

RECORD OF PROCEEDINGS
Dublin City Council

Minutes of

Meeting

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

Held November 27, 2023

CALL TO ORDER

Mayor Fox called the Monday, November 27, 2023 Regular Meeting of Dublin City Council to order at 5:00 p.m.

ROLL CALL

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

Staff members present were Ms. O'Callaghan, Mr. Ranc, Chief Paez, Ms. Weisenauer, Ms. Blake, Ms. Goliver, Mr. Hammersmith, Ms. Hoffman, Mr. Earman, Mr. Ashrawi, Ms. Willis, Ms. Wawszkiewicz, Ms. Miglietti, Ms. Rauch, Ms. Noble, Mr. Gracia and Mr. Althouse.

Others present: Scott Brown, Ohio Auditor's Office; Megha Sinha, NBBJ; Greg Daniels, Squire Patton Boggs.

ADJOURN TO EXECUTIVE SESSION

Mayor Fox moved to adjourn to executive session for the purposes of:

- Considering the Employment of a Public Employee
- Considering the Purchase of Property for Public Purposes; and
- To consider Confidential Information related to a Request for Economic Development Assistance that involves Public Infrastructure Improvements that are directly related to an Economic Development Project, and which executive session is necessary to protect the possible Investment or Expenditure of Public Funds to be made in connection with the Economic Development Project.

Ms. Alutto seconded.

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

RECONVENE (7:04 P.M.)

PLEDGE OF ALLEGIANCE

Mayor Fox invited Council Member Reiner to lead the Pledge of Allegiance.

SPECIAL PRESENTATION

- State Auditor's Office Presentation

Mayor Fox invited Mr. Scott Brown from the Ohio Auditor's Office to come forward. Mr. Brown stated that he is State Auditor Keith Faber's Central Ohio Liaison. He is present on behalf of Auditor Faber to present the City of Dublin the Auditor of State Award with Distinction. This award puts Dublin into a very select group. He shared that his office audits approximately 6,000 entities per year and less than 4% are eligible for this award. The Auditor of State Award with Distinction is presented to local governments, school districts, and other entities upon the completion of a financial audit that meet these criteria to be considered a "clean" audit report:

- The entity must file financial reports with the Auditor's office by the statutory due date without extension, on a GAAP accounting basis and prepare a Comprehensive Annual Financial Report.
- The audit report does not contain any findings for recovery, material citations, material weaknesses, significant deficiencies, Uniform Guidance findings or questioned costs.
- The entity's management letter contains no comments related to:
 - o Ethics referrals
 - o Questioned costs less than the threshold per the Uniform Guidance
 - o Lack of timely report submission

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- o Bank reconciliation issues
- o Failure to obtain a timely Single Audit in accordance with Uniform Guidance
- o Findings for recovery less than \$500, and
- o Public meetings or public records issues.

Mr. Brown stated that this award represents the hard work of all of the City of Dublin’s employees and financial staff who make every effort each day to attain accounting excellence. He recognized the Council, Administration and Finance Department that have done an outstanding job watching over every dollar. He also recognized Mr. Stiffler for his leadership, professionalism, and exceptional commitment to fiscal integrity. He offered his congratulations. Ms. Hoffman accepted the award on behalf of the City of Dublin. Mayor Fox congratulated staff and expressed her pride in the City receiving the award.

CITIZEN COMMENTS

Pete Joodi, 4231 Bryson Cove Circle, came forward to comment on the traffic on Hard Road. He is concerned for the neighborhood children that walk to school and the speed of the traffic in his neighborhood. He would like to see the construction truck traffic diverted onto Emerald Parkway. He stated his belief that it would keep the kids safe as they walk to school. He stated he had previously e-mailed these concerns to the City and the Police followed up with him. He thanked the Police for their follow-up to his concerns.

CONSENT AGENDA

- Minutes of the November 6, 2023 Council Work Session
- Minutes of the November 13, 2023 Regular Council Meeting

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

Ms. Alutto moved to approve the consent agenda.
Mr. Keeler seconded.

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

SECOND READING/PUBLIC HEARING - ORDINANCES

Ordinance 45-23

Adopting the Annual Operating Budget for Fiscal Year Ending December 31, 2024

Ms. Hoffman stated that there are no changes from the first reading for this Ordinance. She highlighted 2023 year-to-date information regarding actual expenditures and revenues. Revenues are still up from previous years. Month-to-month comparisons in expenditures show higher budget utilization, execution, and some inflationary pressure. She stated that the City is currently at a fund balance of around \$70 million, which is about 67.4% of our budgeted revenues for the year. The City has a very strong General Fund balance at this point. Staff recommended approval of the 2024 Operating Budget.

There were no public comments.

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

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Ordinance 46-23
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. Alutto, yes; Ms. Kramb, yes; Ms. Amorose Groomes, yes; Mayor Fox, yes; Vice Mayor De Rosa, yes; Mr. Keeler, yes; Mr. Reiner, yes.

Ordinance 47-23
Amending Section 91.12 "Feeding of Waterfowl Prohibited" of the Codified Ordinances of the City of Dublin
Ms. Goliver stated that there are no changes to the Ordinance. She highlighted additional information regarding deer strikes annually. Staff recommended approval.

There were no public comments.

Ms. Amorose Groomes stated that, utilizing the link provided by staff, she learned there were 81 deer picked up. She noted that locations where the deer are picked up are usually along the thoroughfares or major roadways. She added that she is supportive of the "No Feed" Ordinance, but that it is just a starting point. She would like to know what phase two and three look like for additional control measures. She questioned whether deer vehicle accident reports are telling the whole story. She suggested that when the carcasses are picked up, it could be noted if the animal had trauma indicative of a vehicle strike. Ms. Goliver stated that staff is definitely treating this as a regional issue and are speaking with other communities exploring additional measures.

Ms. Kramb suggested adding when deer strikes are heightened to the education campaign that will be done regarding feeding animals.

Vice Mayor De Rosa suggested adding this as a topic for a work session in the spring of 2024. She stated that staff could update Council in the spring on what may be known about deer strikes and the health of the herd.

Ms. Alutto agreed to adding this topic to a work session agenda. She added that she would also like to see numbers on enforcement of this Code section.

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

Mayor Fox moved to waive Council Rules of Order and read Ordinances 48-23 through 51-23 together.
Ms. Alutto seconded.

