two or three years. Mr. Stiffler stated that these budgets are estimates and staff did not purposefully overbudget the 701 Fund. He stated that over the last three to five years it has increased every year. He stated he is hesitant to take big swings with important budgetary items such as salary and accrued leave; rather, he prefers the slow and steady approach. Ms. De Rosa asked if there were policies that have these methodologies documented. Mr. Stiffler stated that was an excellent idea, but that they are not currently documented. Mr. Stiffler encouraged a conversation regarding internal service funds and the goals associated with those. Ms. De Rosa agreed and suggested that the Finance Committee could discuss policies. She also suggested that the slide Mr. Stiffler included in the presentation explaining these funds be included in the budget presentation going forward.

Mr. Keeler agreed that the discussion should be held by Finance Committee and he added that there is a balance between what must have a policy and what is navigated day-to-day.

Vice Mayor Alutto stated that the accrued leave as a liability should be brought to the Administrative Committee as the annual process of reviewing benefits and all the costs associated is usually discussed at the start of the budget cycle with that committee.

Mr. Stiffler stated that in terms of how these changes impact the operating budget, they are not significant changes so there is not a significant impact. The operating revenues were unchanged and remained just over \$115 million. Operating expenditures decreased slightly from the first reading and are now at \$114.9 million, which leaves a positive budget variance of just under \$100,000.

In response to Ms. Kramb's question about the \$45,000 in the budget for RFP and procurement, Ms. O'Callaghan stated that staff has been talking about this for some time and there is a position that they will be working on filling to provide a centralized policy over citywide procurement. She added that Upper Arlington had completed a consultant study of their procurement policies and recommendations, and she believes the City of Dublin could benefit from this as well.

There were no public comments.

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

Ordinance 43-24

Amending Various Sections of Ordinance 15-17 (Compensation Plan for Non-Union Personnel)

Ms. Miglietti stated that there are no changes to this Ordinance from the first reading. Staff recommended approval.

There were no public comments.

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

Ordinance 44-24

Amending Chapters 51 and 52 Establishing User Fees and Capacity Charges for the Sanitary Sewer and Water Systems

Mr. Stiffler stated that there are no changes to this Ordinance from the first reading. Staff recommended approval.

There were no public comments.

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

Ordinance 45-24

Amending the Location and Amount of Cash on Hand for Change Funds.

Mr. Stiffler stated that there are no changes to this Ordinance from the first reading. Staff recommended approval.

There were no public comments.

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

Ordinance 47-24

Authorizing the Provision of Certain Incentives to CSD Dublin LLC to Induce it to Develop Riverview Village and its Associated Operations and Workforce within the City; and Authorizing the Execution of an Economic Development Agreement

Mr. Gracia stated that there are no changes to this Ordinance from the first reading. Staff recommended approval.

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There were no public comments.

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

Ordinance 48-24

Declaring the Improvement to Certain Parcels of Real Property in the City's Bridge Street District to Be a Public Purpose and Exempt from Taxation; Providing for the Collection of TIF Service Payments; Specifying the Public Infrastructure Improvements Directly Benefiting the Parcels; and Authorizing Compensation Payments to the Dublin City School District and the Tolles Career and Technical Center (COhatch Project)

Mr. Stiffler stated that there are no changes to this Ordinance from the first reading. Staff recommended approval.

There were no public comments.

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

Ordinance 49-24

Amendments to Zoning Code Sections 153.170, 153.173, 153.174, and 153.176 to Address Background Buildings, Administrative Approvals and Waivers Criteria (Case 24-012ADMC)

Ms. Holt stated that there are no changes to this Ordinance from the first reading. Staff recommended approval.

There were no public comments.

Ms. Fox asked if it is necessary to involve planning staff when there is maintenance or replacements of building materials that are exactly the same. Ms. Holt stated that staff appreciates people who call and explain what maintenance or replacements they would like to make. She added that if staff determines that the project is just maintenance with like-for-like replacement, then staff will send them an e-mail, so they have for their records that they do not need further approval.

Ms. Fox asked how long an administrative approval takes to get an answer for the applicant. Ms. Holt stated that if staff has everything they need to review, an answer can usually be provided within a few days.

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

INTRODUCTION/PUBLIC HEARING – ORDINANCES

Ordinance 50-24

Amending the Annual Appropriations for the Fiscal Year Ending December 31, 2024 (Q4)

Vice Mayor Alutto introduced the Ordinance.

Mr. Stiffler stated that this ordinance will likely be amended for the second reading/public hearing. There are six weeks left in the budget year and the next meeting will be the last opportunity to make any changes. There are a couple of bids that staff is monitoring. The information regarding each item is contained in the memo that was provided to Council. In terms of budgetary impact, Sections 3, 4 and 9 are budgetarily neutral. These sections are essentially staff moving money from one account to another.

Each of the other sections contains increases in appropriations. Many of the sections contain increases based on offsetting revenue. He added that staff tries to budget enough room for any normal discrepancies among accounts, but it is difficult because of the nature of the revenue in some cases.

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There were no public comments.

Ms. De Rosa asked about the Visit Dublin Fund and how their funding today compares to pre-pandemic funding. Mr. Stiffler will provide that at the next hearing.

Ms. Kramb thanked Mr. Stiffler for his explanation of the sections.

Ms. Fox asked about Section 11 regarding the \$20,000 utility increase and if that is for a contracted renewable energy option. She asked if it was costing the City more to do renewable energy. She would like to understand if, as the City works toward sustainability, if it is saving the City money or costing the City money.

Second Reading/Public Hearing is scheduled for December 9, 2024.

Ordinance 51-24

Establishing Appropriations Based on the 2025 Operating Budget of the City of Dublin, State of Ohio, for the Fiscal Year Ending December 31, 2025

Vice Mayor Alutto introduced the Ordinance.

Mr. Stiffler stated that this ordinance operationalizes both the CIP and the Operating budgets that have both been passed by Council.

There were no public comments.

Second Reading/Public Hearing is scheduled for December 9, 2024.

Ordinance 52-24

Authorizing the Provision of Certain Incentives to Everhart Financial Group, Inc. to Induce it to Purchase an Office Building for the Relocation of the Company's existing office and the expansion of that Office and its Associated Operations and Workforce within the City; and Authorizing the Execution of an Economic Development Agreement

Vice Mayor Alutto introduced the Ordinance.

Mr. Fleming stated that economic development staff has been in discussions with Everhart Financial Advisors on the expansion of their business presence in Dublin. They are a financial advisory firm that focuses on corporate retirement planning, consulting and management for individuals. Their headquarters is located in the Metro Center area. The Economic Development Agreement (EDA) includes a three-year, 10% performance incentive on withholdings from 2026 to 2028, capped at \$69,000 for the duration of the agreement. The agreement also includes a location grant of \$20,000 payable upon proof of purchase of their new location within the City of Dublin. The project will include the retention of their current 43 employees with projections of adding an additional 53 by the end of 2030. The project will also include the retention of two other Dublin businesses, Northwoods Consulting and Carlisle, Patch and Murphy. Their reinvestment into the community highlights the strong positive relationship Dublin has built with the business community. Staff recommended approval at the second reading/public hearing.

There were no public comments.

Second Reading/Public Hearing is scheduled for December 9, 2024.

Ordinance 53-24

Authorizing the Continuing Provision of Certain Incentives to OhioHealth Corporation to Induce it to Continue to Retain and Expand its Office and its Associated Operations and Workforce, all within the City; and Authorizing the Execution of an Amended and Restated Economic Development Agreement

Vice Mayor Alutto introduced the Ordinance.

Mr. Gracia stated that in 2008, Council provided support of an EDA with OhioHealth for its purchase of 6805 Perimeter, which resulted in the consolidation of their employees to that facility. Due to the pandemic, use of the facility has changed. OhioHealth's commitment to

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the community has not changed. Mr. Gracia stated that with this legislation, the City is celebrating OhioHealth's retention and creation of approximately 3,400 jobs related to that project. It is also an announcement of a six-story, 96 bed, 180,000 square foot addition to Dublin Methodist Hospital. The new addition will result in approximately 160 new jobs by 2029.

