



# AGENDA

# DUBLIN CITY COUNCIL

**REGULAR CITY COUNCIL MEETING**  
**MONDAY, NOVEMBER 18, 2024 – 6:30 PM**  
**5555 PERIMETER DRIVE**  
**DUBLIN, OH 43017**

## **CALL TO ORDER**

## **ROLL CALL**

## **ADJOURNMENT TO EXECUTIVE SESSION**

- 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

## **RECONVENE (7 P.M.)**

## **PLEDGE OF ALLEGIANCE**

## **SPECIAL PRESENTATIONS/RECOGNITION**

- Auditor of State Award with Distinction
- Community Services Advisory Committee 2024 Annual Report
  1. [Memo - CSAC 2024 Annual Report.pdf](#)
  2. [Presentation Slides - CSAC.pdf](#)
- Community Inclusion Advisory Committee 2024 Annual Report
  1. [Memo - CIAC 2024 Annual Report.pdf](#)
  2. [Presentation Slides - CIAC.pdf](#)
- Chief's Advisory Committee Update and Presentation
  1. [Memo - CAC Annual Report.pdf](#)
  2. [Presentation Slides - CAC.pdf](#)
- Veterans Advisory Committee 2024 Annual Report

1. [Memo - Veterans Committee 2024 Annual Report.pdf](#)
2. [Presentation Slides - VAC.pdf](#)

### **CITIZEN COMMENTS**

*Anyone who wishes to speak to an item NOT on the agenda may address the Council. Speakers will be asked to limit their comments to three minutes.*

### **CONSENT AGENDA**

- Minutes of the November 4, 2024 Regular Council Meeting  
[Minutes of the November 4 Regular Meeting.pdf](#)
- Minutes of the November 6, 2024 Special Council Meeting  
[Minutes of the November 6 Special Council Meeting.pdf](#)
- 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
  1. [Memo - Norms Place D1 D2 D3 D6 Transfer of Ownership.pdf](#)
  2. [Notice - ShepherdsSports - FieldSports & Volleyball Court.pdf](#)
  3. [30-day extension - ShepherdsSport - FieldSports.pdf](#)
- 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
  1. [Memo - Norms Place D2 D2X D D6 Transfer of Ownership.pdf](#)
  2. [Notice - Shepherd Sports - Patio.pdf](#)
  3. [30-day Extension - Shepherd Sports - Patio.pdf](#)

### **SECOND READING/PUBLIC HEARING – ORDINANCES**

#### **Ordinance 41-24**

Amending Chapter 35 of the Codified Ordinances and Other Applicable Sections to Revise the Schedule of Fees and Service Charges for City of Dublin Services

1. [Follow-up Memo - Ord 41-24 Fee Schedule - Second Reading.pdf](#)
2. [Memo - Fee Schedule. - First Reading.pdf](#)
3. [Ord 41-24 - Fee Schedule.pdf](#)
4. [2024 Cost Study Appendix A - Amended.pdf](#)
5. [2025 Proposed Fee Schedule - Amended.pdf](#)
6. [Dublin Fee Study Update 2024.pdf](#)

#### **Ordinance 42-24**

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

1. [Follow -Up Memo - Second Reading 2025 Operating Budget.pdf](#)
2. [Presentation - 2025 Operating Budget Second Hearing.pdf](#)
3. [Ordinance 42-24 - 2025 Operating Budget.pdf](#)
4. [2025 Operating Budget Book.pdf](#)
5. [Dublin Irish Festival Financial Report.pdf](#)
6. [Follow-Up Memo - 2025 Operating Budget Work Session.pdf](#)

7. [Presentation - 2025 Operating Budget First Reading.pdf](#)
8. [Work Session Memo 10-08-24 - 2025 Operating Budget.pdf](#)
9. [Memo - 2025 Operating Budget Additional Reports and Information.pdf](#)
- 9a. [Utilization Report 1 Utilization by Fund and Division.pdf](#)
- 9b. [Utilization Report 2 Utilization by Fund and Division and Category.pdf](#)
- 9c. [Detailed Budget Report 1 Operating Budget by Fund.pdf](#)
- 9d. [Detailed Budget Report 2 Operating Budget by Fund and Division.pdf](#)
- 9e. [Detailed Budget Report 3 Operating Budget by Fund and Division and Category.pdf](#)
- 9f. [Detailed Budget Report 4 Operating Budget by Fund and Division and Account.pdf](#)
- 9g. [Detailed Budget Report 5 Sub-Account Level Detailed Expenditures.pdf](#)
- 9h. [2023 Dublin Top 15 Employers.pdf](#)

#### **Ordinance 43-24**

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

1. [Memo - Comp Plan Amendments.pdf](#)
2. [Ordinance 43-24 - Comp Plan Amendments.pdf](#)
3. [Exhibit A - Non-Union Compensation Plan 2025.pdf](#)