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

Ordinance 48-23
Appropriate a Temporary Right-of-Way Easement from AGNL Exercise, LLC, from the Property Located at 3825 Hard Road, identified as Franklin County Parcel Number 273-012153-00, for the Public Purpose of Constructing and Improving Roadway Infrastructure, which shall be Open to the Public without Charge

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Ordinance 49-23
Appropriate Two Warranty Deeds with Reservation of Access, Two General Easements for Highway Purposes with Reservation of Access, and a Temporary Right-of-Way Easement from The Village at Inverness Professional Office Condominium, from Two Parcels Located at the Corner of Bright Road and Sawmill Road for the Public Purpose of Constructing and Improving Roadway Infrastructure, which shall be Open to the Public without Charge

Ordinance 50-23
Appropriate a Warranty Deed with Reservation of Access, a General Easement for Highway Purposes with Reservation of Access, and a Temporary Right-of -Way Easement from Miller Investments, Co., an Ohio General Partnership, From the Property Located at the Corner of Bright Road and Sawmill Road identified as Franklin County Parcel Number 273-009469-00 for the Public Purpose of Constructing and Improving Roadway Infrastructure, which shall be Open to the Public without Charge

Ordinance 51-23
Appropriate a Warranty Deed with Reservation of Access, and a General Easement for Highway Purposes with Reservation of Access, from Realty Income Corporation, a Delaware Corporation, from the Property Located at 7135 Sawmill Road parcel identified as Franklin County Parcel Number 273-008890-00 for the Public Purpose of Constructing and Improving Roadway Infrastructure, which shall be Open to the Public without Charge
Ms. Wawszikiewicz stated there are no changes to these Ordinances from the first reading. Staff recommended approval.

There were no public comments.

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

Mayor Fox moved to waive the Council Rules of Order and read Ordinances 52-23 through 56-23 together.
Ms. Alutto seconded.

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

Ordinance 52-23
Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire Certain Property Interests from SKS Bright Road, LLC, from a Parcel Located at 4025 Bright Road, identified as Franklin County Parcel Number 273-008609- 00, for the Public Purpose of Constructing and Improving Roadway Infrastructure, which shall be Open to the Public without Charge

Ordinance 53-23
Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire Certain Property Interests from Stephen T. Newcomb, from a Parcel Located at 3985 Bright Road, identified as Franklin County parcel number 273-008606-00, for the Public Purpose of Constructing and Improving Roadway Infrastructure, which shall be Open to the Public without Charge

Ordinance 54-23
Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire Certain Property Interests from S & K Real Property, LLC, from a Parcel Located at 38700 Bright Road for the Public Purpose of Constructing and Improving Roadway Infrastructure, which shall be Open to the Public without Charge

Ordinance 55-23
Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire Certain Property Interests from Village at Inverness Condominium Association, from a Parcel Located along the South Side of Bright Road, for the Public Purpose of Constructing and Improving Roadway Infrastructure, which shall be Open to the Public without Charge

Ordinance 56-23
Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire Certain Property Interests from BRC II, LLC and Bishop Campbell Frederick of the Catholic Diocese, from a Parcel Located at the Corner of Emerald Parkway and Bright Road identified as Franklin County parcel number 273 -008380 for the Public Purpose of Constructing and Improving Roadway Infrastructure, which Shall be Open to the Public without Charge
Ms. Wawskiewicz stated there are no changes to these Ordinances from the first reading. Staff recommended approval.

There were no public comments.

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

Ordinance 57-23
Establishing the Law Enforcement Custodial Fund
Ms. Hoffman 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; Ms. Kramb, yes; Mr. Keeler, yes; Ms. Amorose Groomes, yes; Vice Mayor De Rosa, yes; Mayor Fox, yes; Ms. Alutto, yes.

Ordinance 58-23
Authorizing a Modification of the City's Investment Policy
Ms. Hoffman 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. Keeler, yes; Mr. Reiner, yes; Mayor Fox, yes; Vice Mayor De Rosa, yes; Ms. Kramb, yes; Ms. Amorose Groomes, yes; Ms. Alutto, yes.

Ordinance 59-23
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
Ms. Hoffman stated that there are no changes to this Ordinance from the first reading and that staff will be scheduling a work session with Council in early 2024 to discuss changes for next year. Staff recommended approval.

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There were no public comments.

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

INTRODUCTION/FIRST READING – ORDINANCES

Mayor Fox moved to waive Council Rules of Order and read Ordinances 60-23 through 62-23 together.
Ms. Alutto seconded.

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

Ordinance 60-23
Authorizing the City Manager to Execute an Easement with Property Owner Heather Properties, LLC Along the Indian Run Meadows Planned Use Development Corridor for Landscape Maintenance

Ordinance 61-23
Authorizing the City Manager to Execute an Easement with Property Owners Jason and Megan Miller Along the Indian Run Meadows Planned Use Development Corridor for Landscape Maintenance

Ordinance 62-23
Authorizing the City Manager to Execute an Easement with Property Owners Tyler and Elizabeth Stafford Along the Indian Run Meadows Planned Use Development Corridor for Landscape Maintenance

Ms. Alutto introduced the Ordinances.
Mr. Earman stated that these Ordinances are securing landscape maintenance easements associated with the Greenway Corridor Program that was initiated in 2020 for the properties adjoining Avery-Muirfield Drive in the Indian Run Meadows Subdivision. These easements would allow the City to take over the responsibility to maintain the appropriate tree and shrub screening as reflected in the development text. Staff completed the first phase of the replanting plan along the corridor in June 2023, which included the removal of 84 trees/shrubs that were in poor condition or dead and the planting of 123 new trees/shrubs for 22 properties to achieve the minimum screening requirements. The improvements required on these additional properties are estimated to cost approximately \$2,000, which will be funded using existing operating budget allocations. Of the 31 total properties along this corridor, 25 properties will now be included in the program. The remaining six property owners have decided not to participate in the program and are currently in compliance with screening requirements. Staff recommended approval at the second reading/public hearing on December 11, 2023.

There were no public comments.

Vice Mayor De Rosa thanked Mr. Earman for staff’s continued work on this project. She stated that the education has been very helpful. She asked who would be responsible for the maintenance of invasive species, specifically honeysuckle. Mr. Earman stated that staff would assume that responsibility.

Ms. Amorose Groomes stated for clarity that we would be responsible for the honeysuckle within the easement. Mr. Earman responded affirmatively.

Mr. Reiner asked about suggestions for replacing the honeysuckle to maintain the screening and hide the backs of the homes along there. Mr. Earman stated that the

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Landscape Architects continue to evaluate each property. They will choose the best plants that offer the same type of screening that is currently provided.

Second reading/Public hearing is scheduled for December 11, 2023.

Ordinance 63-23
Amending the Annual Appropriations for Fiscal Year Ending December 31, 2023 (Q4)

Ms. Alutto introduced the Ordinance.
Ms. Hoffman stated that this Ordinance amends the annual appropriations for the fiscal year ending December 31, 2023 to provide supplemental funding in certain budget accounts for the fourth quarter of 2023. There are a variety of appropriations that are discussed in the memo. She stated that there would be amendments that come forward with the second reading of this Ordinance on December 11.

There were no public comments.

Ms. Kramb asked about section three, which is a request for \$825,000 for the Metro Center Implementation. Ms. O’Callaghan stated that this is funding is for the contract with Sadaki to lead the framework design for the Metro Center. It was discussed earlier this year, but had not been budgeted for this year.
Ms. Rauch added that the funding for 2023 begins the project this year and the funding in place for 2024 is for additional phases of the project.

Second reading/Public hearing is scheduled for December 11, 2023.

