

RECORD OF PROCEEDINGS

Minutes of _____
BARRETT BROTHERS - DAYTON, OHIO

Dublin City Council

Meeting _____
Form 6101

Held _____

July 2, 2018

CALL TO ORDER

Mayor Peterson called the Monday, July 2, 2018 Regular Meeting of Dublin City Council to order at 6:00 p.m. in Council Chambers at Dublin City Hall.

ROLL CALL

Present were Mayor Peterson, Ms. Alutto, Ms. De Rosa, Ms. Fox, Mr. Reiner. [Vice Mayor Amorose Groomes and Mr. Keenan arrived while executive session was in progress.]

ADJOURNMENT TO EXECUTIVE SESSION

Mayor Peterson moved to adjourn to executive session to consider the purchase of property for public purposes; conferences with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action; and personnel matters related to the employment of a public employee.

Ms. Alutto seconded the motion.

Vote on the motion: Mr. Reiner, yes; Ms. De Rosa, yes; Ms. Alutto, yes; Mayor Peterson, yes; Ms. Fox, yes.

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

Staff members present were Mr. McDaniel, Ms. Readler, Ms. Mumma, Ms. Crandall, Mr. Foegler, Ms. O'Callaghan, Chief von Eckartsberg, Ms. Goss, Mr. Earman, Mr. Rogers, Mr. Hammersmith, Mr. Syler, Ms. Husak, Ms. Burchett, Ms. Ray, Mr. Gracia, Ms. Richison, Mr. Plouck and Ms. Weisenauer.

PLEDGE OF ALLEGIANCE

Ms. De Rosa led the Pledge of Allegiance.

SPECIAL RECOGNITION/PRESENTATIONS

• Abby Steiner, State Champion, Track and Field

Mayor Peterson asked City employee, Mollie Steiner, to describe her daughter's achievements.

Ms. Steiner stated that this year her daughter won her fourth consecutive state title in the 200-meter dash, setting a new state record in that event. Abby also won her third consecutive state title in the 100-meter dash, also setting a new record.

On behalf of Council, Mayor Peterson presented a proclamation to Abby Steiner in recognition of her outstanding success, which includes 16 state titles and being named a three-time all-American honoree. Ms. Steiner plans to attend the University of Kentucky, where she has earned scholarships in both soccer and track.

• Dublin Convention & Visitors Bureau – Special Announcement

Scott Dring, Executive Director, Dublin Convention & Visitors Bureau (DCVB) stated that the City has two flagship events, the Memorial Tournament and the Dublin Irish Festival, but there are many other less known events that are very economically impactful, bringing in millions of dollars to the community and creating jobs. Last year, the City took in a record hotel-motel tax revenue of \$3.2 million, which supports many organizations and events. One of the hidden benefits is the awareness these events bring the community on the national and international stage. These events are extremely competitive; many cities throughout the country bid on the opportunity to host the events. Without the support of City Council and staff over these years, DCVB would not have enjoyed the success it has had in securing these events. Josh Bricker will provide an update on an upcoming event that has selected Dublin, Ohio as its venue.

Josh Bricker, Dublin Convention and Visitors Bureau, Sports & Leisure Sales Manager, stated that last year, Dublin was selected for the 134th U.S. National Outdoor Target Championship, as well as the Buckeye Classic, a U.S. National Team qualifying event, which will be held in Dublin this August. They are pleased to announce that Dublin has once again been selected to host the 135th Annual National Championship for U.S.A. Archery in August 2019. Dublin was also selected to host the 2019 Collegiate Outdoor National Championships next May. The Outdoor National Target championship is an

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international event that will bring in approximately 600 archers from 13 countries. The collegiate national championships will bring in 400-500 archers from 40 universities across the nation. Chris Worthen, Buckeye Classic Tournament Director is with Ace Archers, the local entity that assisted with submission of the bid for the event. He will be running the event in coordination with U.S.A. Archery. He extended thanks to Lori Gischel, Event Administrator, for her assistance and to John Muir, Dublin Soccer League (DSL), who is allowing use of the fields during DSL's permitted time. He presented City Council with a commemorative gift that showcases the coming events.

Chris Worthen, Buckeye Classic Tournament Director, stated that they have not previously had a venue as nice as Darree Fields -- its parking, grass and width of its north-facing fields are perfect!

Mr. Bricker added that in 2018, Dublin is hosting two of the five qualifying events to be on Team U.S.A. Any archer who wants to be on Team U.S.A. must participate in these two events to qualify.

Mayor Peterson thanked Dublin Convention and Visitors Bureau for the update.

CITIZEN COMMENTS

There were no comments from citizens.

APPROVAL OF MINUTES

Mayor Peterson moved to approve the minutes of the June 18 Special Council Meeting. Ms. Alutto seconded the motion.

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

SECOND READING/PUBLIC HEARING – ORDINANCES

Ordinance 44-18

Authorizing the City Manager to Enter into an Infrastructure Agreement for the Construction of the West Plaza of the Riverside Crossing Park and the Completion of Related Streetscape Enhancements to North High Street.

Mr. McDaniel stated that a second reading memo was included in the meeting packet, which provided responses to questions that Council raised at its June 25 meeting regarding the West Plaza's design, the construction and the approach to the construction.

- At the previous meeting, Council members questioned the timing of the West Plaza construction relative to its current review of a final Site Plan for the East Plaza, specifically as it relates to the design and compatibility of the seating. Council questioned whether the master planning for these two areas may have been out of sequence, creating the potential of an inconsistency in the design. Staff's response reiterates that the design process for the West Plaza was part of a comprehensive master planning effort for the Riverside Crossing Park, taking into consideration the east and west plazas, various park components, the pedestrian/bike bridge, and the transition to the Historic District. Graphics in support of that have been provided, and staff has a video to share, which should be helpful.
- City Council unanimously approved the Basic Plan and final Site Plan and the components of the design for the plaza on August 28, 2017, with input of the ARB. Their input has been incorporated into the final design.
- The intent of the design, the bid timeframes, and the recommended construction procurement approach were coordinated with the timing of the reconstruction of the Z1 and Z2 buildings on North High Street and the pedestrian bridge construction and sequencing in order that a more timely, cost efficient and less disruptive process could occur. That culminates in this infrastructure agreement.
- Council has the prerogative to make changes; however, changes could result in timing impacts. To date, approximately \$100,000 has been spent pursuing the previous direction of Council. A new design estimate would probably cost \$45,000-\$60,000.

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Representatives from MKSK and Crawford Hoying are present tonight to respond to any questions.

Mr. Earman stated that the video of the West Plaza design that will be shown depicts how traffic will flow through the plaza from the pedestrian bridge up to the intersection with High Street. The seating elements primarily are designed to provide temporary seating. The planters are an integral part of the design to manage stormwater drainage and ADA accessibility of the plaza slope.

Chris Kimbrel, MKSK shared the video and commented as follows:

The bridge deck is 14 feet wide, opening at the narrowest point of the center of the plaza to about 21 feet wide, and widening out from there. In designing the plaza, the attempt was to make it compatible with what was happening on the other side of the bridge but not compete with views to the bridge. The smallness of the space inherently suggests that there is no desire to put something in the center of the plaza, as it would interrupt the natural circulation.

Mr. Keenan inquired about the purpose of the posts.

Mr. Kimbrel responded that with the fairly steep slope of Rock Cress, there was the possibility of an out-of-control vehicle entering the plaza. Adding crash-rated bollards would protect pedestrians, and add a force protection component.

Mr. Keenan stated that, considering the recent news about vehicles veering into public spaces – not necessarily accidentally, he questions whether bollards of this size would be an effective deterrent.

Mr. Foegler noted that sturdier bollards would have cost impacts.

Mr. Keenan responded that it is important to do what is necessary to ensure safety.

Vice Mayor Amorose Groomes inquired about the distance between these bollards, given the plaza is 21-feet in width.

Mr. Kimbrel responded that in order to achieve the desired crash rating, a four-foot spacing of the bollards is necessary. It requires two bollards to take the force of a blow.

Mr. Keenan stated that AEP uses very large planters that serve a two-fold purpose – they are constructed to meet crash requirements, but also add flowers or plants to enhance the site.

Mr. Kimbrel responded that the disadvantage to that type of approach in this case is there would not be a very permeable entrance into the plaza.