Mr. Gracia stated that this amended, restated agreement will essentially account for the nonclinical and clinical job withholdings in the City but would not increase the total value of that incentive as approved in 2018. Staff recommended approval at the second reading/public hearing.

There were no public comments.

Ms. Fox thanked OhioHealth for their commitment to the City and for being a great community partner.

Mr. Gracia thanked and recognized Kirby Dearth for his work on this particular project. He stated that this is Mr. Dearth's last meeting as he is leaving the City of Dublin to join ODOT.

Ms. De Rosa thanked Mr. Dearth and OhioHealth for their continued work in our community. She asked if in 2018 through 2024 OhioHealth met their number obligations. Mr. Gracia stated that they did, with the exception of the years tied specifically to the pandemic. Ms. De Rosa asked if the fiber commitment is consistent with other development agreements. Mr. Gracia responded affirmatively.

Second Reading/Public Hearing is scheduled for December 9, 2024.

Mayor Amorose Groomes moved to waive the Council Rules of Order and read Ordinances 54-24 through 65-24 together.

Vice Mayor Alutto seconded the motion.

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

[The Clerk read the titles into the record.]

Ordinance 54-24

Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.044-Acre Easement from the Property Located at 158 South High Street, Identified as Franklin County Parcel Number 273-000067-00 from Karen L. Strauss, Trustee of the Karen L. Strauss Declaration of Trust Dated October 4, 2004 and as Amended March 10, 2015 for the Public Purpose of Carrying out the South High Street Utility Burial – Phase 2 Project (22-018-CIP)

Ordinance 55-24

Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.030-Acre Easement from the Property Located at 156 South High Street, Identified as Franklin County Parcel Numbers 273-000078-00 & 273 -013090 From Amy Elizabeth Bechert, Trustee of the Amy Elizabeth Bechert Trust Dated the 18th day of September 1998 for the Public Purpose of Carrying out the South High Street Utility Burial – Phase 2 Project (22-018-CIP)

Ordinance 56-24

Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.029-Acre Utility Easement and a 0.051-Acre Sanitary Sewer Easement from the Property Identified as Franklin

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County Parcel Number 273-013083-00 From Deborah S. Steele for the Public Purpose of Carrying out the South High Street Utility Burial – Phase 2 Project (22-018-CIP)

Ordinance 57-24

Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.023-Acre Utility Easement and a 0.040-Acre Sanitary Sewer Easement from the Property Located at 138 South High Street, Identified as Franklin County Parcel Number 273 -000063 -00 from M & D Partners, LLC for the Public Purpose of Carrying out the South High Street Utility Burial – Phase 2 Project (22-018-CIP)

Ordinance 58-24

Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.039-Acre Utility Easement and a 0.053-Acre Sanitary Sewer Easement from the Property Located at 126 South High Street, Identified as Franklin County Parcel Number 273-000085-00 from What's the Point? Properties, LLC for the Public Purpose of Carrying out the South High Street Utility Burial – Phase 2 Project (22-018-CIP)

Ordinance 59-24

Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.002-Acre Easement from the Property Located at 76-82 South High Street, Identified as Franklin County Parcel Number 273-000061-00 From Bavelis Family, LLC for the Public Purpose of Carrying out the South High Street Utility Burial – Phase 2 Project (22-018-CIP)

Ordinance 60-24

Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.004-Acre Easement from the Property Located at 66 South High Street, Identified as Franklin County Parcel Number 273-000074-00 From Karmi Capital, LLC for the Public Purpose of Carrying out the South High Street Utility Burial – Phase 2 Project (22-018-CIP)

Ordinance 61-24

Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.001-Acre Easement from the Property Located at 54 South High Street, Identified as Franklin County Parcel Number 273-000097-00 from 54S High LLC for the Public Purpose of Carrying out the South High Street Utility Burial – Phase 2 Project (22-018-CIP)

Ordinance 62-24

Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.005-Acre Easement from the Property Located at 55 South Riverview Street, Identified as Franklin County Parcel Number 273-000048-00 from Angela Kne and Michael Kne for the Public Purpose of Carrying out the South High Street Utility Burial – Phase 2 Project (22-018-CIP)

Ordinance 63-24

Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.002-Acre Easement from the Property Located at 38 South High Street, Identified as Franklin County Parcel Number 273-000072-00 from Lucky Duck Investments, LLC for the Public Purpose of Carrying out the South High Street Utility Burial – Phase 2 Project (22-018-CIP)

Ordinance 64-24

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Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.002-Acre and a 0.003 -Acre Easements from the Property Located at 14-18 South High Street, Identified as Franklin County Parcel Number 273- 000040 from C&A Dublin Properties, LLC for the Public Purpose of Carrying out the South High Street Utility Burial – Phase 2 Project (22-018-CIP)

Ordinance 65-24

Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.110-Acre Temporary Easement from the Property Located at 195 South Riverview Street, Identified as Franklin County Parcel Number 273-000081-00 from William Stephen Easterday Jr. for the Public Purpose of Carrying out the South High Street Utility Burial – Phase 2 Project (22-018-CIP)

Vice Mayor Alutto introduced the Ordinances.

Mr. Gable stated that these acquisitions are for the South High Street Utility Burial Phase 2 project, which will perform the burial of existing overhead primary electric lines underground and relocate the existing overhead electric and telecommunication utility lines along Blacksmith Lane, South High Street and intersecting streets to underground. Acquisitions of property interests from 20 property owners is necessary to construct phase two of this project. Six were accepted by City Council on September 16, 2024. Presently the project is planned to begin construction in early 2025 and is anticipated to be completed at the end of 2025 with the utility poles along South High Street being removed over the winter of 2026. These 12 ordinances provide for 16 acquisitions of property. The City has participated in good faith discussions with the property owners and have arrived at mutually agreeable terms. The final two acquisitions will be presented to Council once agreement has been reached. Mr. Gable provided a visual of the parcels relating to the ordinances. Staff recommended adoption of the ordinances at the second reading/public hearing.

There were no public comments.

In response to Ms. Fox’s question regarding altafiber, Mr. Gable stated that phase one of this project was designed with a conduit that Dublin owns for the purposes of future altafiber access and any other private utilities that want to expand to this area. This provides options without having to excavate again. Phase two was designed in a like manner.

Mayor Amorose Groomes asked about the utility pole removal timing specifically with the west side of High Street. Mr. Gable stated that the pole removal on this phase of the project will likely happen all around the same time. Generally speaking, AEP will remove their facilities first followed by the communication companies. The main poles along South High Street will not be removed until either late 2025 or early 2026.

Second Reading/Public Hearing is scheduled for December 9, 2024.

INTRODUCTION/PUBLIC HEARING/VOTE – RESOLUTIONS

Resolution 58-24

Accepting the Historic Design Guidelines Applicable to Historic Dublin and Outlying Historic Properties Identified in Appendix G (Case 24-012ADMC)

Vice Mayor Alutto introduced the Resolution.

Ms. Holt stated that this is the companion resolution to the second phase of the code and guidelines update. This resolution is the guidelines portion. Staff completed the same process with the guidelines as the code. The guidelines received unanimous recommendation of approval from both the Architectural Review Board and the Planning and Zoning Commission.

Ms. Holt shared that the discussions in 2023 resulted in a very specific request to update the guidelines to ensure clarity for treatment of background resources. Staff identified

essential compatibility criteria for background buildings and these include height, setbacks, massing, roof shape, fenestration, eaves and overhangs. These were based on specific locations and forms in both individual buildings and in neighborhoods. Ms. Holt added that staff developed two different levels of evaluation for the guidelines. The first was based on the background resource adjacency to other landmark buildings and the second is within a neighborhood of background buildings. Staff recommended approval.

There were no public comments.

Ms. Kramb stated that she had suggested to staff some clarification in the wording. She suggested the following changes:

- Page 40: "Application of these **rehabilitation** guidelines . . ."
- Page 43: "Newly constructed background building **additions** may be . . ."
- Page 48: "These **new construction** guidelines should . . ."
- Page 54: "Application of the **site design** guidelines . . ."

Council consensus was agreement with the recommendations.

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

Resolution 59-24

Accepting the Lowest and Best Bid for Custodial Cleaning Services for the Dublin Community Recreation Center, Development Building and Parks Restrooms

Vice Mayor Alutto introduced the Resolution.