Ordinance 64-23
Establishing Appropriations Based on the 2024 Operating Budget of the City of Dublin, State of Ohio, for the Fiscal Year Ending December 31, 2024

Ms. Alutto introduced the Ordinance.
Ms. Hoffman stated that this Ordinance appropriates funds for the 2024 calendar year based on the approved 2024 Operating Budget and first year of the 2024-2028 Capital Improvements Program. Staff recommended approval of this Ordinance at the second reading/public hearing.

There were no public comments.

Second reading/Public hearing is scheduled for December 11, 2023.

Ordinance 65-23
Amendments to Zoning Code Sections 153.002, 153.170-153.178, and Appendix G regarding the Architectural Review Board development requirements and procedures. (Case 23-097ADMC)

Ms. Alutto introduced the Ordinance.
Ms. Rauch stated that this Ordinance relates to the Historic District Code and Guidelines amendment. She provided a brief history of Historic District efforts including the Bridge Street District in 2012, the Historic and Cultural Assessment in 2017, the Historic South District Code Amendment in 2017, the 2020 Historic District Task Force and the adopted Historic District Zoning Code and Guidelines in 2021. There was significant public input throughout 2021 and an emphasis on the importance of preservation for historic resources while understanding that the desire is to allow for infill and redevelopment that fits within the larger character of the Historic District. She reviewed the Local Historic District and the National Register District. The Local Historic District is Dublin’s designated Historic District over which the Architectural Review Board has purview in addition to properties in Appendix G. Appendix G

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properties are outside the District proper, but have historic significance. The National Register District includes the properties that are individually listed on the National Register of Historic Places.

Ms. Rauch explained the existing Code and its applicability. She stated that the existing Code uses the nomenclature of "Contributing" and "Non-Contributing". Contributing is a resource that has high historic significance and has extra burden of review when it comes to demolition. Non-contributing is contextually important but does not have the higher standard that needs to be met when demolition is considered. The existing guidelines apply to the same properties but are more discretionary in nature. The Guidelines consider the character and the context and focus on goals of rehabilitation and preservation for original and historic structures. New buildings and additions have a goal of compatibility and appropriateness.

The proposed amendments evaluate the historic nature of the properties within the Historic District and how the Code/Guidelines are applied as it relates to demolition. The work on this amendment has spurred additional conversations about the larger development review process and how the Code and Guidelines are applied overall. Staff will explore reviewing the process as a second phase. Ms. Rauch stated that staff wanted to proceed with the demolition conversation since this has been an ongoing topic for the last year or two. The proposed modifications to the Code are:

- Revise the term "*contributing*" to "*landmark*" and "*non-contributing*" to "*background*";
- Reduce the number of landmark buildings in the District;
- Allow more structures to be eligible for lesser demolition criteria;
- Modify Code/Guidelines and supporting documents;
- Add ARB-requested site restoration language; and
- Change *building/structure/property* terms to *resource* as appropriate.

Ms. Rauch reiterated that Phase II later this year would consist of examining administrative approvals, technical errors and outbuilding/object survey and classification.

Ms. Rauch shared a map of the District illustrating what buildings would be considered landmarks versus background. She also reviewed the public input sessions and public meetings where this topic was discussed. She shared that upon their review, the Architectural Review Board (ARB) had some modifications about site restoration. Those have been included in the amendment as well as ensuring that all Appendix G properties are landmark, including the cabin at the Dublin Arts Council. Both ARB and PZC recommend approval to Council. Ms. Rauch reiterated that a Resolution for the Guidelines would be coming forward to Council at the second reading of this Ordinance, on December 11, 2023.

There were no public comments.

Ms. Kramb thanked staff, residents and board and commission members for their work on this.

Vice Mayor De Rosa agreed and stated that she appreciates the creation of the map to clarify what properties and timeframes are included. She added that there has been work documented here for everyone to understand.

Ms. Kramb added that when the map is described in the Ordinance, it is described with a date. She recommended removing the date so if the map is updated in the future, the Ordinance would still be correct.

Mayor Fox stated that she has spoken to many of the residents in the Historic District and they are in favor of giving strong consideration to those periods of homes within the 110 years (1820-1930). She questioned the definition of a background building. She asked Ms. Rauch to read the definition of Background Resources. Ms. Rauch read the following:

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The status assigned to buildings and other cultural resources that do not add to the historic architectural qualities, historic associations or archeological values for which a property is significant. An assignment of background status to a resource may be because the building or resource lacks historic integrity, or the resource does not individually meet the National Register criteria.

Mayor Fox referenced the three criteria for demolition, specifically: *credible evidence of economic hardship, the resource contains no features of architectural, historic or archeological significance to the character of the area in which it is located.* She stated that one of the criteria is already met just by the definition. Ms. Rauch responded affirmatively. Mayor Fox expressed concern regarding changing the term to background as it may be viewed as a lesser preservation value. She proposed revising the definition of background to give the resource value so that ARB can review it prior to any demolition.

Ms. Kramb stated that she was not supportive of changing the definition.

Mr. Keeler stated that he feels it is important to ask whether this achieves the result that was intended. It does seem to achieve what was intended. He stated that residents should expect a quid-pro-quo. He acknowledged that there are property owners that have had to succumb to the stringent requirements of ARB and now that may be changing for them, but he they are gaining the flexibility to demolish their home. He reiterated that this achieves the result that was intended.

Ms. Alutto stated that she agrees with Mr. Keeler’s remarks and supported the definition as is. She shared that she does not think it implies a lesser value. She is comfortable with what has been presented and the amount of review that the language has undergone.

Mayor Fox reiterated that her concern is the Historic and Cultural Assessment originally stated that some properties were contributing and now we switch out words and call them non-contributing without evidence. She would like the definition to reflect that it is still a valuable entity that justifies ARB review.

Ms. Amorose Groomes stated that she is comfortable with the definition as is. She added that terms are often changed in planning documents and she agreed that it has had extensive review.

Vice Mayor De Rosa stated that she agreed with Mr. Keeler that property owners will likely welcome having more latitude than not. She did not support changing the definition.

Ms. Rauch stated that ARB still intends to review this to the fullest extent as well as how the Code and Guidelines are being applied to people that are modifying their building or building a new building.

Mayor Fox reiterated her concerns.

Ms. Amorose Groomes stated that this amendment comes as a result of the perception that there was confusion among the residents. There have been many public meetings where this language was used to try to provide clarity. If the words start changing again, she expressed concern that it would cause more confusion.

Mayor Fox stated that she is not against the Ordinance and added that she knows there is an interest that ARB continue to protect the whole district. She stated that when this is discussed at a work session, she is hopeful that it is understood that this new designation will create more flexibility to enhance and improve their homes.

Second reading/Public hearing is scheduled for December 11, 2023.