Ms. Fox stated that earlier discussions with ARB seemed to reflect a less contemporary, more traditional, appearance of the bollards on this side of the plaza compared to those on the other side.

Mr. Kimbrel responded that he has had difficulty finding a historical-looking bollard that also meets the crash rating, but they can continue to look for such a product.

Ms. De Rosa requested clarification of the earlier reference to the planters meeting the stormwater needs.

Mr. Kimbrel responded that the intent was to have low planters that would not interfere with views to the bridge. They would contain a mix of ground cover and perennials.

There is drainage within the planters, but it is only geared towards capturing the stormwater that falls directly in the planters. Although the plaza appears flat, it actually slopes to the northeast, towards the tower, so along the north and east perimeter, there is a slot drain that intercepts all the surface runoff.

Ms. De Rosa stated that it appears that the planters are not required to address stormwater runoff needs for the plaza.

Mr. Kimbrel responded that they are not required for that purpose.

Mr. Foegler stated that, from an accessibility perspective, the slopes have to be maintained for pedestrian access. Those routes exist primarily around the perimeter. There is a greater than three percent slope across the middle. The planters and the seating provide a break in that slope. The drainage and the topography of the site are integrally connected. It isn't possible to remove one of the seating or landscaping

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components and have the site work the same; those elements are all integrated with the slope, stormwater drainage and accessibility to the surrounding areas.

Mr. Kimbrel noted that the slope across the middle is a function of the running slope of High Street.

Vice Mayor Amorose Groomes inquired if the slope we are trying to address is east to west, because the planters address the north to south slope.

Mr. Kimbrel responded that north-south slope is what we are trying to mitigate in a way that does not look aesthetically displeasing. We have looked at alternatives that would require stairs on the northwest corner or a stramp scenario.

Vice Mayor Amorose inquired if the City overlooked addressing the elevations of the thresholds of the two buildings that have been under construction, which would now require this.

Mr. Kimbrel responded that those buildings were designed and under construction prior to the design of the plaza, so on all four sides, there was a fixed condition. The Z2 building was the only building that could be influenced as part of the plaza design.

Vice Mayor Amorose Groomes asked if we weren't able to make the Z2 building threshold at an appropriate level so that an elevation change on the plaza wasn't necessary.

Mr. Kimbrel responded that the profile of North High Street determines where the finished floors of those buildings are set.

Ms. De Rosa inquired if there were any changes in this, based on the feedback from the last Council meeting.

Mr. Foegler responded that because the topic of discussion at the meeting topic was only authorization for the reimbursement agreement, no plans were presented at that time. Is the question about what refinements have occurred subsequent to Council approval of the Final Plan in August 2017?

Ms. De Rosa responded that at the last Council meeting, Council provided significant feedback on this plaza. Was any of that feedback incorporated into these slides?

Mr. Foegler responded that staff had no graphics of the seating to share at the last meeting, so Council requested that staff provide graphics for the second reading of this ordinance.

Ms. De Rosa responded that images were shown at the previous meeting.

Mr. Foegler responded that there may have been images. His understanding of Council's direction was that staff bring back graphics for the West Plaza that would show in detail what was approved compared to images of those components in the East Plaza. The intent was to provide Council the ability to compare what was designed with what was bid.

Ms. Alutto inquired if handrails for handicap accessibility are required on a 2.125 percent slope.

Mr. Kimbrel responded that handrails are not required where there is less than a five percent running slope.

Ms. Alutto stated that on the south side, eight feet exists between the planter and the building. That seems to be a narrow space for someone in a wheelchair if accompanied by anyone. There are two similar areas – on the north and south. The ADA accessible route is around the periphery, and it seems narrow.

Mr. Kimbrel responded that 60 inches is required by Code, which may be reduced to a narrower width for limited runs, to deal with such items as utility poles in the right-of-way. Eight feet is a comfortable width in this context.

Vice Mayor Amorose Groomes stated that was seen during the Basic Site Plan review. That is the difficulty with this body reviewing Basic Site Plans. Significant feedback was given about the desire for this to feel more open and being conducive to different layouts and uses over time. These planters make that very difficult. The most concerning issue to her is the statement that they "wanted it to be compatible with the other side of the bridge." However, this is Historic Dublin. Many people have worked very hard to make this not compatible with the other side of the bridge, selecting different pavers and

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having a different reviewing body. This is intended to feel different, as if a Historic District has been entered. However, she is not interested in placing a greater financial burden on the taxpayers at this point by making changes; this process is very disappointing.

Mr. McDaniel stated that at the work session a couple of weeks ago, Council discussed removing this portion of the area from the Historic District. If Council prefers to this to be a more open, flexible area -- eliminating the planters, etc. -- that can occur. If Council views this area as a transition to the contemporary bridge to provide continuity, and the potential removal of this area from the Historic District -- that is difficult to tie together. Staff addressed it as a transition from the more contemporary bridge, but staff will certainly do whatever Council desires to tie the two together. What is Council's direction -- should it be a transition that would blend the elements or should it be strictly historic?

Vice Mayor Amorose Groomes stated that, as she understands it, the exclusive reason for taking this area out of the Historic District is to prevent the next developer/applicant from seeking permission to install similar contemporary features such as the planters in the Historic District. If a limited number of contemporary elements are present here, they may be palatable, but if they are replicated, this will become the contemporary district, not the Historic District. Council wants to avoid that potential issue.

Mayor Peterson stated that the renderings in the meeting folders show a gray, herringbone brick pattern that does not match the red brick herringbone pattern shown in the video.

Mr. Foegler responded that the video has been updated to be consistent with what was approved last August, which was the red brick.

Mr. McDaniel stated at Council's previous meeting, it was noted that red brick would be used, which would reflect the historic brick.

Mayor Peterson inquired if the teardrop planters would be made of stone.

Mr. Kimbrel responded that the material is a gray granite.

Mayor Peterson inquired whether there is any possible application that could soften the appearance of those materials without delaying this project.

Mr. Kimbrel responded that he would need to look into that.

Ms. Fox stated that ARB discussed use of formed concrete. She realizes that the use of granite here is consistent with the use of granite in the East Plaza. They also have mentioned use of ambient lighting in the plaza. Council's earlier understanding was that the lighting would glow from underneath various elements, including the benches. Why has the material been changed from formed concrete to the more contemporary granite material?

Mr. Foegler responded that as they began to work with contractors, the estimated costs associated with the precast planters and the electrical solutions added a significant amount to the costs. The use of granite would be less expensive, but it is also a higher-quality material than the precast material; it would also match the granite curb and other materials in the area. Consequently, it was viewed as a significant upgrade. Power will be run in the landscape beds, and it can be determined what kind of fixtures would be added. However, the suggested narrow LED strips would be very expensive with very little utility and a very short life.

Ms. Fox inquired if lighting along the handrails is still planned.

Mr. Foegler responded affirmatively. The bridge contractor begins working on lighting, handrails and wiring for the West Plaza in May 2019. That schedule is one of the factors driving the need to have this part completed. Because the handrail is the same rail that extends along the pedestrian bridge, a single entity is being used to enable this to occur in a coordinated manner with the lighting and other elements.

Ms. Fox stated that this design has gone through the review process, however, there have consistently been comments about the hardness and contemporary lines of it. ARB has recommended more traditional-looking bollards, and the addition of more vertical elements to the greenspace -- a tree or vertical element that would not obstruct the view of the bridge. She does not see any of those recommendations incorporated. This

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hardness is not traditional. Although it was desirable to have this area complementary to the other side, the intent was not that when crossing the bridge, one would feel no transition whatsoever. Her challenge to staff would be to identify a way in which to maintain the timing of the process, and if granite must be used, create more softness with vertical greenscape elements or shape the granite in a way to give less of a hard, contemporary edge. The flow of traffic through the plaza is important, but she doesn't believe Council desires to prohibit small events. Does this bench design help or restrict small events?

Mr. Kimbrel responded that, not only do the planters facilitate pedestrian ADA requirements, but they also facilitate the best slope that can be achieved so that a meaningful event is possible. They are pushed to the perimeter, which may make the perimeter circulation seem narrow, but that is in the interest of maximizing the available space.

Ms. Fox stated that she appreciates that factor. She isn't suggesting that the planters be moved or changes be made to the dynamics that work to hold the slopes. However, the plaza seems "cold." Perhaps it would be possible to create some sense of shade, utilizing vertical elements to create an "umbrella" or a comfortable place to sit. The plaza seems wide open and cold. ARB's recommendations were to incorporate some verticality and softness in the plantings.