Mr. Ashford stated that on September 27, staff received six bids for custodial cleaning services for the recreation center, the development building, parks restrooms and the parking garage. These buildings were chosen for the contract services because City staff is limited on third shift and weekends. The lowest and best bidder was ABM in the amount of \$407,676. They are the incumbent provider of these services. Staff recommended approval.

There were no public comments.

In response to Ms. Kramb's question regarding the scope in relation to the higher bids, Mr. Ashford stated that the highest bidder may not have understood the parks aspect of the scope.

Ms. De Rosa stated that, particularly in the winter months, the flooring and the track area at the Recreation Center needs to be improved. She asked if there was enough staffing and hours to make those improvements. Mr. Ashford stated that there are enough hours and added that in the wintertime it is a challenge due to the salt on sidewalks that gets carried into the facility on shoes. Mr. Ashford also shared that there are more scrubbing machines available and there will be an emphasis on training to ensure the machines are being used properly.

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

Resolution 60-24

Accepting the Lowest and Best Bid for the Avery Park Ball Diamond Laser Infield Grading Project

Vice Mayor Alutto introduced the Resolution.

Mr. Earman stated that this resolution references the infield grading maintenance for ball diamonds (1-4 and 8) at Avery Park. The regrading of all the ball diamonds in our athletic parks is a multi-year project with a phased approach to ensure that each stage of the work can be completed without disrupting the schedule of seasonal play. This year's project

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phase was bid twice as the original bids received exceeded budgeted funds. A second bid process was conducted with an alternative scope to stay within budget while maximizing the number of diamonds to be regraded. The lowest and best bid was received by Field Source in the amount of \$98,112 which is approximately 11% under the budgeted amount of \$110,000. The contractor has completed previous projects within the City satisfactorily and staff recommended approval of the resolution.

There were no public comments.

Mayor Amorose Groomes asked about the grading bid alternates and why the numbers differ so greatly. Mr. Earman stated that the numbers differ due to the size of the diamond and the degree to which it needs to be regraded. He stated that if there are more defects to the field that require more work, it will be more expensive. There are different prices associated with this project based on those two variables.

Mayor Amorose Groomes asked why, if some fields are in very poor condition, we would include a field that is in the best condition to add as a bid alternative rather than try to get one of the poorest up to an acceptable level; especially since the bid is under budget. Mr. Earman stated that fields one through four at Avery Park are some of the fields in the greatest need of regrading. Field eight was chosen as an alternative because it was a field that could fit within the budgeted dollars.

In response to Mayor Amorose Groomes asking about fields five, six, seven and nine for next year, Mr. Earman responded affirmatively.

Mayor Amorose Groomes asked how often these fields need to be graded. Mr. Earman stated it is dependent upon use. He added that the fields are analyzed every year to make sure staff is on track with what needs to be done. Mr. Earman agreed with Mayor Amorose Groomes' statement that the fields will all utilize the same material.

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

Resolution 61-24

Amending Chapter 33 (Human Resources Policies) of the Dublin Codified Ordinances

Vice Mayor Alutto introduced the Resolution.

Ms. Miglietti stated that the amendment associated with this resolution updates the list of positions considered to be in the unclassified service and brings Chapter 33 in line with the non-union compensation plan amendments that were adopted this evening.

There were no public comments.

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

OTHER BUSINESS

- Metro Center Revitalization

Mr. Will provided the background for this project. Metro Center was developed in the late 1970s as a luxury office park following the opening of the I-270 outerbelt. A half century later, suburban office areas have aged and this office model is having an increasingly difficult time competing with office space in more amenity-rich environments. The Metro Center Visioning Process and Dublin Corporate Area Update completed in 2022 called for a more diverse mix of office and new unique places to live, work and play. The earlier process provided general recommendations and conceptual redevelopment ideas concentrated on the inner loop of Metro Center. Council established a goal to Realize the Metro Center Revitalization Vision. In furtherance of this goal, the City collaborated with a team of consultants led by Sasaki, a design firm with global expertise in urban design and landscape architecture, to design and develop an implementation plan. The process has included stakeholder meetings with property owners in Metro Center, public engagement sessions and work

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sessions. The team conducted a market analysis to better understand and frame issues. The team proposed three design scenarios and Council consensus was support for the Blue Meander Concept. Following another public open house at the Exchange, a final draft of the Metro Center Revitalization Plan was prepared. A key purpose of the plan is to strengthen the economic activity of existing office buildings and attract innovative new workspaces. Metro Center is reimagined to be a vibrant, walkable, mixed-use neighborhood weaving development and green space. Mr. Will concluded by stating that the team is seeking Council's feedback on the final draft plan, recommended urban design framework guidelines and implementation approach.

Mr. Zogran, Sasaki, stated that in Metro Center, the vacancy rates are right around 22-25%. He stated there are a number of owners on the parcels as well as a large number of surface parking and underperforming storm water ponds today.

He recalled sharing the design options with Council and Council supporting the Blue Meander Concept. He stated that this concept is centered on four guiding principles:

- Create an Identity and very unique sense of place to rebalance the uses;
- Introduce residential, retail and hospitality in what has largely been an office park;
- Think about water as an amenity and be deliberate about open space; and
- Better connect the Metro Center across the broader regional network of roads and signature trails.

Mr. Zogran shared images of existing conditions versus the revitalization design concept. He noted the two-sided retail, the cultural pavilion and gathering lawn. This design represents a higher mix of some additional office spaces that maintain the employment center well into the future. The overall mix of uses is a flexible framework in how the market will evolve, so a large portion of this site is mixed-use that can be residential, office or hospitality. Office is increasing from 1.3 million square feet to 2 million square feet. 2.7 million square feet of new residential will be added as well as an increase in both quantity and quality of open space. A gathering space which can perform many functions from small gatherings to a larger cultural retail destination building. The different seasons of Dublin, Ohio were considered and the spaces could be activated in the wintertime. Mr. Zogran mentioned the water features of the area and stated that Cosgray Run would be revitalized from a smaller creek into a natural amenity. The waterway is performing a very important ecological function to collect, clean and convey stormwater.

Mr. Zogran noted that Mayor Amorose Groomes asked about the acreage around open space and development in the previous work session. He stated he is answering that inquiry and this plan increases the overall public open space from 13 acres to 17.7 acres inside the loop of Metro Center. Mr. Zogran shared the multi-modal mobility network visual. He added that the overall pedestrian and bike network has been thought about very carefully. He stated that some of the street sections include what is called a "Woonerf" which is the combination on a street of vehicular and pedestrian use. A few woonerfs have been introduced in this project. He showed the conceptual visual of the new layout from Frantz Road, looking into the center of the site to draw people into the space. He stated that the team pushed and pulled the volumes to really give a much more dynamic experience along Frantz Road and create a gateway opportunity.

Mr. Zogran stated that alongside City staff, they have begun conversations with existing property owners regarding how implementation would move forward.

There were no public comments.

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Ms. De Rosa stated that she is appreciative of the work and is impressed with the presentation. She asked about incorporating some more beautiful balconies for visual interest. Ms. De Rosa asked where Council would be able to see a woonerf in existence today. Mr. Zogran stated that woonerfs are emerging in the United States, but can be seen in Europe, Copenhagen, Paris, Barcelona. He is also aware of woonerfs in use in Portland, Oregon. He stated woonerfs tend to incorporate paving and components that direct cars but allow for a bit of ambiguity, which causes everyone to slow down and look around their environment. Mr. Will noted that there is a paradigm shift that streets are not just for vehicular traffic as we bring that place making for bicyclists and pedestrians into the designed public realm a bit more. Images of existing woonerfs will be included in the next packet of materials for Council.

Ms. Kramb expressed her appreciation for the aspirational plans and the tweaking of the buildings along Frantz Road.

