

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

August 13, 2018

CALL TO ORDER

Mayor Peterson called the Monday, August 13, 2018 Regular Meeting of Dublin City Council to order at 6:30 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.

ADJOURNMENT TO EXECUTIVE SESSION

Mayor Peterson moved to adjourn to executive session to consider the purchase of property for public purposes.

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; Vice Mayor Amorose Groomes; Mr. Keenan, yes.

The meeting was reconvened at 6:45 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, Ms. Burness, Ms. Kennedy, Ms. Husak, Ms. Shelly, Ms. Noble, Ms. Puranik, Ms. Burchett, Ms. Ray, Mr. Gracia, Mr. Syler, Mr. Krawetzki, Ms. Gee, Ms. Richison, Mr. Plouck, and Mr. Dearth.

PLEDGE OF ALLEGIANCE

Mr. Keenan led the Pledge of Allegiance.

SPECIAL RECOGNITION/PRESENTATIONS

- **Government Finance Officers Association - Distinguished Budget Presentation Award**

Randy Bartels, Government Finance Officers Association and City of Lima, City Auditor, stated that he is honored to present the Distinguished Budget Presentation award to the City of Dublin. The City has received this award 15 times. The receipt of this award reflects the professionalism and commitment of numerous individuals, as well as many hours of hard work. It is indicative of the high level of dedication and leadership of the City's Finance Director and the City's elected officials. The GFOA hopes this award will serve as an example of accomplishment and encourage others to strive for the same standards in their budget presentations. Mr. Bartels presented the award to City Finance Director, Ms. Mumma.

Ms. Mumma recognized Ms. Kennedy, Budget Manager who does an incredible job working with the City departments to compile the documents. She thanked City Council and the City Manager for their support of the Finance Department.

Mayor Peterson stated that the most meaningful recognition comes from one's peers, particularly in such a complex industry. He expressed kudos to Ms. Kennedy, the Finance Department staff and Mr. McDaniel.

- **Reilly Hickey, Dublin Scioto High School graduate 2015 – Tony Award winner**

Mayor Peterson introduced Ms. Anne Marie Hickey, who is representing her daughter, Reilly Hickey, and asked that she speak to her daughter's recent accomplishment. Ms. Hickey stated that her daughter Reilly, who is 21 years old, graduated from Pace University at Radio Music Hall in New York City in May of this year. She also just won a Tony Award for co-producing "Once on This Island," best revival of a musical. As an honor student at Pace, Reilly worked on the show while in school.

Mayor Peterson read a proclamation in recognition of Ms. Hickey's recent achievement in the arts and entertainment industry and anticipates many more successes in what promises to be an outstanding career.

RECORD OF PROCEEDINGS

August 13, 2018

Page 2 of 26

Held

Ms. Hickey stated that, although her daughter is working and was unable to attend tonight, she greatly appreciates Council's recognition. She also gave a "shout out" to Council's next honoree, Roger Rabold, who was one of Reilly's teachers and who provided her with a letter of recommendation for college. On behalf of her daughter, she thanks City Council and Dublin City Schools.

- **Roger Rabold, Dublin Scioto High School – Ohio's Science Teacher of the Year**

Vice Mayor Amorose Groomes stated that she attended school with Roger Rabold and has the honor of making this presentation tonight. She enjoyed attending the ribbon cutting for the new Dublin Emerald Campus, where she was able to see the space that will be allocated to Mr. Rabold for the bio-med academy. It has been housed at Dublin Scioto for five years and will now be located at the Emerald Campus. Mr. Rabold has been named the 2018 Ohio Science Teacher of the Year by the Martha Holden Jennings Foundation. Mr. Rabold has been a science teacher for Dublin City Schools since 1992, and has taught Advanced Placement biology at Dublin Scioto since its opening in 1995. He established the school's Biomedical Research Academy, which will be part of the Emerald Campus beginning this fall. In conjunction with the award he has received, he will receive a \$7,500 grant, which will be used to develop a cardio-respiratory-themed learning unit. On behalf of Council, Vice Mayor Amorose Groomes presented a proclamation to Mr. Rabold congratulating him on his receipt of the award and thanking him for providing Dublin students with the knowledge they need to pursue their chosen professions.

Mr. Rabold stated that he has enjoyed working with Dublin students, many of whom have gone on to pursue careers as doctors, nurses, physical therapists or in areas of research. He is grateful for receipt of the award and appreciates Council's recognition.