Ordinance 66-23
Amending Zoning Code Section 153.074 regarding Accessory Uses and Structures to address language regarding Renewable Energy Equipment for Solar

Ms. Alutto introduced the Ordinance.
Ms. Noble provided a background summary of the topic of renewable energy for solar. Since Council adopted regulations regarding solar, planning has worked with the Building Division to review applications. They have received 25 application since the regulations went into effect in July 2023. Prior to the current Code, solar energy was regulated as an accessory structure similar to other accessory structures. The only location solar panels were permitted was on the side and rear of structures. Under current regulations, there is an aesthetic requirement based on the public engagement process.
The two provisions for this discussion are both related to pitch roofs and both related to roof-mounted equipment. The first is to regulate the shape of panels. The second provision is the color of the panels in relation to the color of the roof. These requirements have been somewhat problematic to the approval process. There are other aesthetic requirements that staff would like to continue to regulate for all types of roof-mounted equipment that include concealing any type of wires and conduits, and the working condition of the panels (either in working order or removed). A review process began the later portion of 2021. Ms. Noble explained the Planning and Zoning Commission review process versus the City Council review and described the extensive public engagement. City Council was clear that the goal was to encourage solar energy, so the Code was adopted for solar regulations to all facades of the building. Ms. Noble stated that of the 25 applications that have been received, nine have been approved, prompting this discussion with Council. Planning and Zoning Commission noted that the front façade should be differentiated from the side or the rear. The first requirement, configuration, refers to the shape of the panel installations. The goal was for these to be consistent and to avoid non-symmetrical configurations. Staff discovered that roof mechanicals make this requirement very hard to reach. Staff realized that this does not result in the requirement that was originally envisioned, however, it might need to be worked through. Each of the solar panel clusters can be in a rectangle, but it does not give a smooth cohesive look. Staff posed the following questions:

- Is this achieving what was intended?
- Is this reaching the aesthetic quality with which Council is comfortable?

The second requirement is relating to color. The current regulations say that these solar panels have to be similar in color to the roof itself. Staff is challenged with determining what is similar. Ms. Noble introduced one of the application tools that is currently being used by staff. Pantone Connect is an application that dissects the colors in a picture and displays the colors that are present in a visual presentation. Staff recommended that this application continue to be used as part of the review process to help move forward with current regulations. Ms. Noble shared a slide of shingle colors and what was approved versus not approved.

Ms. Noble stated that in addition to the two provisions (configuration and color), staff has also been speaking with some commercial property owners regarding the requirement that flat roofs need to be shielded. The flat roof is not visible from the public right-of-way, but the aesthetic requirements were still being applied. Ms. Noble reviewed the following proposed Code modifications:

- Differentiate between location (front versus side and rear) of solar panels;
- Side and rear locations have general aesthetic requirements such as minimizing corners, not extending beyond roofline, and maintaining working condition.
- Front locations have same general aesthetic requirements but includes the requirements for similar color and rectangular shape configuration.

Clarifying language for this section of the Zoning Code:

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- The exterior of the structure that is facing the public or private right-of-way provides frontage for the property.
- Any roofline adjacent to this exterior, or attached design elements (including dormers, gables or front-loading garages) would be subject to the similar color and rectangular shape requirements (the side and the rear would not).
- To support solar installation in non-residential districts, the following is proposed:
 - Solar energy equipment shall be a consistent color and minimize gaps within the panels. White or grey grid lines on solar energy equipment are not permitted *with the exception of flat roofs in non-residential districts that are screened by Section 153.077*. Framing shall also be a color consistent with the solar energy equipment, preferably a black, blue or equivalent color.

Staff recommended Council approval of the Ordinance at the second reading/public hearing. Staff recommended that, should Council desire for this Ordinance to take effect this calendar year, Council direct staff to present this Ordinance as an emergency for adoption at the second reading/public hearing waiving the 30-day waiting period.

Jake Trubiano, 95 Longview Drive, came forward to express his support for this amendment and to pass this Ordinance as an emergency measure. He explained the cost implications for those waiting to install solar if the Ordinance were not to go into effect until after the first of the year. He thanked staff and Council for the work on this Ordinance.

Mr. Keeler stated that the intention is to allow more people to put solar panels on their homes if they want to do so. Mr. Keeler sought clarification regarding the front versus the back requirements with regarding to color and shape. Ms. Noble stated that the color implications would not be applicable to the rear. Other aesthetic requirements regarding no visible wiring and the use of framing, etc., would still be in place in the rear. Mr. Keeler confirmed that if they have a tan roof, they would only be able to put the black panels on the back of the house. Ms. Noble responded affirmatively.

In response to Ms. Amorose Groomes' question regarding how many more applications (of the 25 received) would be approved with these measures in place, Ms. Noble stated that seven more applications would be approved. Ms. Amorose Groomes stated that this is a good place to land for now and as technology advances, we could see more flexibility in the future. She expressed her support for bringing this back as an emergency measure since it is not a tax consequence for the City.

Vice Mayor De Rosa expressed her support for the modifications. She asked if frontage on a corner lot would mean two frontages. Ms. Noble responded affirmatively. Vice Mayor De Rosa expressed her support for the commercial flat roof addition as well. She is also supportive of the emergency measure at second reading.

Mr. Reiner stated that he is supportive of the emergency measure also. He added that the City was correct in trying to establish a quality roofline that did not affect neighbors. He liked the Pantone Color app and is hopeful that technology will advance quickly.

Ms. Kramb noted a grammatical error and expressed her support for the Code modifications, flat roof change and having an emergency measure for the second reading.

Ms. Alutto moved to direct staff to amend Ordinance 66-23 to be passed by Emergency, Effective Upon Passage for the second reading.
Ms. Amorose Groomes seconded.

Mayor Fox stated that discussed was not yet closed. She asked if the word complimentary is used in most municipalities and if the word implies that more of those colors would be accepted. Ms. Noble stated that it was originally complimentary, but was changed to similar. Ms. Noble stated that they are both subjective and both create some confusion among the public. Mayor Fox asked about the Harbor Blue shingle color that was presented on an earlier slide. She stated that it is a deep color and looks like it does have black in it, so how do you determine whether or not it similar. Ms. Noble stated that the Pantone app dissects colors and shows what colors and how many are light or dark. Mayor Fox agreed with the suggestions that were made from staff. She added that it is important to continue to monitor whether the objective is being met.

Ms. Kramb explained that the reason it was switched from the word complimentary is that when Pantone is used in marketing design, complimentary colors are actually opposites. They are opposite of each other on the color wheel.

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

Second reading/Public hearing of Ordinance 66-23 is scheduled for December 11, 2023.