Ms. Fox expressed appreciation for opening up the Frantz Road entrance into the space as well. She stated her concern about the architecture and it being too close in resemblance to Bridge Park. She agrees with Ms. De Rosa that part of the joy of the pedestrian experience is how it is viewed from the ground and how it is viewed from above (the balconies). She would like to see differences in one building to another. She stated that she is not supportive of urban architecture that has a lot of open fenestrations because she wants the daylight as well. Even a wall of glass is intimidating because it is a hard surface. She asked about what can be done to capture the identity of the space. Ms. Fox stated that in the culture pavilion and landmark plaza, she would like to ensure that it is built with all the functions needed to be successful in having events there. She complimented the team on the work and stated it is stunning and beautiful. Mr. Zogran stated that details will continue to be added as we move in the direction of implementation. He stated that typically what follows a conceptual master plan such as this is going building-by-building and talking about street level experience, balconies, fenestration and materials. That work is currently not in the scope of this project. The next piece of this would be the design guidelines. He added, in response to Ms. Fox's question about the plaza, that the next stage of concept evolution is where landscape architects would look at the plaza and ensure that it is equipped with what is needed to achieve the vision. Regarding the creation of an identity or "front door", Mr. Zogran stated that Frantz Road will not be in the only entrance into the site in the future; there will also be an entrance to the site from the south (Blazer Pkwy). He added that they skewed away from the single front door moment and moved toward the importance of the interior to the project and not the view from the car outside.

Mayor Amorose Groomes thanked Mr. Zogran for answering her questions about acreage. Additionally, she stated that she has been reading studies about architecture and how it influences behavior. Hard edges and reflective surfaces are having an impact on people's behavior in those spaces. She stated the importance of the warm welcoming feeling associated with softer edges.

Mr. Reiner complimented Mr. Zogran and team on creating a "new city" and a place we all would want to live in. The mission from the Community Development Committee early on in this project was to use the water as a feature and make it part of this community. He stated that the team did a great job of incorporating the water throughout the site. Mr. Reiner shared that a beach area would have been nice. He also added that he is unsure about how the parking garages will be developed, but overall he is pleased with the vision of the area. Mr. Reiner also commented on the woonerf concept and explained that he had experienced this in Europe with cars and people using the same

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streets. He also agrees with Ms. De Rosa's comment about the interesting balconies.

Mayor Amorose Groomes thanked Sasaki for their work and expressed her excitement for the great things to come.

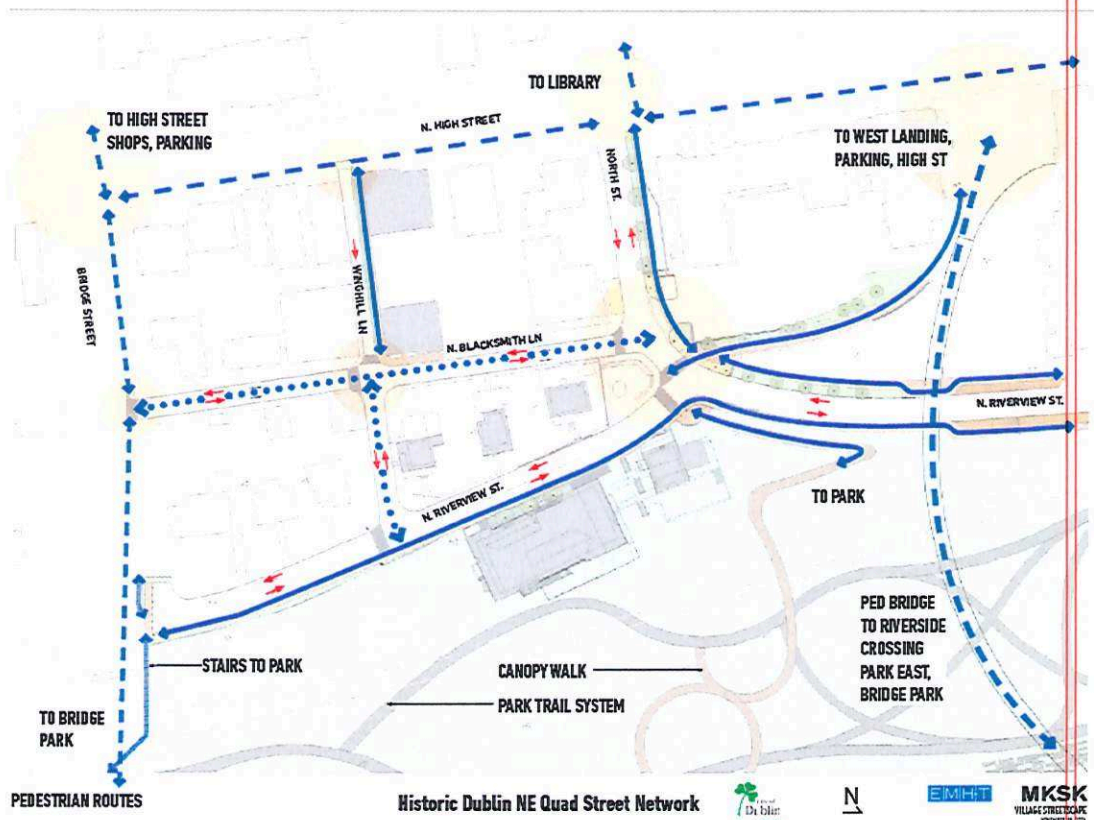
- Historic Dublin NE Quad Street Network

Mr. Bitar stated that Michael Brehm, EMH&T and John Woods, MKSK are present to discuss this topic. Mr. Bitar provided background information regarding this area. The City acquired several parcels along North Riverview, north of East Bridge Street, with the intent of encouraging redevelopment of this area of the Historic District. An Advisory Committee was formed to help prepare and request proposals for redevelopment concepts. Two proposals were received and the proposal from COhatch was supported by Council. An informal review was held by the Architectural Review Board (ARB) in early 2023 where there was support for a village concept and accommodating some innovative uses while respecting the scale of the general vicinity. In 2023, some of the parcels were sold at auction as residential parcels. The focus remained on the northern parcels and a few on the east side of North Riverview Street. In September 2023, a development agreement was signed between the City and COhatch. Subsequent to that, the ARB and City Council approved the concept plans. More recently, ARB approved a parking plan, a preliminary development plan and recommended rezoning the parcels to the Historic Core which would accommodate the uses that were envisioned in the development agreement. The rezoning was recommended to City Council by the Planning and Zoning Commission (PZC). The second reading/public hearing of the rezoning will be held on December 9, 2024. The concept envisions a unique character for this particular district. A mix of one-of-a-kind uses are proposed such as entrepreneurial, community, eating and drinking establishments, markets, events, nonprofits and freelancers. This was also an area that was to be a distinct development node, much like Metro Center that focused on the preservation of the community fabric.

The development agreement states that the developer is responsible for all private improvements (\$8 million), designing the village and getting all zoning approvals by 2024. The applicant was also required to establish their national headquarters within a certain period from closing, which has already happened at the existing COhatch location. Mr. Bitar reviewed the City's commitments according to the development agreement which includes the transfer of land, splitting the east parcels and economic development incentives and grants. Tonight's topic is regarding the design and construction of public improvements associated with this project for which the City is responsible. The final development plan will be presented to ARB at their meeting on Wednesday, November 20. The plan includes renovation of three buildings on the west side of the street that would be used as small offices on weekdays and for markets and events on weekends. There would be a plaza at the northern side of the houses that would also include public events and a European style kiosk with ice cream, cocktails, flowers, etc. The red house on the east side would be renovated into a restaurant with an addition and a patio. The new building to the south would include 12,000 square feet of office space and 2,200 square feet of event space. The public improvements include infrastructure work, street improvements and park access. Mr. Bitar shared images of the private improvements including the renovated houses and the construction of the new building on the east side. He stated that shortly after the approvals are granted, the applicant will commence development of a construction entrance and start to clear trees. The construction will take place through December 2026. Mr. Bitar invited Mr. Brehm to continue the presentation about the public improvements.