Mr. Reiner stated that this plaza is for both pedestrian and bicyclist use. He does not see bicycle paths delineated, so is the traffic assumed to be mixed?

Mr. Kimbrel responded that there is no demarcation.

Mr. Reiner stated that since separate paths are not mapped out, use of barriers to separate the pedestrian traffic from the bicyclist traffic would improve the safety factor. The plaza is a landing area. Since many areas for events or group gatherings will be available on the east side of the river, is it necessary to create a subspace for that purpose on this plaza? This area provides a circulation aspect to the design more than it provides a fixed subspace for gatherings.

Mr. Kimbrel responded that it primarily serves as a threshold to the pedestrian bridge.

Mr. Reiner stated that it might be possible to place a tent in an area for a gathering, but he would be concerned about the potential issues with having that in a circulation area, with bicycles traveling through in both directions. Although it has not been mentioned, he believes the use of planters to separate spaces is an important aspect of this design.

Vice Mayor Amorose Groomes stated that in regard to the bollards, Reliance Foundry has created the historic bollards that are used in Fenway Park in Boston. They are very historically compatible. She believes they offer more than one style from which a selection could be made – perhaps they could consider those.

Mr. Kimbrel agreed. That would not create a major change; all of the systems would work essentially the same.

Ms. De Rosa stated that this project design has been reviewed by several bodies/groups. It is disappointing that the feedback from these groups is not reflected in the photos shown. That is the frustration heard tonight -- Council would like to have some things done differently, but now, the changes would be at the taxpayers' expense.

These granite planters cannot be inexpensive. If one or two were removed, could it not be a "wash" in terms of expense to the taxpayers? That would be a change that would soften the appearance of the plaza without more expense. And this would achieve what the review bodies recommended in the process.

Mr. Kimbrel inquired how removing a couple of planters with plants would soften the appearance.

Ms. De Rosa clarified that her question focuses on whether less expensive alternatives to the granite could be utilized for the planters, or perhaps a smaller number of the granite planters would be adequate.

Mr. McDaniel stated that this design is the result of a process. A previous Council discussed this, and the plan was discussed in detail and approved at the August 28, 2017 Council meeting. This design is the result of Council's direction at that time. There were differences in opinion and other ideas discussed, but this design reflects the ongoing input from ARB, Council and others. Although everyone throughout the process

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may not have agreed, this plan reflects the aggregate of the input; it is the result of a master planning process. He does not want Council to believe that their hands are tied at any point, but it is staff's job to make sure Council understands the implications of any changes. He requested clarification of Council's expectation for this space – do they desire planters or no planters? Is it a gathering place or a bridge access point? There may be future spaces for gathering opportunities that will be available after the library and parking garage are completed. He would like to avoid confusion related to the purpose of this plaza.

Ms. Fox stated that this is the design that was reviewed by ARB. They were pleased with the addition of the softer elements of rolled concrete edges and lighting underneath seating to soften the appearance of the approach to the bridge. Other suggestions included: historical-looking bollards, which would serve as a transition piece; ambient lighting; and verticality that would add a "cover" to areas, creation of enclosed areas in which to sit, versus exposed. There is a hard edge to look at when sitting on the patios; there is no softness.

Mr. McDaniel suggested that as the project begins, staff could provide "softening" suggestions for the materials. There is a some time remaining in which some softening suggestions could be offered.

Mr. Foegler stated that power will be extended into the landscaped areas, but the lighting options are yet to be determined. There is flexibility with the landscape materials that would be used, and the scale and how dynamic that material might be is yet to be determined. Staff could bring back some suggestions on how those opportunities could be used for softening the appearance. When the Final Development Plan is approved, that would typically provide Council's authorization to proceed with the final design of the construction drawings. For the East Plaza plan, the designer has not yet retained the fountain consultant. Council will likely want to see that design, as it emerges. Therefore, he would suggest that when the Final Plan for very large initiatives is approved, it might be helpful for staff to help Council specify what components they want to see at a more complete stage. With the East Plaza Plan, that would be the detailed landscape plan as it reaches 75-80% completion and the fountain concept, as it emerges. It would be helpful to Council to see the details of those components that will become more refined. At Final Development Plan approval, the plan is typically at 45% development; from that point, it moves into construction drawings, with many decisions along the way.

Mr. McDaniel noted that more check-ins along the way is desirable going forward.

Ms. Alutto commented that on the north side -- Letter K on the graphic -- the planters at the Z1 Building restaurants allow seating. Are those City planters?

Mr. Foegler responded that reflects an earlier proposal from the Cameron Mitchell Restaurant. No easement has been provided for that; it would take a separate action for that to move forward.

Ms. Alutto stated that, at this point, it would not seem appropriate.

Mr. Reiner inquired if the benches have a 12-inch seat.

Mr. Kimbrel responded that they vary slightly, but that would be the minimum.

Mr. Reiner stated that the planters are fairly narrow, and they are a way to direct traffic. He would suggest Council approve this plan tonight, provided it include: a historic-looking bollard and reconfiguration of the planters to make them more consistent with a historical area. He does not believe it was appropriate to try to incorporate event space in this area, using tents, etc. It is a transition area. He does like the idea of using the planters to separate the wider space into subspaces to separate the pedestrian and bicycle traffic.

Vice Mayor Amorose Groomes inquired if, when ordering the granite, the hard corners could be rounded to create softer corners instead of 90-degree angles. Perhaps a bevel on some of the edges would reduce the contemporary feel of them.

Mr. Kimbrel responded that they did make that attempt. Comparing the planters depicted in the slide – the planter in the foreground has more rounded corners than the image in the background.

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Vice Mayor Amorose Groomes stated that there are different treatments that can be done to granite to make it appear softer. Granite is an excellent material and appropriate for some of these areas, but the details will be important to achieve a less harsh feel. Mr. Kimbrel responded that it would not be polished, shiny granite. Vice Mayor Amorose Groomes stated that a "ground" rather than "cut" finish might be preferable.

Ms. Alutto inquired about the assumptions regarding acoustics in this space, which will be comprised of largely hard surfaces.

Mr. Kimbrel responded that this area is noisy with the sounds of High Street traffic, but that is a function of the buildings.

Ms. Alutto responded that she understands it will be noisy, but asked about possible sound-buffering elements, such as plantings.

Mr. Reiner stated that some concise direction from Council is needed.

Ms. Fox stated that she recently visited the Navy Pier in Chicago, where stone is primarily used and bonded wood for seating. Is there a way wood could be incorporated as the seat on a granite foundation? That could soften the hardness of the granite.

Mr. Kimbrel responded affirmatively. There is an example of the use of cast stone with wood slats in the Public Square in Cleveland.

Ms. Fox reiterated her recommendations: softening of the landscaping, ambient lighting, and incorporating wood elements.

Mr. McDaniel stated that staff could bring back some concepts consistent with Council's recommendations. The question is whether the current plan for substructure and timing can remain, while adding these softening elements.

Mayor Peterson stated that Council does not necessarily want to delay the project, but is requesting that a follow-up plan with recommendations for adding the requested softening elements be provided.

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

Ordinance 45-18

Amending the Annual Appropriations for the Fiscal Year Ending December 31, 2018.

Ms. Mumma stated that this supplemental appropriation provides the funding for the infrastructure agreement that Council approved with Ordinance 44-18.

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

INTRODUCTION/PUBLIC HEARING - RESOLUTIONS

Resolution 33-18

Accepting the Lowest and Best Bid for the 2018 Sidewalk Maintenance Program.

Ms. Alutto introduced the Resolution.

Mr. McDaniel stated that Columbus Asphalt Paving, Inc. submitted the lowest/best bid for the project, which is programmed in the 2018 CIP budget.

Staff recommends approval of Resolution 33-18.

Vice Mayor Amorose Groomes inquired if the project consists solely of replacements. Is the shaving referred to in the memo attachment a separate project?

Ms. O'Callaghan responded affirmatively. The shaving work (\$15,000) will be performed by a different company.

Ms. De Rosa stated that staff's memo indicates that if, during the project, trees were identified that needed to be removed, they would be removed. That is a concern for her; she would prefer the trees be preserved. When sidewalk replacement occurred in her

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neighborhood, it changed the entire personality of the street. She inquired about the process of identifying trees for recommended replacement. How can Council be assured that if a tree is removed, it was the only possible option?