Ordinance 67-23
Authorizing the City Manager to Enter into a Development Agreement and other Related Agreements for the Development of Y Block with Crawford Hoying Development Partners, LLC

Ms. Alutto introduced the Ordinance.
 Ms. O’Callaghan stated that this Ordinance authorizes the execution of the proposed agreement along with related agreements such as a Service Agreement for the proposed Tax Increment Financing (TIF), a Community Reinvestment Area Agreement for the real property tax abatement for the parking garage and the Tax Increment Financing and Cooperative Agreement for the proposed TIF bonds. The developer is in the planning stage for the Y Block Project, which lies within a 3.8-acre property on the southeast corner of the intersection of SR 161 and Riverside Drive. The developer plans to construct approximately 90,000 square feet of Class A office space, an upscale 115-key full-service hotel with event space, 14,000 square feet of retail/restaurant space, 60 residential rental apartment units and a 370 space parking garage. The purpose of the Development Agreement is to provide the framework by which the public and private improvement obligations are established. The project will go through the City’s development review process. She introduced Mr. Daniels from Squire Patton Boggs to walk through the pertinent terms of the proposed agreement.
 Mr. Daniels stated that the facility being financed by this agreement is the parking garage for the site. The cost for the parking garage is estimated to be approximately \$25 million and included in the budget for overall financing is about a \$3 million contingency for anticipated continued escalation. Mr. Daniels explained that, as with many of the other Bridge Street District parking garages, this parking garage is anticipated to be owned by the Columbus Franklin County Finance Authority. Three economic development tools that will be utilized:

- Community Reinvestment Area (CRA), real property tax abatement – This is for the public parking garage only to reduce the overall cost of operating that garage.
- Tax Increment Financing – This is a site-specific tool and there will be an additional Ordinance that comes forward to Council to implement at a later date.

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- New Community Authority (NCA) for the site – The recommendation is to extend the existing Bridge Park Community Authority to the site. Council can expect to see additional action required after receipt of a petition by the property owner to add the property to the Bridge Park Community Authority.

Mr. Daniels stated that all of these tools would be used to provide for the parking facility. The TIF is expected to run for a 30-year time period, which is typical of TIFs within the Bridge Street District. Additionally, the owners have agreed that the NCA will collect the same half-percent retail charge and the same one percent hotel charge as other properties within the NCA. These NCA charges and TIF service payments will be received over the course of 30 years to retire the debt issued by the Columbus Franklin County Finance Authority. If those service payments and NCA charges are insufficient, the Block Y owner has agreed to a minimum level of service payments and charges to cash flow the debt service. The City has no obligation to pay debt service.

Mr. Daniels explained that, as has been typical with previous development agreements within the Bridge Street District, there is a variety of incentive contingencies. This is the due diligence that the City and developer goes through to ensure it is a viable project before committing the TIF revenue and the service payments. This can include such things as reviewing and approving the final public improvement plans and ensuring there are no environmental concerns for the site. Also included in this agreement is that the City has to be satisfied with the hotel brand for the site. The City has a desire to ensure that the parcel immediately to the west meshes with the development of this parcel when it develops. The financial benefits to the City are significant with this project. The offices are projected to reach \$16 million over the 30-year period of the TIF, or \$540,000 annually. Bed taxes are expected to exceed \$660,000 annually. This is all net bed tax to the City that the City will retain for its typical bed tax purposes. The excess TIF revenues are currently projected to be approximately \$8 million.

Ms. O’Callaghan thanked Crawford Hoying for their continued investment in Dublin and their partnership working through the terms of this agreement.

There were no public comments.

Ms. Amorose Groomes inquired about the collection of the 1% for hotel. She understood that the City is already collecting the maximum that is allowed by the State. Mr. Daniels stated that those limitations that the State prescribes are for the taxes on the room. The NCA can add additional charges that are not taxes. Therefore, they are not subject to the tax limitation. The property owner has to agree to this additional charge collected through the NCA and this property owner has agreed. The tax is imposed without the property owner consent.

Ms. Amorose Groomes also asked about the breakdown of parking spaces assigned to each area. Mr. Daniels stated that they have the ability to reserve up to 50% of the spaces if they need it; for example, to incentivize office tenants. In other garages, the developer has not used the full allocation of potential reserve spaces. Ms. Amorose Groomes confirmed that this would be the highest end hotel in the district. She added that they would likely reserve spots for guests in the hotel. She asked if there was any information on whether there will be fee charges for parking. Mr. Daniels stated that the property owners have not asked for any reserve spaces for the hotel within the overall allocation, nor have they mentioned charging for parking in the garage. Like all other Bridge Street District garages, it is a free public garage. Ms. Amorose Groomes stated that if there were a fee for parking in that garage, prior to the fulfillment of the debt on it, she would hope that the City would be the recipients of some of that revenue. Mr. Daniels stated that they would have to get City approval and he expects that would be part of the negotiation.

Ms. O’Callaghan stated that they would be required to submit a parking plan that will be vetted through the development review and approval process.

In response to Ms. Kramb’s question confirming that the worst-case scenario is that 50% of the garage will be City open public parking, Mr. Daniels responded affirmatively.

Vice Mayor De Rosa confirmed that the current NCA members would not have to agree to any extension or change and there would be no change to their representation. Mr. Daniels responded affirmatively. He added that to expand the NCA, approval rests with the property owner and the Organizational Board of Commissioners, which for this NCA is City Council.

Second reading/Public hearing is scheduled for December 11, 2023.

INTRODUCTION/PUBLIC HEARING/VOTE – RESOLUTIONS

Resolution 82-23

Accepting a Preliminary Plat for Towns on the Parkway, Section 2, located within the Bridge Street District (Case 23-023PP)

Ms. Alutto introduced the Resolution.

Ms. Rauch stated that this Resolution is a request for acceptance of a previously approved Preliminary Plat (PP) for Towns on the Parkway, Section 2 (Resolution 30-21). The revised plat includes the subdivision of land, dedication of right-of-way, and easements for 49 attached single-family units in eight buildings on a 3.41-acre lot. The Planning and Zoning Commission (PZC) reviewed the revised PP for Section 2 and made a recommendation of approval to City Council on April 6, 2023, with the following conditions, which have been met:

- 1) The applicant make any minor technical adjustments to the plats prior to submission for acceptance to City Council; and
- 2) The applicant dedicates necessary easements on the Tuller Flats PL 1, LLC property to the west of the Towns on the Parkway development to the City no later than conditional acceptance of the Section 2 public improvements to the satisfaction of the City Engineer.

Staff recommended approval.

There were no public comments.

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

Resolution 83-23

Accepting a Final Plat for Towns on the Parkway, Section 2, located within the Bridge Street District (Case 23-024FP)

Mayor Fox introduced the Resolution.

Ms. Rauch stated that the Resolution is for the acceptance of the Final Plat for the Towns on the Parkway, Section 2. At its April 6, 2023 meeting, PZC recommended approval of the Final Plat with the following conditions, which have been met:

- 1) The applicant make any minor technical adjustments to the plats prior to submission for acceptance to City Council; and
- 2) The applicant dedicates necessary easements on the Tuller Flats PL 1, LLC property to the west of the Towns on the Parkway development to the City no later than conditional acceptance of the Section 2 public improvements to the satisfaction of the City Engineer.

Staff recommended approval.

There were no public comments.

Ms. Amorose Groomes asked about a 15-foot by 19-foot area on the plat that appears to be excluded from the public access easement along McCune Avenue. Ms. Rauch stated that it is the mailbox area.

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

Resolution 84-23

Accepting a Preliminary Plat for Towns on the Parkway, Section 3, located within the Bridge Street District (Case 23-091PP)

Ms. Alutto introduced the Resolution.