Mr. Brehm stated that he would be providing an update on the public street and sidewalk improvements that are being planned as part of the Riverview Village

development. Focusing on the northeast corner of High Street and Bridge Street, the public improvements in the project area have an emphasis on walkability and connectivity with the surrounding areas. The project includes a new sidewalk on the north side of North Street connecting High Street down to the village. Improvements are planned to the intersection of North Street and North Riverview Street. North Street and Upper North Riverview Street are aligned in such a way that it encourages an east to south flow. The plan is to flip the intersection and change the pattern to encourage a flow that goes east from High Street and then north to North Riverview Street. He reiterated that they are not encouraging nor are they expecting a big increase in traffic as part of this particular project. On the west side, it is planned to extend the sidewalk from the Bridge Park West Development up to North Street and add a sidewalk on the east side all the way up from North Street to the north end of the Bridge Park West Development. Street parking was also explored as part of this project. Street parking in the district is generally very successful and highly utilized. The lower North Riverview Street, near Bridge Park West was identified as the most feasible location to potentially add street parking. It will remain the same width, so it will be a tight roadway. In coordination with the COhatch new build, an opportunity exists to add a sidewalk on the east side of North Riverview Street. In terms of Blacksmith Lane and Wing Hill, these streets are extremely narrow at about a 9-foot width of asphalt. These streets are currently two-way traffic, although two cars cannot safely pass one another. The consulting team is considering widening these streets which would encourage a shared street condition. The final component of proposed improvements in this area would be a new sidewalk extending from North Street up toward the Dublin Link Bridge. Walkability is the number one charge of the improvements. Mr. Brehm showed the following graphic that illustrates the pedestrian facilities in the area:



The solid blue line represents new sidewalks. Not every street has a dedicated sidewalk. There are physical constraints on Blacksmith Lane with the historic walls that are about 20 feet away from each other. The character of the village dictates that some of these streets should not be any wider than needed. Mr. Brehm stated that staff and the consulting teams have discussed many of the same tools that were discussed in the Metro Center presentation in creating shared spaces that are inviting and safe for pedestrians. Some of the tools

evaluated for pedestrians are scale, lighting, bollards, landscape treatments and street pavers. Recognizing the investment that street pavers require, the consultant teams prepared three options using street pavers.

Baseline Plan

Mr. Woods shared the first option, considered to be the baseline plan. The baseline plan optimizes the street widths to enable them to serve the vehicles and allow pedestrians to occupy the streets at the same time. The street sections would not be overly wide, and barriers would be removed to give it a more pedestrian feel. Blacksmith Lane is more of an alley scenario. There are several driveways to contend with on Blacksmith. The flush condition makes that flexible to access all of those buildings and driveways. Connecting this area back to the existing parking reservoirs that are on the west side of the district with the walkways that are proposed to be added is another aspect of making this walkable. The baseline plan capitalizes on those characteristics, but it does not create a unique streetscape. Mr. Woods described the widening of Blacksmith Lane to 18 feet with flush curb on both sides and the widening of North Riverview Street to about 22 feet with a flush curb on the west side and a mountable curb on the east side. There are stormwater management reasons for not making the east side curb flush. The final widening is on Wing Hill Lane, which is identical to Blacksmith Lane.

Option 1: Brick Street Pavers

Mr. Woods stated that the priority was to focus on brick around the new Riverview Village development due to the enhanced pedestrian traffic coming into this area. The sharing of the street between pedestrians and vehicles slows cars down and provides a nice pedestrian experience. The plaza with the kiosk extending into the street is just building on that walkable environment. He stated that on the practical side, brick street pavers can be removed, repairs made and then pavers put back so there are no unsightly patches afterward. He stated that there is a maintenance cost as well as the need to partner with a pavement expert who is equipped to deal with unit paver installations. In this first upgrade option, the street sections are basically the same. The intersection at North Riverview and North Street is where the traffic needs to slow down and give drivers the understanding that they have entered a highly pedestrian environment. The pavers act as a visual cue and create a little rumble on the tires to help with that awareness. He stated that other elements, like bollards, lighting and plant materials also reinforce the pedestrian areas. Blacksmith Lane is still viewed as an alley-like street. Interesting patterns can help pedestrians and vehicles share the space and find room for each other. The intersection of Wing Hill and North Riverview is not a crosswalk, but more of an apron that will have stone piers on either side to discourage vehicular traffic from going down to the dead end. A turn-around is planned in case a car does accidentally get to the dead end and need to turn around.

Option 2: Brick Street Pavers to Bridge Street

Mr. Woods stated that the second upgrade option continues the brick to Bridge Street on Blacksmith. From an ADA standpoint, Blacksmith is not at an ADA slope, but it is gentler than trying to navigate from North Street to North Riverview. Pedestrians could come from High Street, down Bridge Street and then to Blacksmith Lane into the village. The Brick on North Riverview is south of Wing Hill and completes the picture and provides some equity in terms of materials across this neighborhood. There is an opportunity for a gateway element coupled with the turnaround into the existing park entrance. Mr. Woods provided illustrations regarding the materials (below)



STANDARD DUBLIN HISTORIC DISTRICT PAVERS



RECOMMENDED STREET BRICK
PINE HALL 'OLD TAVERN'



RECOMMENDED CROSSWALK UNIT PAVES
UNILOCK SERIES 3000

PAVING MATERIALS

Historic Dublin NE Quad Street Network



The existing materials in the Historic District are the left image. The pedestrian paver would be the same paver that is used in Riverview Village. Mr. Woods stated that they are trying to create a unique space in Riverview Village, so a different paver is being considered for the roadway there (middle image). Mr. Woods stated that the crosswalks are recommended to be a neutral paver so as to not clash with the roadway pavers (image on the right). He added that the configuration would be a textured cobble in the inverted crown that would allow drainage. Mr. Woods shared examples of the bollards and lighting that would be characteristic of the neighborhood. Regarding plantings, Mr. Woods stated that some medium-scale street trees on North Street and North Riverview are being considered as well as some smaller scale trees along the lower portion of North Riverview to help maintain views. Understory planting is primarily perennials and grasses. He stated that the historic walls are to be preserved or reconstructed in their current locations. There are some areas along North Riverview Street where some stone has been lost, but it may be possible to do some segments there to recall its historic location. He shared the following rendering that is inclusive of the recommendations:



MATERIAL COMPOSITION IN CONTEXT

Historic Dublin NE Quad Street Network



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Mr. Brehm stated that they are looking for Council's feedback regarding the pavers. Mr. Brehm shared that the cost of the Baseline Plan is about \$7.5 million based upon some preliminary cost estimates. The pavers in Option 1 would add about \$564,000 and Option 2 would add about \$834,000.

Mr. Brehm also stated that they want Council's feedback regarding street parking along North Riverview Street. This is the most feasible location to add Street parking in the area. The consulting team heard from some residents at Bridge Park West regarding concerns with the parking layout. Cars being parked in these spots all day would create a wall along the street and obstruct views into the park. Mr. Brehm stated that they were responsive to those concerns and did not add any additional parking on the west side, but would still add less parking on the east side. He also shared that where the light poles are could have bump outs to break up the parking areas.

Finally, Mr. Brehm stated that the construction access for the construction of the COhatch building would align with the construction access point that was used to build the Dublin Link Bridge.

Mr. Bitar concluded the presentation by providing an estimated timeline of public improvements, pending approval of a streetscape scenario, design, surveying and permitting through October 2025. Construction would begin November 2025. Staff recommended approval of upgrade Option 2 because of the pedestrian environment. Staff also recommended on-street parking on the lower part of North Riverview but with the fewer spaces and openings into the view corridors.

Matt Davis, 4620 Hickory Rock Drive, Powell, thanked Council for the support in this project. He complimented staff and expressed appreciation for the process. He also expressed excitement for the project and the special impact it will have on the community.