#### **Ordinance 44-24**

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

1. [Memo - Water and Sewer Rates.pdf](#)
2. [Ordinance 44-24 - Water and Sewer Rates.pdf](#)
3. [City of Columbus - Low Income Water and Sewer Discount Program.pdf](#)

#### **Ordinance 45-24**

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

1. [Memo - Change Funds.pdf](#)
2. [Ordinance 45-24 - Change Funds.pdf](#)

#### **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

1. [Memo - COhatch 2024 EDA.pdf](#)
2. [Ordinance 47-24 - COhatch EDA.pdf](#)
3. [COhatch EDA FINAL.pdf](#)
4. [Memo - 2023 COhatch\\_Agreement.pdf](#)
5. [COhatch Development Agreement - Executed Version.pdf](#)

#### **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)

1. [Memo - COhatch TIF.pdf](#)
2. [Ordinance 48-24 - COhatch TIF.pdf](#)

#### **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)

1. [Memo - Historic District Code Amendments.pdf](#)
2. [Ordinance 49-24 - HD Code Amendments.pdf](#)
3. [GIS MAP.pdf](#)
4. [Final Draft Code.pdf](#)
5. [Clean Code.pdf](#)
6. [PZC Minutes.pdf](#)
7. [PZC ROA.pdf](#)
8. [PZC Packet.pdf](#)

## **INTRODUCTION/FIRST READING – ORDINANCES**

### **Ordinance 50-24**

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

1. [Memo - Amending Appropriations - Q4 Supplemental\\_.pdf](#)
2. [Ord 50-24 - Amending Appropriations - Q4.pdf](#)
3. [Exhibit A - Q4 Supplemental Appropriation 2024.pdf](#)

### **Ordinance 51-24**

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

1. [Memo -Establishing Appropriations for 2025.pdf](#)
2. [Ord 51-24 - Establishing Appropriations 2025.pdf](#)

### **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

1. [Memo - EDA Everhart Advisors.pdf](#)
2. [Ord 52-24 - EDA Everhart.pdf](#)
3. [EDA - Everhart Financial Group 2024.pdf](#)

### **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

1. [Memo - OhioHealth EDA Amendment - 2024.pdf](#)
2. [Ord 53-24 - EDA - OhioHealth.pdf](#)
3. [EDA - Amended and Restated - OhioHealth.pdf](#)
4. [OhioHealth Renewal to IRU 2024.pdf](#)

### **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)

1. [Memo - S. High Utility Burial Easement Acquisitions.pdf](#)

2. [Ord. 54-24 S. High Street Easement - Strauss.pdf](#)
3. [Project Location Map.pdf](#)
4. [Parcel 2 Exhibits.pdf](#)
5. [Presentation - S. High St. Utility Burial Ph2.pdf](#)

**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)

1. [Memo - S. High Utility Burial Easement Acquisitions.pdf](#)
2. [Ord. 55-24 S. High Street Easement - Bechert.pdf](#)
3. [Project Location Map.pdf](#)
4. [Parcel 3 Exhibits.pdf](#)
5. [Presentation - S. High St. Utility Burial Ph2.pdf](#)

**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 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)

1. [Memo - S. High Utility Burial Easement Acquisitions.pdf](#)
2. [Ord. 56-24 S. High Street Easement - Steele.pdf](#)
3. [Project Location Map.pdf](#)
4. [Parcel 4 Exhibits.pdf](#)
5. [Presentation - S. High St. Utility Burial Ph2.pdf](#)

**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)

1. [Memo - S. High Utility Burial Easement Acquisitions.pdf](#)
2. [Ord. 57-24 S. High Street Easement - M&D.pdf](#)
3. [Project Location Map.pdf](#)
4. [Parcel 5 Exhibits.pdf](#)
5. [Presentation - S. High St. Utility Burial Ph2.pdf](#)

**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)

1. [Memo - S. High Utility Burial Easement Acquisitions.pdf](#)
2. [Ord. 58-24 S. High Street Easement - Whats the Point.pdf](#)
3. [Project Location Map.pdf](#)
4. [Parcel 6 Exhibits.pdf](#)

[5. Presentation - S. High St. Utility Burial Ph2.pdf](#)

**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)

- [1. Memo - S. High Utility Burial Easement Acquisitions.pdf](#)
- [2. Ord. 59-24 S. High Street Easement - Bavelis.pdf](#)
- [3. Project Location Map.pdf](#)
- [4. Parcel 9 Exhibits.pdf](#)
- [5. Presentation - S. High St. Utility Burial Ph2.pdf](#)