Ms. Rauch stated that this Resolution is a request for acceptance of a Preliminary Plat for Towns on the Parkway, Section 3, to revise a previously approved Preliminary Plat (Resolution 30-21). The revised plat includes the subdivision of land, dedication of right-of-way, and easements for 66 attached single-family units for a 4.21-acre parcel. The Plat establishes Lot 3 and 4 within the larger 11-acre development site. Block C (lot 3) will contain 34 townhome units across six buildings, and Block D (lot 4) will contain 32 townhomes across seven buildings. The Final Plat for Section 3 will be brought forward for acceptance at a future date. At its November 9, 2023 meeting, PZC recommended approval of the Preliminary Plat with the following condition, which has been met:

- 1) The applicant make any minor technical adjustments to the plats prior to submission for acceptance to City Council.

Staff recommended approval.

There were no public comments.

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

Resolution 85-23

Accepting the Lowest and Best Bid for the Dublin Arts Council - Historic Cabin Site Improvements

Ms. Alutto introduced the Resolution.

Mr. Earman stated that this project provides for grading the site to incorporate an accessible path to the 18th century cabin currently under construction. It also provides for the installation of storm water devices required for the increased impervious infrastructure, modifications to the parking lot to meet ADA requirements, the addition of parking spaces and backfill of the area around the cabin site per the site design. Mr. Earman provided an illustration showing the site plan for this project. This project was originally budgeted in 2022, and the engineer's estimate is \$311,045.08. When the project was bid in 2022, only one bid was received in the amount of \$792,459.00, which is approximately 255 percent over the engineer's estimate. This bid was rejected, and funds from the capital improvement budget were carried over to 2023 for the project, which was rebid. On November 8, 2023, two bids were received and publicly opened for the project. Ironsite, Inc. submitted the lowest and best bid in the amount of \$341,892.35, which is approximately 11 percent higher than the engineer's estimate. Staff attributed the elevated bid amount to site challenges and current cost of construction materials due to inflation. Ironsite, Inc. has not performed any previous services for the City; however, upon checking references, favorable feedback was received from other sources for similar types of work. Staff recommended approval of the bid from Ironsite, Inc.

There were no public comments.

In response to Ms. Kramb's question regarding the grant award that was received for this project, Mr. Earman stated that staff will be submitting the expenses for the cabin, which are in excess of the \$400,000 grant that the City was awarded. Those funds will not be available for this project.

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Mayor Fox asked if this cabin had a basement. She had heard that this could have been a trading post. Mr. Earman stated that he does not have any further information on the history of the cabin. He confirmed it did have a basement, which is now a walkout basement due to the terrain. The main floor will have two main rooms in it and there will be an upstairs that will not be publicly accessible. He stated that staff continues to do research on the cabin.

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

OTHER BUSINESS

- 2024 Hotel/Motel Tax Grant Awards
Ms. Goliver stated that the Finance Committee met in November to hear applications for the Hotel/Motel tax grant funding. She stated that 24 applications were received for the 2024 period. Six of the applications are for new events or projects in the City. She displayed the requested amounts as well as the recommended award amounts.

Organization	Event/Project	Requested	Proposed
Ace Archery	Buckeye Classic	\$ 20,000	\$ 3,844
Arthritis Foundation	Classic Auto Show & Cruise-in	\$ 15,000	\$ 14,000
Club Ohio Soccer	Nike Challenge Cup	\$ 12,000	\$ 11,623
Crawford Hoying Foundation	The Dublin Market	\$ 25,000	\$ 16,800
Crawford Hoying Foundation	Fore!Fest	\$ 25,000	\$ 14,730
Crohn's & Colitis Foundation	Take Steps Walk	\$ 3,500	\$ 2,000
Dublin AM Rotary	Classic Car Show	\$ 3,000	\$ 3,000
Dublin Arts Council	Reimagining Public Art Through Technology and Interaction	\$ 30,000	\$ 18,000
Dublin Education Foundation	Elevate Education	\$ 10,000	\$ 2,500
Dublin Historical Society	Dublin Historical Society Museum and Archives	\$ 50,000	\$ 20,000
Dublin Jerome High School	Homecoming Parade	\$ 1,200	\$ 1,000
Dublin Scioto Lacrosse Boosters	Ohio Middle School Lacrosse State Tournament	\$ 10,000	\$ 8,218
Dublin Soccer League	Dublin Charity Cup	\$ 24,430	\$ 8,273
Dublin Special Olympics	Shamrock Games	\$ 2,000	\$ 2,000
Dublin Taiko Boosters	Dublin Taiko 20th Anniversary Concert	\$ 6,000	\$ 3,000
Dublin United	Dublin United Champions Cup	\$ 8,500	\$ 6,727
Dublin Youth Athletics	Wayne Williams Memorial Baseball Tournament	\$ 22,000	\$ 17,018
Historic Dublin Business Association	St. Paddy's Crawl, Spring - April Bunny Hop, Sweet Roll, Play Nine, Summer Music Series, Dog Day in Dublin, Historic Halloween and Holly Days	\$ 50,000	\$ 38,000
JASCO	Obon Festival	\$ 8,000	\$ 3,500
Ohio Premier	OP Invitational	\$ 10,000	\$ 8,017
Ohio Public Market Authority	North Market Wine Fest at Bridge Park	\$ 30,000	\$ 8,000
One Dublin	Back to School Celebration	\$ 4,500	\$ 2,500
The Adaptive Sports Connection	Boundless Freedom Veterans	\$ 25,000	\$ 5,000
The Ohio State University Foundation	LiFEsports Summer Camp at Dublin City Schools	\$ 10,000	\$ 7,250
TOTAL		\$ 405,130	\$ 225,000

Ms. Alutto thanked staff for the work on creating a rubric that will help guide this process. She stated that for the last several years, there have been far more requests than budget.

Ms. Alutto moved to approve the Finance Committee recommendations and award the 2024 Hotel/Motel Tax Grants accordingly. Mr. Keeler seconded.

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

- West Dublin Passenger Rail Station – Study Update
Ms. Willis stated that staff is bringing forward an update on the progress of the West Dublin Passenger Rail Station Study. She shared that staff will be asking

Council a few discussion questions to gain their feedback on how to proceed. She introduced Megha Sinha from NBBJ who is the consultant project manager. Ms. Sinha stated that the purpose of this study is to develop a vision plan for the placement of the West Dublin Passenger Rail Station, a state-of-the-art multimodal passenger rail station located on approximately 100 acres of City-owned property, and to assess land use and transportation impacts at the periphery of West Dublin. This study will support positioning Dublin as a potential and feasible station location within the conversation around development of a new intercity passenger rail station for Central Ohio. The planning process began in February 2023. The first phase of the planning study has focused on site analysis, developing site area plan scenarios for future land users, transportation and station locations, and seeking stakeholder and community engagement and feedback. The second and final phase of the study will focus on refining site development, station design, community engagement and final recommendations. The project goals were to:

- Evaluate the 100-acre site for an Amtrak passenger rail station;
- Analyze the land use and transportation impacts in the study area;
- Develop a land use framework, unified with the Envision Dublin Community Plan Update, while preserving and exploring future opportunities for the area;
- Develop a consensus for a future forward passenger rail area plan vision by engaging the community and key stakeholders for their feedback;
- Conceptualize the look and feel and space requirements for a potential future passenger rail station; and
- Identify key infrastructure elements needed to implement the recommendations.