Ms. Weisenauer read a comment submitted online from Mr. Thomas Davis, 105 N. Riverview Unit 616, Dublin. Mr. Davis wrote:

My name is Tom Davis – my wife and I live in the Bridge Park West (BPW) Condo building on N Riverview Street, overlooking the west side of Riverview Crossing Park. I am writing on behalf of many other Condo Residents. As mentioned in the Nov 12 memo from the City Manager to City Council entitled "Historic Dublin NE Quad Street Network Improvements" 13 BPW residents met with City Staff on the plans for CoHatch, Riverview Village, the Park modifications, and the street modifications. It is safe to say that the Residents that were at the meeting and others that could not attend were overwhelmingly against adding any parking on N Riverview St across from our building – at that time 21 spaces were shown in the plan with 17 on the west side and 4 on the east). Based on our experience, these spaces would be taken over by CoHatch users for all day parking and the new spaces would interfere with our generator on the east side and spoil the view for our Residents as well as clog the street with cars and disrupt traffic. We made it clear that we are not against development of the park and welcome foot and bike paths, similar to Kiwanis Park, and are in favor of a sidewalk on the west side of N Riverview. We were also clear that even now, a change in parking requirements is needed, limiting parking in the current spots to 3 hours to preclude the all day parking we are already seeing occur from CoHatch and construction activities. The 10 spaces in front of our building were discussed in ARB reviews back in the 2016 time frame as the appropriate number to service the needs of the building, such as guests and service contractors; at that time, there was no indication that the parking in this area would need to accommodate overflow from construction activities and the planned restaurant and 14000 sq foot office building. During the meeting, senior City managers emphasized that these spaces were not needed for the CoHatch parking plan and we had the distinct impression that the City was amenable to removing them from the plan in their entirety. We were disappointed to read that the City has not recommended elimination of the new parking places. Their plans call for two options, one with the original 21 spots and a new plan for 12 new spots all on the west side of the street. The newer plan addresses our concerns with disruption of utilities and the generator but is no better from our perspective regarding the west side of the street. The new plan would still disrupt views, clog traffic, attract all day parking from construction and CoHatch and provides little or no benefit to the Residents. Both

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the old plan and the new plan have the affect of taking a problem as Riverview Village and CoHatch with inadequate close parking and moving it to our neighborhood.

Accordingly, we request that Council take the following actions:

- 1. Indicate to Staff that new parking places on N Riverview St across from the BPW condos are not advisable and should be removed from the plans.*
- 2. Indicate to Staff that actions should be taken in the very near future to change the parking parameters in front of our building to limit the time to 3 hours (or other short period) to prevent the increasing problem with spaces being taken for all day parking.*

If Council is not ready for the above steps, we request that Council direct actions to collect information to make an informed decision including:

- 1. Direct City staff to explain why they persist in adding spaces on N Riverview when these spaces are expensive to build and are not needed according to the City's own parking plan and unambiguous statements by City and consultant staff. We understand that the overall plan call for judiciously adding street parking where it makes sense to do so but the overriding parameters of the plan is to keep vehicles on the west side of High Street. The City Plan already adds street parking in other places near the new restaurant and CoHatch office and the new spots on N Riverview are contrary to the goal of keeping cars to the east side.*

- 2. Direct City staff to determine the cost savings that would be realized by adding no new spaces on N Riverview in front of BPW. It is clear that the costs would be considerable as the new spots would require a retaining wall along the river as well as requiring coordination and approval of the Army Corp of Engineers as the construction would impact a floodway. These costs are likely to be more than \$500k, which seems a lot for 12 new spots that are not needed in the first place. In contrast, a new sidewalk only – with no new parking - in this area would be relatively inexpensive and would not require approvals or a wall.*

- 3. Direct City staff to consider alternatives if any new spots are needed at all. For example, there is space on N Riverview farther south in the triangle area north of North Street and south of the Link, near where the new sidewalk will run from the Pearl to N Riverview. There is room for 6 to 8 new head in parking spaces in this area that would be inexpensive to build and closer to the Restaurant and CoHatch. We do not advocate this option since no new spaces are needed per the City staff but it is a preferable alternative to the City plans for adding spots in front of our building.*

Staff posed the following questions for discussion by Council.

1. What is Council's feedback regarding the recommendations of the plan?
2. Is there anything not included in the plan that Council would like it to address?
3. Is Council supportive of staff continuing project development and next steps once all feedback is addressed?

Mr. Keeler expressed concern regarding cars and pedestrians sharing the roadway. He stated that it works in Europe because they have been sharing roadways for hundreds of years. Mr. Keeler expressed support for woonerfs that are brick because it encourages drivers to slow down. He added that it will take time. He also expressed support for bollards to assist with educating the public about these streets. He reiterated his support for brick. He stated Option 1 would work if extended south to Bridge Street. He noted a canopy walk and was not sure about the support for that feature. He shared that he understands the residents' concerns regarding parking and that he supports a three-hour time limit.

Ms. De Rosa stated that she did not see many bikes in these plans, it seems to be more about pedestrian traffic. Bricks are a difficult surface to bike on. She stated that she struggles with brick because she has observed how bad the brick looks at Bridge Park. If bricks are the decision, then they need to be wearable. She noted that the traffic in Bridge Park is substantially different than this area, but she encouraged more thought about the right type of paver here. She asked if it should be a sidewalk that is installed or a shared-use path to make it easier for bicyclists. She stated that bollards are a danger to bicyclists unless they are big and easy to see. She also mentioned bike parking that needs to be added to the plan. She stated she is not opposed to bricks, just the longevity of them. Regarding parking, she expressed support for option two and adding a lesser

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number of parking spots makes sense. She expressed uncertainty whether the three-hour time limit will actually have an impact as these spots would be heavily used. If it is helpful, then she is supportive. She noted that it will be very important to have no construction parking in those spots during the construction. She is appreciative of this work and expressed that she does believe that cars and pedestrians can cohabitate, but that these are very small spaces.

Mr. Bitar stated that the bike parking is part of the private improvements that will be made as it is a Code requirement.

Vice Mayor Alutto thanked staff and consultants for all the work on this presentation. She stated the cost of the project is a little concerning. She agreed that the brick in Bridge Park is not holding up well. She agreed with Ms. De Rosa's comments regarding wearability and if there are different materials that could be used and last longer it should be investigated. She stated that from an ADA perspective, this area is very hard to traverse for someone with mobility issues. She stated that she does not see the accommodation for ADA accessibility. She expressed concern for the maintenance of the roads that are so narrow with the reverse crown. She shared that it is a beautiful design and she appreciated the work that went into it. She expressed concern for the cost for brick pavers knowing that they do not last very long. She reiterated her concerns for ADA compliance and stated that if there is a reason why this cannot be ADA accessible then it needs to be stated clearly. Regarding parking, she stated that she would like to understand the impact if there was no parking and just sidewalks. In response to Vice Mayor Alutto's question regarding a retaining wall that is required, Mr. Brehm stated that there is not a retaining wall required. He added that there is a floodplain and there is a floodway, however the grading for the parking would not extend into the floodway. They would be working in the floodplain and if it is determined that a wall would help limit the amount of fill in the floodplain in a meaningful way, then a wall would be considered.

Vice Mayor Alutto thanked Mr. Brehm for that clarification. She is not supportive of option one with all the extra parking spots. She stated that parking has been studied and discussed in this area and it has been found that there is sufficient parking. She stated that creating a very unique, special place is shown in the design.

Mr. Brehm stated that with regard to ADA accessibility, this is a struggle in the planning of the Dublin Link Bridge, Riverside Crossing Park and now North Riverview Street because the grades are very steep. ADA compliance guidelines apply outside of the right-of-way, so they apply to the Bridge and the West Plaza. The accessibility guidelines that govern the public right-of-way recognize that the sidewalk grade is going to match the street grade in some cases. He admitted that it is a challenge due to the topography.

Ms. Kramb stated her support for the Baseline Plan. She added that she likes asphalt roadways but would keep the same color brick for the crosswalks and sidewalks, so it is obvious visually where to walk. She was not supportive of the gray brick in the crosswalks. She stated her preference for continuing the same color of brick that is present throughout the rest of Historic Dublin. She stated she likes asphalt because it is cheaper and easier to maintain. She expressed support for the flush curbs. Ms. Kramb stated the importance of a signage component, so she suggested having a comprehensive signage package. She expressed concern for drivers coming from High Street down to North Street dropping people off at the restaurant and there is no room to do that. She suggested drop-off/pick-up locations are needed. She also stated the importance of letting delivery drivers know where to stop and unload to not block traffic. Mr. Brehm stated that a benefit of the grid street network and maintaining that two-way traffic is allowing people to enter and exit the area. He reiterated that they are envisioning very little traffic on these streets. Ms. Kramb expressed the importance of signage not having parking where delivery trucks will likely stop

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so that drivers can get around them. She asked about Blacksmith Lane at Bridge Street and whether that will be a right-in/right-out and not full access for safety reasons. Regarding parking, Ms. Kramb stated that the parking spots should be ADA parking spots because the hill could be difficult to navigate for those with mobility issues. She also advocated for a two-hour parking limit because that allows enough time for people to eat dinner and then leave. The two-hour parking would discourage employees from parking there.