Ms. O'Callaghan responded that the City's top priority is to preserve the trees, as well. That is a reason the less invasive tool of sidewalk shaving has been added to the program, and it is the first level for addressing sidewalk issues. Second, as part of the replacement program, once the contractor performs the excavation, the root level beneath the surface is assessed. The assessment occurs jointly with Forestry, Engineering and the contractor. A Forestry staff member accompanies the contractor and evaluates the root system, determining whether the root could be shaved or removed, and if so much of the root would need to be removed that it would impact the stability of the tree.

Ms. De Rosa inquired if in every case a City staff member is present for the assessment; that the contractor alone would not make that judgment.

Ms. O'Callaghan responded affirmatively.

Ms. De Rosa inquired if the sidewalk must be removed before that assessment can be done.

Ms. O'Callaghan responded that the sidewalk must be excavated to view and assess the root intrusion and the impact to the tree stability.

Vice Mayor Amorose Groomes stated that staff's memo indicates "appropriate canopy reduction to offset the compromise to the root system." If a portion of the canopy is removed, it does not add additional stress to the tree to remove a proportionate amount of the root. Its resource reduction is equivalent to the need reduction.

Ms. O'Callaghan responded that the Forestry staff is able to make that determination.

Ms. De Rosa stated that this process is very important. She wants to ensure that when the City outsources the work, that City staff is making that assessment. The less impact to the neighborhoods, the better. Some residents would prefer not to have their sidewalks repaired if it means losing some of the trees. This is a significant issue to the residents.

Vice Mayor Amorose Groomes stated that if root pruning and canopy pruning occur in the same percentages, undue stress on the tree is avoided. There is only one other measure that could be taken, and that is to add a copper sulfate treatment in the aggregate beneath the sidewalk. Roots won't grow into an area where copper is present, so that would discourage root re-growth into the aggregate beneath the sidewalk.

Ms. O'Callaghan stated that staff will have follow-up discussion about this. Additionally, staff provides extensive oversight of this work, which occurs in the residents' front yards. The contractor will not be removing any trees of their own volition; that decision is made by City staff.

Ms. De Rosa stated that this project does not address all the sidewalks in need of repair. Engineering's project estimate was \$200,000; the bid was \$249,000. Is this a fixed price, or could more areas be addressed if one of the areas on the list required less?

Ms. O'Callaghan responded that the bid was submitted for work to be performed on these specific areas.

Ms. De Rosa stated that she understands guaranteed maximum agreements. Her question is if there would be opportunity to add more sidewalks.

Mr. Keenan noted that Council could do as it desires with the budget, including add more funding. However, he believes Dublin may be the only city that does not assess the cost of sidewalk replacement to the property owner.

Ms. De Rosa responded that her only question was if there was any flexibility in that amount.

Ms. O'Callaghan responded that it is a unit price contract, so therefore the cost could be a little less or more. The City will pay for actual work performed.

Mr. McDaniel stated that in the 2018 budget, Council significantly increased the amount for sidewalk maintenance, following an extensive inventory of the needs. If there should

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be funds remaining from other projects, those funds could be re-allocated. For instance, the street paving program bid came in under budget this year.

Ms. O'Callaghan noted that the street addresses listed in staff's memo are the ones being addressed in this project.

Mr. Reiner stated that some cities address this issue by adopting ordinances defining how the greenspace behind the sidewalk must be constructed. It is backfilled with topsoil. Many of these trees are sprouting prematurely because there is no oxygen in the soil. If a city does not address what will occur in the greenspaces, there will be problems to address later.

Vice Mayor Amorose Groomes stated that he is referring to installation processes rather than plant material.

Mr. Reiner indicated that is correct. It is a specification that would coincide with the street installation.

Ms. Fox stated that she anticipates a homeowner would receive a notice that they have a tree that is impacting a sidewalk. In order to avoid losing the tree, they could respond that they do not want the City to repair their sidewalk. In that scenario, what are the options? If the required maintenance is not that significant, would the City defer the repair or insist upon removing the tree?

Ms. O'Callaghan stated that every situation is different. Staff in the field will have that conversation with the resident, and they could re-evaluate to determine if there is an opportunity to consider shaving the sidewalk.

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

Resolution 34-18

Authorizing the City Manager to Enter into an Agreement with Washington Township to Provide Flushing and Pumping Services for Public Fire Hydrants in the City of Dublin.

Mayor Peterson introduced the Resolution.

There were no questions.

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

Resolution 35-18

Authorizing the City Manager to Execute a Lease Agreement with Air Force One for Approximately 1,800 Square Feet at 5800 Shier Rings Road.

Mayor Peterson introduced the Resolution.

Ms. Goss stated that this legislation would authorize a lease agreement with Air Force One. Since their inception, the company has continued to expand their services across the nation. They have experienced a shortage of both storage and office space at their current facility located on Shier Rings Road, directly adjacent to City-owned property. The proposed agreement provides for lease of approximately 1,800 square feet of unimproved warehouse and yard storage space at 5800 Shier Rings Road and 13 dedicated parking spaces. The lessee is obligated to cover costs incurred for modifications and services necessary to accommodate their occupancy in addition to the monthly rent. Due to their proximity to the adjacent City-owned property at 5800 Shier Rings Road, the City has the capacity to accommodate their need.

Vice Mayor Amorose Groomes stated that on page 23 of the proposed agreement, there is a schematic of the floorplan, which is color coded; however, she does not see a code chart defining what each represents.

Ms. Goss responded that the colors indicate City divisions and identified each. The hatched area will be occupied by Air Force One. One of the issues they are working through is to ensure access in both directions for City staff and the Air Force One team, as well.

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

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Mayor Peterson moved to waive Council's Rules of Order to address Resolution 38-18 and 39-18 together.

Ms. Alutto seconded the motion.

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

The Clerk read the following titles into the record.

Resolution 38-18

A Resolution Approving the Petition for Special Assessments for Special Energy Improvement Projects Under Ohio Revised Code Chapter 1710. (4860-5000 Blazer Parkway Project)

Resolution 39-18

A Resolution Approving the Necessity of Acquiring, Constructing, and Improving Certain Public Improvements in the City of Dublin, Ohio in Cooperation with the Columbus Regional Energy Special Improvement District. (4860-5000 Blazer Parkway Project)

Ms. Alutto introduced the Resolutions.

Mr. Gracia stated that these relate to a Property Assessed Clean Energy (PACE) Special Improvement for 525 Metro Place North. This project represents an energy efficiency improvement project totaling \$816,000. The financing for this is provided by the Columbus Franklin County Finance Authority. The City has no financial obligations for this type of project, but serves as a pass-through entity for the Finance Authority. This is the City's second PACE project. The first project occurred last September for the Scioto Corporate Center. A representative from the Columbus Franklin County Finance Authority is present to respond to any questions.

Vice Mayor Amorose Groomes stated that this is a good opportunity for our corporate residents to be able to reinvest in their buildings at no cost to the City.

Ms. De Rosa asked why more corporate residents are not participating in this program. She requested clarification of the minimum project amount required.

Mr. Gracia responded that there are costs associated with the financing itself. Some building owners have the ability to handle that on a cash basis. Other building owners choose not to do so because of the carrying costs for that property, because that assessment can be passed on to the tenants. Sometimes they choose not to do that to keep the overall costs of the building and rent competitive.

Vice Mayor Amorose Groomes inquired if there are more of these occurring in owner-occupied facilities or in leased facilities.

Mr. Gracia responded that it is a mix. In this case, these particular buildings are not owner-occupied. It is essential to have a solid tenant base.

Vote on Resolutions 38-19 and 39-18: Mayor Peterson, yes; Vice Mayor Groomes, yes; Mr. Reiner, yes; Ms. De Rosa, yes; Mr. Keenan, yes; Ms. Alutto, yes; Ms. Fox, yes.

Resolution 40-18

Authorizing the City Manager to Enter into a Cooperative Agreement with Ohio University to Share the Costs of a Professional Services Agreement for Services Related to the Exploration of a Cultural and Performing Arts Center.

Mayor Peterson introduced the Resolution.

Ms. Crandall stated that this agreement would authorize both parties to share in the costs of hiring an individual through a professional services agreement. This individual would help carry out next steps needed to best understand the community's level of interest and support for a potential Cultural and Performing Arts Center.