Three sites were identified as potential locations for stations in Dublin. The sites were compared based on ownership compatibility with surrounding land users and best alignment with Amtrak practices.



Station Location Alternatives – General Locations

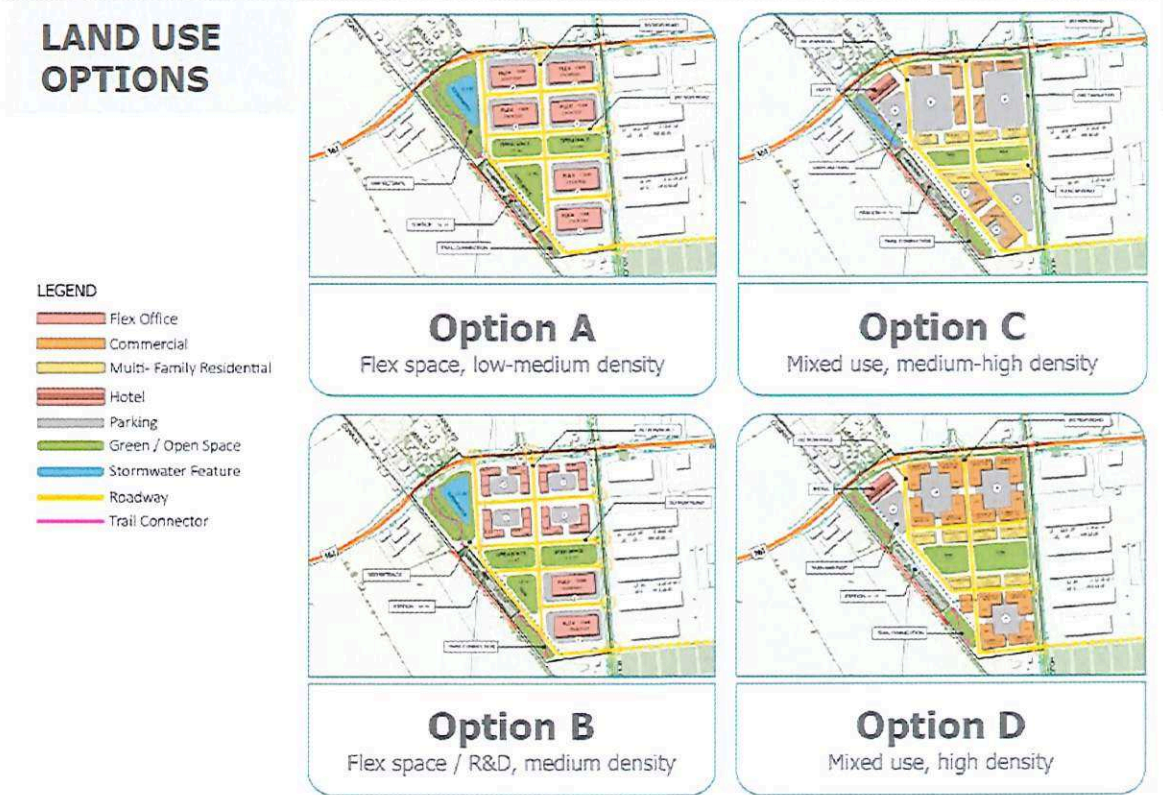


Comparing Available Sites and Dublin Ownership

- Site A provides the best station spacing and will capture more of an outer northwest corridor. Surrounding undeveloped land provides opportunities for future transit-oriented development. Part of the site is outside of Dublin’s current expansion and public service area.
- Site B is a larger site and is within walking distances to well-developed communities. The City of Dublin owns a limited frontage at the rail line making it difficult to fit the needed station. Neighboring residents are unlikely to support mixed use and industrial development at this location.
- Site C has the potential to catalyze mixed-use village center development but the land is not owned by the City of Dublin.

Ms. Sinha stated that Site A is the preferred site to locate a state-of-the-art multimodal passenger rail station. She stated that this site (and one mile around it) represents a significant portion of the West Innovation District and the Northwest Quadrant of the

Community Plan Study Area. Future land use for the site is not included in the current Community Plan and is anticipated to be an outcome of this study. The LinkUS northwest corridor is planned to extend to the Ohio University campus on SR 161. The LinkUS line could extend another mile west and connect to the passenger rail station combined with the Dublin connector service. This site establishes a multimodal transportation hub in the center of a growing area and on a major regional transportation corridor. She shared plan scenarios that consider short- and long-term development opportunities keeping existing and future context in mind.



Ms. Sinha briefly reviewed these options with Council. She stated that the next phase of the study would incorporate findings and recommendations into the larger Envision Dublin Framework as well as inform development patterns and future land use in the West Innovation District Special Area Plan. Capital investments will be identified and additional detail regarding transportation and mobility networks will all conclude with site design and recommendations in the summer of 2024.

Mr. Keeler stated that he was not in favor of a hotel next to a rail line. He added that this area is prime for commercial development, light manufacturing and flex office.

Ms. Kramb stated that she favors having a hotel next to a passenger rail because travelers from Chicago or elsewhere may need a place to stay for the night. She added that there should not be permanent housing next to a rail station.

Mr. Reiner stated that this site is missing the off-rail, where it transitions into commercial. He also commented on keeping this flexible for future advancements such as electric helicopters.

Vice Mayor De Rosa stated she likes option B or C. She added that she wants to be unique, so whatever configuration allows us to have something that the other rail stops do not have would be helpful. She stated, speaking from her own experiences that restaurants, places to sleep and gather are important if a person might have to wait there. She would like to see the thought processes focus on unique, convenient, and interesting.

Ms. Alutto agreed with Vice Mayor De Rosa and stated that she would be supportive of a hotel. She is not supportive of close residential. One of the critical pieces is being able to support multimodal forms of transportation across the board. She would also like to see some kind of open space or feel-good placemaking. She also shared that she would be supportive of re-evaluating the alignment of Tuttle Crossing Boulevard because she would not want to do that twice.

Ms. Amorose Groomes stated that this has been a great exercise and great work has been done. She does not think that any of the options should be picked. She explained that it is important to demonstrate our openness to all of them and then have the ability to respond. She stated that it is great that the public engagement process has been started because it has been put out there that we are prepared to do this and that it is supported. She reiterated that by not making any decisions, it would provide more flexibility. She wants to make sure that we are in the best competitive position. She agrees with allowing for park program space. She agrees with a hotel, but not permanent residential.

Mayor Fox stated that it is important to keep ideas open, but it is also important to consider who will be using it. She agreed with being open to advancements like those that Mr. Reiner mentioned. She stated that train stations of the future do not resemble train stations of the past. They are vibrant fun places. The placemaking must be unique and comfortable. She stated that it is essential that the aesthetics are attractive because it will invite people from larger regions to come and find out about Dublin.