Ms. Fox stated that character is everything. This is a significant piece of the Historic District with renovation of a substantial number of original houses. She also stated that this is an entrance way into the park. There are some tweaks that are needed when managing cars, but it must be recognizable as a special place. She would like to see Option 2 although she expressed concern with Blacksmith Lane coming off Bridge Street. She stated that she likes the continuity but wondered if the same impact could be achieved without going all the way to Bridge Street. She also expressed her concern regarding the aesthetics when the brick is stopped midway on North Riverview in the residential area that is not part of the village. In response to Ms. Fox's question regarding how wide Blacksmith Lane is, Mr. Brehm stated that the total width is 18 feet, which includes the one-foot-wide bands on each side. Ms. Fox stated that it is currently 9 feet wide. Mr. Brehm responded affirmatively. Ms. Fox asked for the reason behind widening the street. Mr. Brehm explained that it is currently 9 feet wide for a car and to add a pedestrian zone would push it to the 14- to 16-foot range. Two cars could likely pass each other on a street 16 feet wide, but any narrower and the dimensions of cars mirror to mirror would be tight. Ms. Fox stated that 18 feet is too wide because pedestrians and bicyclists are wanted, not cars. She stated that it is an alley. She shared that her family has ADA issues, and she does not believe that older people will walk in this area due to the grading and brick. She appreciated the idea that the parking is all handicapped parking or a loading zone. The riverfront is a community amenity, and everyone should enjoy it. The slope makes it a challenge. She would like to see more shared parking and time limits on parking. A valet in the area would be nice and is self-sustaining financially. She stated that regarding maintenance and durability, she will look to engineering to inform whether brick is the right material in this area. She likes the look of the brick. She likes neutral gray pavers as well. She shared that she likes the woonerf idea where there is less curbing, and everyone shares the street.

Mr. Reiner stated that the drainage pattern idea is correct on the slope and pavers. He added that it is an excellent idea for directing water flow. He expressed concern in solving the ADA accessibility. He stated the only way to resolve that would be with an elevator which would be very expensive. He supported looking into resolving the ADA compliance as part of this project. Mr. Reiner stated that regarding street material he liked Option 1 but questioned why it would be paved all the way to the end of the three residential houses. He stated that it should be paved because it is a dead-end and design-wise should be cut-off to discourage vehicles. He stated that the residential portion needs to stay asphalt. Regarding parking, he agrees with the 10 spaces. He added that it is important to work in extra parking where possible. He stated that the streets should be asphalt with paver sidewalks. The pavilion area should be paver to make it more interesting to see. He shared concerns over the cost of pavers.

Mayor Amorose Groomes stated her surprise that pavers are being discussed as roadway material. She had thought the design standard was already decided for the Historic District. She recalled that the streets would be asphalt and the sidewalks would be brick pavers. She was not supportive of using brick pavers with these grade changes. She stated that real-life experience has taught her that grade changes on brick make it virtually impossible to keep sand in the joints. The Historic District is lovely as it is and it has asphalt streets and brick sidewalks. She stated that making designated areas for pedestrians and bikes

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using brick pavers was okay, but she is not supportive of all brick everywhere. She is supportive of making the plaza area similar to the landings used with the Bridge. If materials were wanted other than asphalt in the crosswalks, there is precedence for that as well. She added that exposed aggregate concrete would be user friendly. She expressed her concern over the current cost to maintain the existing brick in the Historic District. Regarding parking, she stated that she would express caution about limiting surface parking in the area. She shared that she has observed that most of the parking spots on Riverside Drive are occupied by service vehicles because they do not fit in the garages. The only other surface parking available is the Darby Lot. She suggested that parking needs to be introduced in this area. She stated that she recalls a discussion about making Riverview Street pedestrian only. She would be interested in hearing more about that. The intersections at Blacksmith, North Street and Riverview, will need to have some kind of pull-off area for deliveries and pick-ups. To Mr. Keeler's point, she agreed that Council has not decided upon the use of canopy walks. She suggested removing the canopy walk from the drawing as she would not want to approve something that has not been fully vetted. Mayor Amorose Groomes asked staff what direction is needed to keep the project moving forward.

Mr. Bitar stated that direction is needed regarding the material for the roadways and the on-street parking on North Riverview. Staff will look at the deliveries and pick-up locations and make sure those are taken into account.

Mayor Amorose Groomes sought feedback from the balance of Council on the roadway materials and the on-street parking. She stated that the finer details can continue to be refined.

Mr. Keeler stated that brick was recommended because a unique identity of space is being defined. He stated his concern with asphalt is that motorists tend to drive too fast, and he would be concerned about sharing the roadway with pedestrians under those circumstances. He stated that if asphalt is chosen, then we need to figure out how to keep speed down. He agrees that the brick on Riverside Drive has not held up but sees this area as a different area in that the speeds are slower, and the vehicle traffic is less. He supports brick roadways from an identity and traffic speed standpoint.

Ms. De Rosa stated that she has no evidence to believe that this brick will look nice after two years. It is difficult to maneuver for bicyclists. She is supportive of asphalt roadways with crosswalks that create identity. As for parking, she agrees there needs to be some parking, but she is concerned about monitoring and enforcement of the parking.

Vice Mayor Alutto stated that she is supportive of asphalt roadways and likes the idea of the different crosswalks. She stated that she struggles with the long-term maintenance of the brick. She is supportive of restricted parking, whether it is all handicapped or a mix of handicapped and delivery. The idea is to discourage all-day parking.

Ms. Kramb stated that she is supportive of asphalt and the brick pavers for the sidewalks, crosswalks and the landing. She stated that the identity can be accomplished with the landing/kiosk area. She agrees that parking is needed but it does need to be restricted. She reiterated that this area is lacking in the drop-off/delivery limited parking.

Ms. Fox stated that she likes the look of the brick. She suggested a compromise that could be found in the design. She suggested saving some money on the options and having the ability to create great entrance ways and identities from the street. It can be asphalt with a lot of great design utilizing Historic District brick. Her concern is not whether the streets are brick, rather it is having something that draws you into the area from High Street. A great design can

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take you there. She reiterated her concern that if brick is used all the way up Blacksmith Lane to Bridge Street, that will encourage traffic down that alley, which we do not want. She stated that the village and kiosk won't look "European" enough unless there is something that creates a warm and inviting impression like brick does. She challenged the consultants and staff to go back and mix-up the brick and asphalt and bring back a great design.

Mr. Reiner stated that he sees this as a constant circle of traffic. He agreed with brick trim, brick sidewalk, brick crosswalks and asphalt everywhere else. He stated that there is dyed asphalt too that could be blended in. He reiterated there may be other solutions that have not been explored. He was not supportive of all pavers because of the maintenance issues with them.

Mayor Amorose Groomes stated that she is supportive of the standard Historic District Guidelines in the development area (asphalt roadways). She is supportive of brick on the sidewalks. She stated it is not about the money as much as it is the maintenance and keeping it nice for a period of time. She would rather spend the investment in the plaza area to make it a beautiful piece of architecture.

- Finance Committee Recommendation - Awarding 2025 Hotel/Motel Tax Grants

Ms. Goliver stated that at the July 1, 2024 Council meeting, Council adopted a policy for reviewing hotel/motel tax grant applications and awarding grants, as recommended by the Finance Committee. The policy provides a formal and objective process for awarding grants based on established priorities.

The Finance Committee reviewed 25 applications for the 2025 Hotel-Motel Tax Grant at its October 22 meeting. \$234,000 was budgeted for 2025 Hotel/Motel Tax Grants. Two of the events/projects have not received funding through this grant in the past.

There were no public comments.