**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)

- [1. Memo - S. High Utility Burial Easement Acquisitions.pdf](#)
- [2. Ord. 60-24 S. High Street Easement - Karmi.pdf](#)
- [3. Project Location Map.pdf](#)
- [4. Parcel 10 Exhibits.pdf](#)
- [5. Presentation - S. High St. Utility Burial Ph2.pdf](#)

**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)

- [1. Memo - S. High Utility Burial Easement Acquisitions.pdf](#)
- [2. Ord. 61-24 S. High Street Easement - 54S.pdf](#)
- [3. Project Location Map.pdf](#)
- [4. Parcel 12 Exhibits.pdf](#)
- [5. Presentation - S. High St. Utility Burial Ph2.pdf](#)

**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)

- [1. Memo - S. High Utility Burial Easement Acquisitions.pdf](#)
- [2. Ord. 62-24 S. High Street Easement - Kne.pdf](#)
- [3. Project Location Map.pdf](#)
- [4. Parcel 14 Exhibits.pdf](#)
- [5. Presentation - S. High St. Utility Burial Ph2.pdf](#)

**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)

1. [Memo - S. High Utility Burial Easement Acquisitions.pdf](#)
2. [Ord. 63-24 S. High Street Easement - Lucky Duck.pdf](#)
3. [Project Location Map.pdf](#)
4. [Parcel 15 Exhibits.pdf](#)
5. [Presentation - S. High St. Utility Burial Ph2.pdf](#)

#### **Ordinance 64-24**

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)

1. [Memo - S. High Utility Burial Easement Acquisitions.pdf](#)
2. [Ord. 64-24 S. High Street Easement - C&A.pdf](#)
3. [Project Location Map.pdf](#)
4. [Parcel 18 Exhibits.pdf](#)
5. [Presentation - S. High St. Utility Burial Ph2.pdf](#)

#### **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)

1. [Memo - S. High Utility Burial Easement Acquisitions.pdf](#)
2. [Ord. 65-24 S. High Street Easement - Easterday.pdf](#)
3. [Project Location Map.pdf](#)
4. [Parcel 21 Exhibits.pdf](#)
5. [Presentation - S. High St. Utility Burial Ph2.pdf](#)

### **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)

1. [Memo - Historic District Guidelines.pdf](#)
2. [Resolution 58-24 - Historic District Guidelines.pdf](#)
3. [GIS MAP.pdf](#)
4. [Final Draft Guidelines.pdf](#)
5. [Clean Copy Guidelines.pdf](#)
6. [PZC Minutes.pdf](#)
7. [PZC ROA.pdf](#)
8. [PZC Packet.pdf](#)
9. [HD Guidelines Presentation.pdf](#)

#### **Resolution 59-24**

Accepting the Lowest and Best Bid for Custodial Cleaning Services

1. [Memo - Bid Acceptance - Custodial Cleaning Services.pdf](#)
2. [Res 59-24 - Bid Accept - Custodial Cleaning Services.pdf](#)

## **Resolution 60-24**

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

1. [Memo - Bid Acceptance - Avery Park Ball Diamond Grading.pdf](#)
2. [Res. 60-24 - Bid Accept - Ball Diamond Grading - Avery Park.pdf](#)

## **Resolution 61-24**

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

1. [Memo - Chapter 33 Amendments effective 2025.pdf](#)
2. [Exhibit - Chapter 33 - Amended.pdf](#)
3. [Resolution 61-24 - Chapter 33 Amendments.pdf](#)

## **OTHER BUSINESS**

- Historic Dublin NE Quad Street Network
  1. [Memo - Historic Dublin NE Quad Street Network.pdf](#)
  2. [Presentation - Historic Dublin NE Quad Street Network.pdf](#)
  3. [COhatch Development Agreement Memo.pdf](#)
- Finance Committee Recommendation - Awarding 2025 Hotel/Motel Tax Grants
  1. [Memo - Finance Committee Recommendation - Awarding 2025 Hotel-Motel Tax Grants.pdf](#)
  2. [Presentation - Finance Committee Recommendation.pdf](#)
  3. [October 22 Meeting Packet.pdf](#)
- Metro Center Revitalization Plan
  1. [Memo - Metro Center Revitalization.pdf](#)
  2. [Presentation - Metro Center Revitalization 11-18-24.pdf](#)
  3. [Metro Center Revitalization Plan Draft 11-18-24.pdf](#)
  4. [Metro Center Marketing Booklet.pdf](#)
  5. [History.pdf](#)
- Request to Refer the Community Health Needs Assessment Draft Strategic Action Plan to Council's Advisory Committees for Review and Feedback  
[Memo - Request to Refer CHNA to Advisory Committees.pdf](#)

## **STAFF COMMENTS**

## **COUNCIL REPORTS**

## **COUNCIL ROUNDTABLE**

## **ADJOURNMENT**