Background

In 2013, Dublin City Council established the following goal:

" Create a gathering place where the Dublin community can celebrate creativity in both personal and shared experiences of the arts. Review and consider community models for creating a cultural arts center in Dublin, envisioning a multi-disciplinary complex, with space for educational resources, popular and innovative performing arts, and exhibit space for visual arts."

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In support of this goal, several studies were undertaken to explore the goal's feasibility. As staff began to pursue the goal, Ohio University, Crawford Hoying and the Dublin Arts Council asked to participate in the process and have remained involved since 2014. From 2014 through 2017, several studies were completed, including:

- Market Study/Needs Assessment – This assessment concluded that a gap in the central Ohio market exists for a mid-size 300-400 seat flexible performance space.
- Business Plan – This plan defined the operational costs associated with that size of space.
- Programming Study - This study, initiated and financed by Ohio University, provided an analysis of space needs and construction estimates. The preliminary results showed a need for 95,147 gross square feet and a construction estimate of \$30 million. This did include rehearsal and production space, which could be located offsite to reduce the size and cost of the facility significantly.
- Capital Campaign Feasibility Study – This study involved confidential interviews with 30 potential donors, key community leaders and arts organization professionals. This study revealed that a capital campaign would fall short of the identified need. The study's recommendations included ways to build a stronger foundation to pursue funding. The support of corporations was stronger than that of individuals.

Potential Users:

Ms. Crandall reviewed details of each study. The question is if staff should continue to pursue this Council goal. This would include solidifying and identifying other potential users of or programming for the facility; reassessing the size and cost of the facility; determine if there are other potential donors and sources of funding; and, after looking at those areas, determine if there is sufficient financial support.

Council's goal was that this center would include an array of uses and users. Ohio University – Tantrum Theater would be a great partner and serve as an anchor for the facility, but many more uses/users of the facility were envisioned by Council. Other individuals and organizations have been approached, some of whom have expressed interest in being a part of the center and using the space. There are other contacts staff would like to explore further.

Cost Breakdown:

Cooperative Agreement Cost Sharing

The funding for the professional services agreement and associated expenses would be shared between the City and Ohio University. These costs would be shared for up to 24 months beginning in July of 2018. In 2018-2019, a total cost to the City of \$59,000 is estimated. A contract extension in 2020 is possible, if needed.

Additional resources have been offered by partners. Crawford Hoying has offered office or meeting space within for this individual to meet. Ohio University has offered in-house assistance with marketing design. OU recently hired a development director for its Dublin campus, and there would be the opportunity for that individual to work with the consultant who would be hired under the proposed agreement.

Staff Recommendation:

In order to arrive at a decision point as to whether a cultural and performing art center is viable and supported by the Dublin community, staff recommends passage of Resolution 40-18, authorizing the City to participate with OU in the hire of an individual under a professional services agreement to pursue several of the next-step recommendations in the feasibility study. Representatives from OU are present this evening to respond to questions: Elizabeth Sayers, Interim Executive VP and Provost, who also recently served as the Interim Director of the College of Fine Arts, and Rachel Porter, Director of External Relations for the College of Fine Arts.

Council Questions

Ms. Alutto inquired:

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1. Are we able to compare the proposed facility with those in other communities, who have pursued something similar? Is there a way to look at their financials and the status? She believes Carmel, Indiana may have a similar facility.

Ms. Crandall responded that the first two studies looked at comparable facilities throughout the country. Some of those examples were included. The nearest is in New Albany. There is one in Carmel, Indiana, but that is likely not the best comparison. Ms. Alutto responded that her understanding is that Carmel's is fairly successful, so it might be good to compare for modeling purposes.

2. The information refers to a fundraising council; would that be a community foundation to manage grants and gifts?

Ms. Crandall responded that it would be a volunteer committee, which would be provide a sounding board for the community but also serve as ambassadors. Looking at governance options, forming a 501(c)(3), a nonprofit, is probably the best vehicle for raising the funds. We would potentially consider both the Dublin Foundation and the Columbus Foundation to provide assistance in those efforts.

3. When soliciting money for anything that relates to a facility, it is important to include ongoing maintenance costs in the funding request. How would that be addressed?

Ms. Crandall responded that that as part of the capital campaign, it is possible to include the maintenance support in the initial few years, having capital money set aside for those ongoing maintenance needs.

Ms. Alutto responded that would be critical regardless of whether a special 501(c)(3) with its own board of directors or other foundations are involved in handling the fundraising. She believes a 501(c)(3) would have its own budget; it would be completely detached from the City's budget.

Ms. Crandall affirmed that is correct.

4. Would this have any effect on the City's bond capacity?

Ms. Mumma responded that it would not.

5. What would the contingency plan be, should the overall fundraising goals year to year not be met?

Ms. Crandall responded that has not been considered. Having a solid business plan to begin with and understanding the capabilities of the facility is important at this point. An important consideration now is how the facility would be designed to allow it to be used in a variety of ways, including rental space for events. The operations of the facility will be key. There would be a producing theater, but there is also the opportunity for presenters to use it, as well. There has to be a strong business plan, and the design has to be right – it has to be set up to succeed.

6. Does staff already have in mind an individual or firm for the professional services?

Ms. Crandall responded that they do. There is an individual of interest who has a background in both development and performing arts.

7. If Council approves the potential \$30 million project, what is the loss of opportunities for other future projects? That should be part of the City's analysis.

Mr. McDaniel stated that this is only phase 2 of the feasibility consideration, looking at what we do not know yet that we should know in order to make a decision. The desire is to continue to vet the goal, to open the aperture further to better understand its feasibility. Perhaps it would be desirable to reduce the size and cost of the facility, or expand its use programmatically; it is also important to identify more partners. At this point, the desire is to see the extent of the facility's anticipated needs and the level of support operationally and in capital terms, without the City's significant involvement. Mr. Keenan stated that the material indicates that there would be many partners; it would not be exclusively a City project.

Mr. McDaniel responded that is correct, and we want to explore those opportunities.

8. To date, what has the City spent on feasibility studies?

Ms. Crandall responded that she does not have that information tonight. OU has covered the cost of two of the studies: a program study done very early in the process, which she did not list, and the most recent one referenced. The City covered the cost of the other three studies, which were approximately \$25,000-\$30,000 each.

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Ms. Fox stated:

1. She realizes that there are many opportunities for partners who could utilize the facility. What causes her concern is the feasibility study. Item #6 under C is to hire a professional consultant. There are many other recommendations within that option that we may be missing out on, such as commissioning an economic impact study for a performing arts center in Dublin. Although we'd like to retain the Tantrum Theater in Dublin, what is the overall vision? The suggestion is to hire a consultant to determine if the funds could be raised, but we need to identify the key components of need and interest. What concerns her most is that the interview responses indicate that this City falls quite far below the norm in every area of question about either the need or desire for this facility. In view of that, the question at this point is much further do we want to proceed?
2. How many theater seats would be in this \$30 million facility?

Mr. Crandall responded that it would have 300-400 seats.

Ms. Fox stated that in comparison, \$30 million in other places has secured 1,600 seats. Many performing arts centers struggle with philanthropic needs, and Dublin is so far below the norm in participant interest. How many more answers do we expect within a six-month or year period? Will staff be able to answer all these questions with Option C? She is concerned that the City would end up subsidizing the operating costs indefinitely, because the economic impact on our residents will be significant, if they are not interested in supporting this facility.

Ms. Crandall responded that if the City can carry out the majority of these recommendations in the next 12-18 months, we will have better understanding of the potential community financial support. The recommendation to commission an economic impact study would not occur until some of the other steps have been pursued.

Mr. McDaniel added that if the other studies indicated that the project was starting to show promise, it might be possible to identify a partner or two who might be interested in funding or participating in the funding of an economic impact study. However, that would not occur until more information has been obtained.

Ms. Crandall stated that what the consultant would be tasked with would be helping to identify, recruit and develop a strong volunteer advisory board; help define and articulate the vision, mission and programs; develop and solidify community partners; develop a sustainable funding plan; and create a community engagement plan. They do not suggest retaining fundraising counsel at this point, but waiting to see if that makes sense as the next step.

Ms. Alutto asked if the early probing for community interest might have reflected a lack of awareness in the community; there had been little information or conversation in the community at that point.