Ms. De Rosa asked if the \$379,409 is the highest amount ever requested. She asked about the Committee discussion regarding whether the impact of this money is minimized because of having to spread the dollars among so many. She asked if "no" is an okay answer in order to fund adequately. Mr. Keeler stated that more quantitative methods are being used now. He added that some of the considerations regarding the applicants are:

- How long have they been doing this?
- To what degree are they sustainable?
- Are they going to other entities for fundraising other than the City?

Mr. Keeler stated that the committee has been essentially cutting back on some of the events that have received funds year after year in favor of helping the events that are just getting started.

Mayor Amorose Groomes moved to approve the Hotel-Motel Tax Grand Awards per the Finance Committee's recommendation.

Vice Mayor Alutto seconded.

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

- Request to Refer the Community Health Needs Assessment to Advisory Committees for Review and Feedback

Ms. O'Callaghan stated that staff recently provided an update on the Community Health Needs Assessment (CHNA) draft strategic action plan to Council. Following up on Council's retreat discussion, engaging with Council's advisory committees presents a valuable opportunity to enhance this work with a broad

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range of perspectives. Staff recommended that Council refer the topic of the CHNA Draft Strategic Action Plan to the Advisory Committees for review and feedback.

Ms. De Rosa suggested that the four committees vet each other's feedback and provide one collective report back to Council. She felt it would be important for each committee to hear other's feedback.

Ms. De Rosa moved to have the advisory committees provide a joint report back to Council rather than four individual reports.

Vice Mayor Alutto seconded.

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

Mayor Amorose Groomes moved to refer the Community Health Needs Assessment to the Advisory Committees for review and feedback.

Vice Mayor Alutto seconded.

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

STAFF COMMENTS

Ms. O'Callaghan shared the following:

- The Economic Development Team is hosting two International Economic Development Council evaluators from Texas and Missouri for its Accredited Economic Development Organization (AEDO) evaluation today and tomorrow morning. This is part of the reaccreditation process that the City initially received in 2021. The evaluators are meeting with a variety of internal and external development stakeholders to learn about our development strategy and processes. She stated that she had the opportunity to spend some time with the evaluators at various times today and they shared extremely positive feedback and appreciated the hospitality. Dublin is currently 1 out of only 100 accredited organizations in the world. And this is out of around 5,000 organizations. She thanked Mr. Gracia and team for all their work to continue the accredited status and for Council's vision and support of our economic development programs and tactics.
- Regarding the Sanitary Sewer Lining and repair 2024 Project, the City has contracted with United Survey, Inc., to perform sanitary sewer lining and repairs within the following neighborhoods: Asherton, Dublinshire, Earlington Village, Indian Run Meadows, Villas at Earlington, Woods of Dublinshire and Woods of Indian Run. Work will occur from this month through May 2025. This work impacts approximately 870 property owners who will receive four or more notifications throughout the project. Staff has also set up a project webpage to share more details with residents.
- Jerome Township is in the final stages of updating their Comprehensive Plan that was last updated in 2008. The Township has been working with MKSK who has compiled a draft of the Comprehensive Plan. Planning staff have been monitoring the process and attended two public open houses and have reviewed the draft document. Staff reviewed the draft plan with an eye on compatibility with Envision Dublin and staff has some feedback that will be provided to the Township primarily regarding land use and infrastructure and emphasizing the importance of regional collaboration. She stated that she provided Council with a draft of the letter via email earlier this evening so please look for that. She added that she is also sharing feedback with the schools for their awareness of the Township's plans. The Township indicates the plan will tentatively be adopted in early (first quarter) 2025.

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- The Downtown Dublin Strategic Alliance is once again coordinating a unified night to light up Downtown Dublin. Historic Dublin, Riverside Crossing Park and Bridge Park will be turning on their holiday lights on November 21 to mark the unofficial start of the holiday season in Dublin. The ice rink at Riverside Crossing Park will also be opening that day to begin its fourth season. New this year, there will be nightly light shows that will be 30 minutes running on a loop to celebrate the season. She thanked the team for leading the conversations and all of our partners for working together. The remainder of the City's holiday lights will be lit with the Tree Lighting event on December 5, including Coffman Park, City Hall and the Development Building.
- Dublin's Tree Lighting Ceremony will again take place this year in Coffman Park on December 5th, near the pavilion and Council will help Santa light the Headlee Tree. The event times have been adjusted slightly this year and will run from 5:30 p.m. - 7:30 p.m. The ceremony will start at 6:15 p.m.

COUNCIL LIAISON REPORTS

Council members reported on the following:

- Mr. Reiner reported the following:
 - Dublin Arts Council – Emerging 2025 – Celebrating the Next Generation of Artists is going on right now. The call for artists ends December 6. The exhibit will run from January 11 through February 27. Executive Director, David Guion has announced his retirement from the Dublin Arts Council. Mr. Reiner commented on the great public art that has been showcased here in Dublin and the endless projects that David has implemented during his time at the Dublin Arts Council.
- Ms. Kramb reported the following:
 - Washington Township's Poinsettia sale is going on now. The proceeds benefit the Honor Flight.
 - She expressed gratitude to the Architectural Review Board for their work on the Code and Historic District Guidelines that were approved. She also recognized Sean Cotter, the Chair of the Architectural Review Board who was present.
- Mayor Amorose Groomes reported the following:
 - MORPC held it's meeting this week and had a luncheon to host Stephen Steinour, CEO of Huntington Bank. Mr. Steinour provided a great perspective of the business community on the development trends of the region.

COUNCIL ROUNDTABLE

- Ms. Kramb gave a shout out to the Historical Society. Their annual meeting was held last evening (November 17). The museum has been open for five weekends now and they have had 1,368 visitors already. She passed along their gratitude to the City for their support.
- Ms. Fox shared that she and Ms. Weisnauer attended the farewell reception for Consul General Shindo and his wife in Detroit. She thanked them for their friendship, advice and mentorship during his tenure.
- Mr. Reiner thanked Ms. Fox for her time that she invested in creating the relationship and friendship with them on behalf of the City.
- Mr. Keeler expressed that Mr. Guion will be missed and that there are big shoes to fill in his replacement.
- Ms. De Rosa expressed gratitude to Mr. Guion for the special impact he has had on the Dublin community. She wished everyone a Happy Thanksgiving.
- Vice Mayor Alutto stated that Mr. Guion has been an amazing partner for the City. She also thanked Mr. Dearth for his work for the City and wished him luck in his future endeavors. She wished everyone a safe and Happy Thanksgiving.
- Mayor Amorose Groomes shared the following:
 - November 6 – she visited Bailey Elementary School students;
 - November 7 – MORPC held their Executive Committee meeting;
 - November 8 – she thanked everyone for their time during the retreat;

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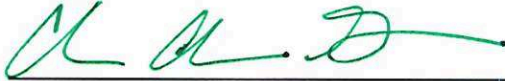
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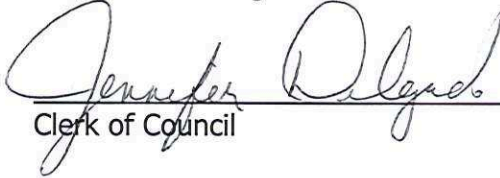
- November 9 – she attended the All Aboard Ohio symposium;
- November 11 – she thanked the Veterans Committee and all who participated in the ceremony for Veterans Day. She thanked all veterans that call Dublin home.
- November 12 – she and the City Manager attended the Central Ohio Passenger Rail meeting at MORPC;
- November 13 – She attended the Ohio Mayor’s Alliance Legislative Committee to which she is Co-Chair with Kristen Gail, the Mayor of Euclid, Ohio; there are five guiding principles for the upcoming year and she is happy to share those with any Council member who may have interest.
- November 13 – Magistrate interviews were held for Mayor’s Court and legislation will be coming forward relative to that;
- November 13 – was the Evening of Gratitude and she thanked all those who attended;
- November 14 – she attended the Visit Dublin Voter’s Choice Awards with Mr. Earman, Ms. Weisenauer. Congratulations to the City for receiving three awards for the Dublin Link Bridge, Indian Run Falls Park and Leather Lips public art installation; and
- She wished Mr. Dearth the best in his new position with ODOT.

ADJOURNMENT

The meeting was adjourned at 11:06 p.m.



Mayor – Presiding Officer



Clerk of Council