Mayor Fox confirmed that staff had the answers they needed. She thanked staff for the presentation.

STAFF COMMENTS

Ms. O’Callaghan shared the following updates:

- She invited everyone to the City’s Annual Tree Lighting Event. This year the event moves back to Coffman Park. The free event will take place this Thursday from 5-7 p.m. near the Coffman Park pavilion. Santa and Mrs. Claus will make an appearance to officially light the tree at 6:40 p.m. The official tree this year is a real tree that is fondly known as the “Headlee Tree.” Which was named years ago after Former Mayor, Catherine Headlee.
- The City of Dublin has secured a perfect score of 100 for the second consecutive year on the 2023 Municipal Equality Index (MEI) by the Human Rights Campaign (HRC). This accolade underscores our commitment to inclusivity within our community, as reflected in our laws, policies, and services. Dublin stands out as one of only eight Ohio cities evaluated, emphasizing how the City fosters a supportive environment. The evaluation encompasses key categories such as non-discrimination laws, the municipality as an employer, municipal services, law enforcement, and leadership on equality. Out of the 506 cities evaluated nationwide, only 129 cities achieved a perfect score of 100. As we continue our focus on DEI initiatives, we aspire to create an environment where all residents and visitors feel welcome, safe, and respected in our city. She thanked Council for their ongoing support of these pivotal efforts.
- Sasaki Associates is meeting with Metro Center stakeholders December 5th and 6th to discuss the future of the office district. In addition to City Council members, stakeholders include property and business owners and property management representatives. The consultant will provide a brief introduction and overview of the project, including background of the Sasaki (consultant) team, a brief overview of the project objectives, and the project process/schedule that will highlight key milestones. The focus of each meeting will be to listen and discuss with each stakeholder their strategy for their own property as well as their aspirations for the Metro Center district. The stakeholder input will

provide important insight into opportunities and consultants and help inform subsequent steps of the project. Additional Council and stakeholder input is to be scheduled throughout the project process.

- The Dublin Community Recreation Center (DCRC) Refresh Master Plan project is entering Phase 2, which takes the feedback from all public comment and staff input efforts and translates them to floor plan studies and initial scopes of work based on the data collected. These studies will be presented at the next Community Engagement Meeting. To date, one Community Engagement meeting has been conducted and 127 public comments have been collected via the Tell Dublin link online. This week staff will conduct additional focus groups to collect specific user group feedback. Any council members who wish to participate in a Council focus group should contact Tracey Gee, Director of Recreation Services. The next Community Engagement Meeting is December 6, 2023 at 6 p.m. in Council Chambers. Additionally, the Tell Dublin link for public feedback remains available for public comment on the DCRC’s website.
- After successfully piloting an autonomous mower named Lightning Mowqueen at City Hall, staff purchased two larger robotic mowers to assist with maintenance at Avery Park. Parks staff are working to fine-tune the mowers and boundaries within the park for a full deployment in the spring. These electric mowers help us on our path towards carbon neutrality and will reduce costs associated with contractor work.
- Finally, tonight is Robert Ranc’s last City Council meeting. He has accepted a position as City Manager for Celina, Texas, which has been his long-term goal. His last day with us is December 1st. Mr. Ranc has made a strong impact on the City and has accomplished a great deal in his over two years with the City. We are proud of his accomplishments and wish him well as he embarks on his new journey. Mr. Ranc has been very dedicated, is a strong leader, and has led significant projects such as the parks and recreation master plan and performing arts center study. We are hosting a farewell gathering this Wednesday afternoon at the Service Center. She thanked Mr. Ranc for all his work during his time at Dublin and he will be missed.

COUNCIL REPORTS

- Liaison Reports:
 - Envision Dublin report: Vice Mayor De Rosa stated that she and Ms. Amorose Groomes attended the Steering Committee meeting the week before Thanksgiving. The group reviewed each of the Special Area Plans. It was a robust discussion.
 - Dublin Arts Council: Mr. Reiner shared that there are two art shows that are finishing December 15, 2023.
 - MORPC: Ms. Amorose Groomes stated that at the last MORPC meeting they had a special speaker come to talk about the future of housing. It was very informative. The Commission has been discussing LinkUS and the planned phases of funding. It is a partnership with COTA, the City of Columbus and MORPC and then the destination districts (of which Dublin is one).
 - Planning and Zoning Commission: Ms. Amorose Groomes is encouraged by the outcomes of the mobile tours held recently. She expressed that it is time well spent.
 - COMMA: Mayor Fox commented on the Central Ohio Mayors and Managers Association meeting that was held recently. She stated that they heard from Senator Michelle Reynolds who is traveling the state to increase housing across the state.

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COUNCIL ROUNDTABLE

Mayor Fox: She wished Mr. Ranc a wonderful future in Texas and expressed that he will be missed. She thanked him for his contributions to the City of Dublin.

Mr. Keeler: Dublin was represented in the Philadelphia Thanksgiving Day Parade by all three high school bands. He wished Mr. Ranc well in his new position.

Mr. Reiner: He invited everyone to the Wreaths Across America ceremony on December 16. He thanked Mr. Ranc for his leadership. He thanked Ms. Blake for her work with the Veterans Committee.

Ms. Alutto: She thanked Mr. Ranc for his service to the City and stated that she has enjoyed getting to know him. She also reminded everyone that as the weather gets cold and the roads ice at night, to take things a little slower and watch out for kids in the community walking to and from bus stops.

Ms. Amorose Groomes: Thanked Mr. Ranc for being a guy who gets things done and being a very steady hand. She added that he asks thoughtful and critical-thinking questions. She thanked him for his willingness to lean in and be part of the conversation. She shared with Council that she attended the National League of Cities meeting in Atlanta. She attended a mobile workshop on the water district improvements. She shared some photos of the quarry in Atlanta that was converted to a reservoir. The reservoir holds 2.4 billion gallons of water, which is enough to sustain the City of Atlanta for 90 days. The City of Columbus is intending to do something similar with the quarry just north of the zoo along Dublin Road. She commented on the high quality materials that were used in the City of Atlanta's reservoir. She sent these images to the City of Columbus for consideration as they begin their quarry to reservoir project. She explained that the water stays healthy and well aerated. Ms. Amorose Groomes also shared that a meeting with CSX was held. She also met with the Federal Rail Administration who helped outline what the path will look like from here forward in the milestones that would need to be achieved. They also discussed if Dublin were to be successful in being selected as a corridor, the steps that would need to be taken to bring that to fruition. She met with Amtrak and learned in that meeting that Amtrak would not necessarily be the provider if this corridor were selected. She met the Federal Rail Administration Administrator and he made the commitment that the corridor identifications will be announced prior to the end of the year. She is very encouraged that Dublin is in the best possible situation for consideration.

Vice Mayor De Rosa: Thanked Ms. Amorose Groomes for her work on the rail issue. She also thanked Mr. Ranc and stated that she has enjoyed working with him on a variety of subjects. She wished him the very best.

ADJOURNMENT

The meeting was adjourned at 10:01 p.m.



Mayor – Presiding Officer



Clerk of Council