Ms. Crandall responded that is their assessment. There was very little awareness. They did identify two individuals who were interested in a somewhat significant level of support that had more knowledge of the performing arts center and the association with Ohio University and Tantrum Theater, as well.

Mr. Keenan stated that the level of individual interest was substantially lower than the norm, but the level of corporate interest was near the norm.

Mr. Keenan added that this was identified as a 2013-2014 Council goal, but Council discussed it two-three years prior. The request was not that the City spend \$30 million to fund such a facility, but that the options be explored, along with partnership opportunities. In consideration of the level of interest of past Councils rising to the level of being identified as a Council Goal, it would not be appropriate not to explore it fully.

Ms. Alutto responded that is a valid point; however, Council has a new makeup. In addition to herself, there are three other members who are new to this discussion. One purpose of this discussion is to determine their views on pursuing the same direction of the previous Council, and respecting the newer members' ideas and decisions. Although she is a supporter of the arts, that is not the point. The point is to ask the questions and let staff know Council members' concerns so they can respond.

Ms. De Rosa:

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1. Stated that in reading through the studies – three have taken place to date -- she struggled to find evidence of solid support; the lack thereof is a concern. She agrees with the earlier comment that in pursuing these goals, it is important to set ourselves up for success. In determining the feasibility of a PAC, it would make sense that multiple partners would help fund the feasibility work. She is not sure that the City should necessarily take the lead in the additional expense of that work. In one of the earlier versions, there was reference that the funding for the Ohio University portion of this work would come from the City waiving fees for Ohio University's use of The Abbey Theater. However, she did not see that included in this version.

Ms. Crandall responded that is no longer included. It is likely that the University would apply for a hotel-motel tax grant for funding to offset costs for use of The Abbey Theater. Ms. De Rosa stated that the result would be the same -- the City would be assuming that cost.

Ms. Crandall responded that OU was awarded a grant of \$20,000 from the hotel-motel tax fund last year and this year, so it is likely they would follow the same process going forward.

Ms. De Rosa added that to set ourselves up for success, we must have enough partners working with us on the feasibility study. If the City does the work and carries the load, we do not have the partnership – the force—to make this project happen. It would take multiple partners, each contributing a certain amount, to pursue the feasibility work because those partners consider a potential PAC sufficiently interesting to do that.

2. It is not clear with a 501(c)(3) who would actually be the primary governance body. She worked for a 501(c)(3) for many years, and is aware that would require initial funding. It is important that our citizens understand what those contributions would be and what the ongoing contributions would have to be – those public numbers were quite large. If we are able to identify partners to participate in funding a feasibility study, that is a good indicator. If we cannot, that is an indicator, as well.

Ms. Crandall stated that the City does have a partner. OU is willing to evenly share the costs of the study with the City. Crawford Hoying is willing to provide space.

Ms. De Rosa responded that, in her view, if the total cost of the study is \$120,000, there should be three to six partners who are willing to contribute money to perform the study, not simply donating in-kind services. She would like to see some commitment based upon sufficient interest in sharing in the feasibility study costs.

Mayor Peterson requested clarification of the criteria for receiving a hotel-motel tax grant. Ms. Mumma responded that there are multiple criteria that can be used for basis of a hotel-motel tax grant. It is not necessarily tied to stays in hotels. The Code specifies the criteria. As part of the annual application process, the City acquires information from the applicant and the Dublin Convention and Visitors Bureau regarding the number of hotel night stays the event had the previous year, if it is a recurring event.

Ms. Crandall stated that in regard to the public contribution portion, information was provided that for each of the five years, a public contribution of \$240,000-\$260,000 would be needed. Although not specified, the assumption is that support would be provided by the City. There is also state and federal funding available for the arts, although not as significant as it once was. To some degree, this may be similar to Council's support of the arts through the Dublin Arts Council. This past year, that amount was \$720,000, which came from the Hotel-Motel Tax Fund.

Vice Mayor Amorose Groomes:

Stated that she shares the same concerns as expressed by Ms. De Rosa, Ms. Fox and Ms. Alutto. She is not sure this is the right study to undertake. We have heard that the Library is doing fundraising for a library public plaza, and some of that was intended to be for an arts component, activities such as art shows, movies and theatrical performances. She has also heard discussion about a possible arena in the Bridge Park District, in addition to a PAC. She is not sure there is "room" in this community for all of those. We need to ask ourselves, as a community, which path do we want to pursue? Do we want to pursue outdoor public space in the Library realm? Do we want to pursue performing arts space in the form of a theater? Do we want to pursue a larger space that would hold

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different types of events, some of which may be performing arts related, such as concerts? She does not believe the community can do it all. All of those entities need to raise private funds or depend on donations. That is the question we need to ask – what is it that we want as a community, and then pursue the viability of it. The arena would be a more private space, but she would prefer that the performing arts center be a private space, as well. The models of these facilities indicate an ongoing dependency on philanthropic contributions of perhaps \$1 million/year just to cover the operating expenses. She would prefer to see some other entity take on this project. Council cannot continue to add and fund this level of operating expenses with a pretty flat revenue trajectory.

Mr. McDaniel stated those are excellent points. Another project that has recently been suggested is an aquatic center, which would fall in the same category of determining what the community wants/needs. He credits Council for being very visionary with this performing arts center goal. Ohio University is a great partner in many ways. They deserve credit for all they have been doing to bring the cultural arts to this community, such as the theater, which has been well received. In the time and place that we began to discuss a performing arts center, the present opportunities did not exist. The Foundation continues to re-define itself; our citizens are generous in contributing to the arts and other similar needs outside of Dublin, as well. The struggle is to determine the giving capacity, and he is not sure that is well understood. In this study and analysis process, the City is not committed itself to anything. The attempt is to review the marketing and capital costs and what the market might support. From there, next steps would be determined. He wants to clarify that the references to public and private contributions and combinations thereof do not necessarily commit the City. There are other possibilities and considerations. Council has not had a discussion regarding the philanthropic or foundation aspect, as well as what would be the priorities from the City's perspective.

Vice Mayor Amorose Groomes stated that she does not want to abandon a previous Council goal. However, there is more information at this point, more demands on the City's finances, and more opportunities. After determining the community's desires and willingness for commitment – if they choose a performing arts center, then the City should proceed in that direction. However, the field of opportunities has not been narrowed, and that needs to occur. It appears that we are selecting an opportunity before asking the community for their preference.

Mr. McDaniel stated that it could appear to be the case, but we are really just attempting to gain a better understanding before making a final decision. We can have the analysis in hand when evaluating it along with the competing interests.

Ms. De Rosa stated that if the City cannot find partners to contribute to the costs of a feasibility study, there is a significant message in that. Why would the City not want to secure partners in this study?

Mr. McDaniel stated that if that is Council's direction, staff can explore that.

Ms. De Rosa stated that would be a message that would be useful to this conversation.

Vice Mayor Amorose Groomes stated that she could not support authorizing this particular study. To her, this study involves the second questions – not the first questions to ask the community about their interest in such a facility.

Ms. Alutto stated that perhaps we did ask the first question, but the landscape has changed significantly since that time, and the answer may be different now. Perhaps Council should table the resolution at this time, to ask the question again. She would like to see more fine arts in the City, but Council has a duty to pursue this in the correct way and in a way that makes financial sense for constituents.

Mayor Peterson stated that arts are what sets Dublin apart in many ways, and Council agrees that is important. It is important to recognize that this has been a long-standing goal of Council, and that we show deference to our previous Councils and their goals. However, he agrees that circumstances have changed since the goal was originally established. Could language be proposed that would address that this professional

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services agreement recognizes the changing dynamics and demographics of our community? Council needs to send a strong message to Ohio University, however, that we appreciate our partnership with them and their willingness to step up. We are happy that OU has a presence in Dublin. It is important not to take any action that could be viewed as disrespecting or rejecting that partnership.

Mayor Peterson moved to table Resolution 40-18 with direction to staff to provide a report on efforts to secure the support from additional partners and a list of the specific goals that Council expects the professional services scope of services to address.

Mr. Keenan seconded the motion.

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

OTHER

• **Final Plat – Bridge Park East – Block D, Section 6 (Case 18-038FP)**

Ms. Burchett stated that this is a request for review and approval of a Final Plat for the subdivision of a 5.3 acres for five lots and rights-of-way. The site is located on the east side of Riverside Drive, south of John Shields Parkway and north of Tuller Ridge Drive. The platting process is solely for the subdivision of the properties to identify property lines and establish necessary easements. The site, design and architectural plans and operational details for the future buildings have been previously reviewed and approved by the required reviewing bodies.

Background

Ms. Burchett noted the following:

- On September 11, 2017, Council reviewed and approved the Basic Plan for Block D and designated the Planning and Zoning Commission as the final reviewing body for the Site Plan review. Plats can be reviewed in phases.
- At their October 23, 2017 meeting, City Council reviewed and approved the Preliminary Plat for Block D to create the lots and street network.
- The Planning and Zoning Commission reviewed and recommended approval to City Council for the Final Plat for Block D at the June 7, 2018 meeting. The Block's development plan was approved at that meeting, as well.
- The Final Plat as presented this evening is substantially similar to the approved Preliminary Plat. The Plat finalizes the lots' rights-of-ways and easements for the development.
- The applicant is proposing a final plat to subdivide 5.296 acres into five lots and two public rights-of-way in Bridge Park Block D for the extension of two public streets. Two of the lots will be dedicated for public open space. The Planning and Zoning Commission recommended approval of the final plat with one condition: that the applicant ensure that any minor technical adjustments to the plat were made prior to City Council submittal. The applicant has met this condition prior to City Council review. The applicant's representative is present to respond to questions.

Vice Mayor Amorose Groomes stated that she reviewed meeting minutes reflecting the various boards' and commissions' concerns regarding the lot coverage and proximity. Is it correct that there has not been any change to the plat since Council reviewed it previously?

Ms. Burchett responded affirmatively.

Vice Mayor Amorose Groomes stated that she expressed significant concern about the lot coverage, proximity to the pedestrian tunnel and the blank walls on the adjacent greenway. All of those concerns remain. There was not any attempt to address them.

Ms. De Rosa asked why those concerns were not addressed.

Ms. Burchett responded that the platting process only creates the lots and the rights-of-ways. The lot coverage and other elements in the design of the development are part of the Plan review, and Council designated the Planning and Zoning Commission as the final reviewing body for that Plan review. The preliminary plat was approved by Council in October 2017, and this Final Plat is substantially similar to that preliminary plat.

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Mayor Peterson moved to approve the Final Plat for Bridge Park East – Block D, Section 6. Mr. Reiner seconded the motion.

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

- **Motion to Waive Competitive Selection Process for Director of Taxation**

Mr. McDaniel stated that on August 31, 2018, the Director of Taxation Faye Gibson will be retiring after 20 years of service with the City of Dublin and 37 total years of public service. Staff requests that Council waive the competitive selection process for this position, which will allow the appointment of current Tax Manager Kevin Robison to the vacant position. Mr. Robison joined the City as Tax Manager in 2017. Prior to that, he served for 14 years with the City of Columbus as Assistant Income Tax Administrator. Together with Ms. Gibson, Mr. Robinson has been instrumental in addressing municipal tax issues at the Ohio Statehouse. He has served as a subject matter expert on the topic and has a positive working relation with his peers, legislators and outside organizations, such as the Ohio Municipal League and The Ohio Society of Certified Public Accountants. When Mr. Robison was selected for the Tax Manager position, he underwent a competitive selection process with a succession plan in mind for the Director of Taxation.

There were no questions.

Mayor Peterson moved to waive the competitive selection process for the next Director of Taxation.

Ms. Alutto seconded the motion.

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

STAFF COMMENTS

Mr. McDaniel reviewed several informational items provided in Council's packets:

- **2019-2023 Capital Improvements Program – Staff Proposed Funding Requests**

Mr. McDaniel stated that the preparation of the CIP begins with the departments compiling their requests and submitting them to the City Manager for prioritization. That prioritization is based on Council's goals, community survey results and available financial resources from the income tax allocation, TIF revenues, bond proceeds, grants and other sources. Over the next month, staff will be working to prioritize the CIP document that is responsible from a community and financial standpoint. Staff's total requests are in excess of \$100 million. Those requests will be prioritized internally, and a CIP will be presented to Council in accordance with Section 8.03 of the Revised Charter. Council will provide further direction regarding priorities. A few years ago, staff began to provide a preliminary list of CIP projects to ensure that no Council priorities were being overlooked. Staff requests that during their summer recess, Council review this project list, and forward any additional requests to him to be incorporated, along with anticipated costs, into the CIP requests. The 2019-2023 CIP will be scheduled for a first reading on August 13. The CIP budget will be reviewed in depth at CIP workshops scheduled on August 15, 20 and 29, where staff will provide the rationale for the timing and priority of the proposed projects. Staff will be present at those workshops to respond to Council's questions.

Vice Mayor Amorose Groomes stated that when these anticipated CIP projects are brought forward, it would be helpful to have information about the anticipated debt issuance, including a five-year projection, providing each year of the debt issuance, so Council is able to consider the big picture. It will be helpful in terms of reviewing the requested \$100 million in projects, pared down to what is affordable.

Ms. Mumma responded that is part of the CIP introductory discussion, so that Council is very aware of what is projected for that five-year time period and what capacity remains if everything occurs according to the plan. The intent is to avoid being in a position where there is no capacity for anything additional.

Mr. McDaniel noted that projections about anticipated revenues also would be shown, which would indicate the ability to perform the proposed projects.

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Ms. De Rosa inquired if Council could receive in advance the information that would be part of that introductory conversation. Could updated schedules be provided in advance? Ms. Mumma responded that what she is able to provide in advance is the existing debt as it stands today. Part of what staff will look at over the next month – prior to the first reading at Council on August 13 -- is how the Administration's recommended list of priorities would be funded.

Ms. De Rosa responded that, together with the list of projects, she would like a schedule regarding the cost of financing the projects; perhaps a decision would be made to use cash for certain portions of them. She would like information on the expected debt issuance and the costs of capital for that debt issuance, and she would prefer to have that at the same time Council is having the CIP discussion. It would be helpful to have this during the initial review.

Ms. Mumma responded that is always part of the CIP document, as can be seen with last year's adopted CIP budget. There is also a schedule by year of what that debt service would be to finance a project. For example, last year's CIP budget made an assumption of a 5% interest rate for a 20-year bond issue.

Ms. De Rosa stated that in addition to information on that project, Council would like the information on the City's current debt load.

Ms. Mumma responded that Council will receive a comprehensive view of how the City's debt schedule would look if Council approves the CIP as recommended.

- **June 20, 2018 Workshop re. Bridge Street Code and Historic District Follow-up**

A follow-up to the June 20 workshop was provided in Council's packets. He believes that report covered all the key points, but if Council has further questions, please contact him. Ms. Fox stated that under "Historic District," one bullet point reads, "Coordinate this effort with the recently initiated Historic District Guidelines update using the same stakeholder committee." What does "coordinate this effort" mean? Does it refer to an overall effort? The stakeholder committee is a very small group; what is that stakeholder group coordinating? He can respond later, if not tonight.

Mr. McDaniel responded that he would check and follow up with that response to Council.

COUNCIL COMMITTEE REPORTS

- Administrative Committee

Vice Mayor Amorose Groomes, Committee Chair stated that the Administrative Committee of the Whole met last Wednesday to conduct the reviews of the City Manager and Clerk of Council. It was a constructive meeting. Ms. Alutto will be providing a summary of those reviews. When Council receives the requested goals from the City Manager and Clerk, they will be added to the documents and all will be forwarded to the Human Resources Director.

- Finance Committee

Mr. Keenan, Committee Chair stated that the Committee will meet on August 13 to discuss the hotel-motel tax policy. On August 15 and 20, the Finance Committee of the Whole will review the proposed Five-Year CIP. An additional workshop is scheduled on August 29, if that is necessary to complete the CIP review.

- COTA (Central Ohio Transit Authority)

Ms. De Rosa, COTA Board representative reported that the Board met last week and agreed to seek grant funding to begin to add electric buses to the fleet, beginning with 10 buses. Interestingly, in tonight's meeting packet, there was a report that 10 electric cars will be added to the City's fleet by 2019. This is a nation-wide trend. She asked the City Manager to comment.

Mr. McDaniel stated that, while it can be viewed as a Smart City endeavor, adding electric vehicles also is consistent with sustainability efforts. The City incorporates diverse approaches to its vehicle fleets. For example, Dublin was one of the first cities to incorporate the use of compressed natural gas. Electric vehicles are becoming more available as a result of grants and state bid opportunities, which supported the initial purchase of these vehicles and the likely purchase of more in the future.

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Ms. De Rosa stated that the first electric vehicles purchased by the City were four passenger cars; is the purchase of other types of vehicles anticipated?

Mr. McDaniel responded that it is too early to know at this point, but Council will be apprised of future opportunities. The City is in the process of deploying electrical charging stations at the Community Recreation Center. Charging stations are also available in the Bridge Park parking garages and will be available in the new public parking garage by the new Library, as well.

Ms. De Rosa noted that per staff's memo, at this point, use of the charging stations is free to users.

- Dublin Community Foundation

Vice Mayor Amorose Groomes, Council Representative stated that the Foundation will be participating in the July 4 parade. The group continues to work hard to reactivate their organization.

- MORPC (Mid-Ohio Regional Planning Commission)

Vice Mayor Amorose Groomes, MORPC Board Member reported that at the Board's last meeting, the topic of discussion was place making. Their charge is similar to our City's efforts related to the small park and the plaza landing on the west side of the pedestrian bridge. Place making is difficult, and there is no substitute for difficult conversations and creative thinking. Good information was distributed, which is available to share. It is challenging to make a place great. She is thankful that Council is invested in creating spaces in Dublin that are great.

- Dublin Schools Board of Education

Ms. Alutto, Board liaison stated that they met last week; progress on the school's Emerald campus was discussed. Identification signage is now in place on that site, both in front of the facility and on the I270 side. An update on the upcoming bond levy was provided. They also discussed plans to recognize the 100th anniversary of the 1919 Building in 2019, perhaps in conjunction with the opening of the new Columbus Metropolitan Library Dublin facility. Members of the community will be coordinating those planning efforts.

- Washington Township

Mayor Peterson, Council liaison expressed appreciation to Washington Township Administrator Eric Richter for the support that the Township Fire & EMS team will provide during this week's July 4 celebration. He noted that he will respond to Mr. Richter regarding his recent email concerning potential meeting dates with the Mayor and the City Manager.

COUNCIL ROUNDTABLE

Ms. Fox:

1. Noted the recent passing of Joyce Richards, longtime resident in the Historic District. Her family has lived in the stone house in that area since the 1850s. She would like to recognize what a special lady she was and the community will miss her.
2. Commented that Code Enforcement staff have been intensifying their efforts to make sure that the parking limitations on North High Street are being enforced, so that the parking spaces are available to restaurant patrons. She requests that Code Enforcement extend its efforts to South High Street. There appear to be employees of some of those businesses who are using those parking spaces. One week of reminders would probably address that problem.
3. Commented that, in the future, as Council looks at the zoning in the Historic District, she encourages a creative approach about how to activate the street level with retail and restaurants, in order to establish destination areas. Perhaps that can be accomplished with zoning or incentives. We are beginning to fill in the area with more offices than retail or destination areas, which will result in a loss of interest south of SR161, a previously vibrant area. She asks that, as this moves forward, Council develop an appropriate strategy.
4. Noted in regard to the upcoming public session on the Riverside Crossing Park and East Plaza scheduled at the Community Recreation Center that, currently, there are no images of the park posted on the Rec Center public comment board

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to invite public feedback. It would also be helpful to post the new video at the City's website. Some of the images at the website are a couple of years old, and the public is less likely to comment on images that are not current.

Ms. De Rosa commented:

1. She, Ms. Goss and Mr. McCollough recently braved the heat to attend the grand opening of the Smart Columbus Experience Center. Although the concept of "smart cities" sounds interesting, it is important to touch and see what is conceptualized. That is what the Experience Center will offer 7 days/week at no charge. Electric cars can be driven, interesting simulations of future technology are displayed, and the space is set up to provide discussion opportunities. There was a street fair comprised of all the people who are no longer considered "transportation partners," but rather "mobility partners." Attendance at the grand opening was excellent, with a great amount of energy, excitement and pride that this community is at the center of the Smart City progress.
2. She looks forward to seeing everyone at the activities on July 4!

Mr. Reiner:

1. Congratulated Ms. O'Callaghan on the pedestrian bridge program. The complexity of that project is amazing. After a recent conversation with someone about lightning, it occurred to him that would be a concern. Since this will be the tallest edifice in the City rising out of the river valley, how will the bridge be grounded and set up to deal with lightning strike issues?

Mr. McDaniel responded that the bridge is grounded way below the water.

2. Noted that he and Mr. Holton recently were speaking about the original springs in this area used by the pioneers. These springs also were the draw for the many Indian tribes who once lived in this area. The Scioto Park was once a campground and home for indigenous peoples. Mr. Holton forwarded a photo of that particular spring still operational in the hill. Mr. Holton is working to find the famous SR161 intersection spring, although he is unsure that it still exists. Perhaps one day, Dublin will have bottles of the original spring water.

Vice Mayor Amorose Groomes noted that she believes there are photos that exist of the old Dublin swimming hole that was fed by the Scioto Park springs.

Mr. Reiner stated that sometimes those sites are covered with construction, but it would be wonderful to reactive them, if possible.

3. Wished everyone a happy July 4 holiday!

Mr. Keenan:

1. Stated that recently there has been much discussion with respect to the plaza design; there are many opinions. All the conversation about contemporary versus historic reminds him of the earlier discussions about the Grounds of Remembrance. Much of the issue is in "the eye of the beholder." He would like to point out, however, that this community is very fortunate to have these incredible projects. Many other communities would love to have these kinds of "issues."
2. Noted that he has received several inquiries from residents about the low-hanging branches of the street trees on Lytfield Drive in Coventry Woods. He visited the site and believes this is an issue for vehicles, pedestrians and cyclists. He requested that staff review this area to determine what remedy is needed. The street trees may simply require trimming.

Mr. McDaniel indicated that staff would look into this.

Vice Mayor Amorose Groomes:

1. Noted that in regard to advertising of the public input session on Riverside Park, she had forwarded via email some suggested ways in which to garner public input from that area of the City. She would like to have signs placed in the future park in Bridge Park, indicating that it is the site of the future park and that there will be a public input session on July 11. Perhaps a link could be included for public input to be submitted. She would like to see something in that space that encourages citizens to participate in the discussion.

Mr. McDaniel stated that staff would follow up on this suggestion.

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2. Inquired if the work on the Emerald Parkway Bridge was completed, and if not, what remains to be done? Although she appreciates the attempt to extend the life of that deck, it seems to be a very rough surface at this point in time. She is hoping that there is something that will be done to smooth that surface.

Ms. O'Callaghan indicated that it is not yet complete. Grinding work will be done to smooth out the roughness. In addition, grooving work will have to be done to address drainage. Improvements remain to be completed.

Mr. McDaniel noted that striping remains to be completed, as well.

3. Commented that there are tree canopy issues in the City. She is hoping that the proposed CIP will address tree canopy issues along the City roadways. If this occurs when the trees are young, it is much easier than waiting until they are mature.

Mayor Peterson:

1. Appreciates the LimeBike report in Council's packets. Is this pilot program meeting LimeBike's expectations?

Mr. Plouck indicated that LimeBike is very satisfied with the community response. There have now been over 1,000 riders and 1,600 rides in the City. The pilot program has now been extended to Worthington, and the City of Columbus also has a LimeBike program. With the City's mobility study, staff was hoping to see an increase in connectivity through a bike share program, and that is exciting to see.

2. Noted that Council has received a proposed 2019 Council meeting schedule. He encourages Council members to review the proposed meeting schedule, which will be scheduled for adoption in August.
3. Stated that the Grand Marshal for the July 4th parade will be Shawn Clifton. He is a retired green beret. Of his more than 22 years in the military, he spent more than 15 years in the Army Special Forces. He executed multiple tours in Iraq and Afghanistan, where he was critically injured in 2009 while conducting a raid on a Taliban compound. His award and accolades include the Bronze Star medal for valor, Purple Heart, Army commendation medal for valor, and an Army achievement medal, just to name a few. This is a true American hero that this City will have as its Grand Marshal for our July 4 parade this year. It is a very strong and poignant reminder of the purpose of this holiday. Our City Manager has met him and holds him in high regard. He looks forward to meeting him, as well, and he looks forward to a successful July Fourth event.

ADJOURNMENT

The meeting was adjourned at 9:45 p.m.

Mayor – Presiding Officer

Clerk of Council