- **Joe Fox, Director, Miracle League**

Mayor Peterson recognized Joe Fox, Miracle League Director, who has been involved with and contributed significantly to the success of the Miracle League since the first day. He has served as the League Director of the Miracle League of Central Ohio for more than a decade, and is committed to making Miracle League a special experience for the players and their families, friends and fans. City Council congratulates Mr. Fox for his tremendous dedication and service to the Miracle League of Central Ohio, and for making it possible for these special needs children to enjoy America's favorite pastime.

Mr. Fox thanked Council for the honor, which he accepts on behalf of the nearly 400 volunteers who make the Miracle League what it is. This year was a tremendous year for the League, and he thanks Council for the tremendous support they have received from the City.

Mayor Peterson responded that this community is very grateful for his valuable service.

CITIZEN COMMENTS

There were no citizen comments.

CONSENT AGENDA

Mayor Peterson asked if anyone requests removal of an item from the Consent Agenda. Hearing none, he moved approval of the three items on the Consent Agenda:

- Approval of June 25, 2018 Regular Council Meeting Minutes
- Approval of June 27, 2018 Special Meeting Minutes
- Approval of July 2, 2018 Regular Council Meeting Minutes

Ms. Alutto seconded the motion.

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

INTRODUCTION/FIRST READING – ORDINANCES

Ordinance 46-18

Amending the City of Dublin Community Plan to add a Special Area Plan (Dublin Corporate Area Plan) for the Legacy Office Area Including the Metro, Blazer and Emerald Districts, Covering Approximately 987 Acres Bordered by

August 13, 2018

Page 3 of 26

Held _____

West Bridge Street to the North, Emerald Parkway to the West, Frantz Road to the East and Tuttle Crossing Boulevard to the South. (Case 17-093ADM)

Mayor Peterson introduced the Ordinance.

Ms. Puranik stated the following:

- This is a request for approval of the addition of the Dublin Corporate Special Area Plan to the City of Dublin Community Plan. The plan proposes future land use recommendations as well as recommendations for vacant sites, development and design guidelines, Frantz Road corridor streetscape improvement strategies, and implementation strategies for Dublin's Legacy Office areas including Metro, Blazer, and Emerald Districts. This area is a key portion of the City's Business Districts within the center of the City.
- The project has been a collaborative effort between the divisions of Planning and Economic Development, and the consultant team of POD design, Sidestreet Planning, and DDA advisors

Background

- The planning process began with looking at the existing Community Plan. The last update to the Plan occurred in 2013.
- Within the Community Plan, there are several Special Area Plans, which focus on and provide more detailed recommendations for those geographies within the Community Plan.
- If adopted, the Dublin Corporate Area Plan will be the tenth Special Area Plan within the overall Community Plan.
- Zoning is a tool that is used to implement some of the recommendations of the Special Area Plans.

Purpose of the Plan

- In the Study Area, which includes Metro Center, the Blazer District and other office development within the City, most of the offices were built in the 1970s through early 2000s. There has been very little office development in this study area since 2010.
- 80% of the office space is between 17-45 years old.
- The focus of the study is on how to revitalize the Legacy office complexes within the City.
- The Economic Development Department looked at potential changes in the work environment that would attract new talent to the area companies. Talent attraction is driving changes in commercial real estate development, specifically flexibility, work-life benefits, walkability amenities and nearby entertainment.

This area is positioned between the Bridge Street District and the West Innovation District, which offer opportunities for more integrated development. The study area is different because it already contains office development.

Project Goals

- Reposition the "legacy" office sites for success
- Create a walkable, mixed use environment
- Identify under-served markets
- Establish a strategy to "refresh" the Frantz Road streetscape
- Recommend mechanisms to ensure additional development along Frantz Road does not adversely impact neighborhoods.
- Recommend zoning tools to ensure successful implementation
- Introduce consistent and compatible architectural and site design guidelines

Planning Process:

- The planning process began by looking at existing conditions.
- Stakeholders were engaged throughout the process.
- Recommendations were finalized, and the Planning and Zoning Commission reviewed the draft plan.
- It has now moved to the adoption stage

Public Engagement – Phase I:

- Looked at a specific element – parking
- Looking at vacancy rates, companies were asking for higher parking ratios within legacy office area

RECORD OF PROCEEDINGS

August 13, 2018

Page 4 of 26

Held

- This focus group included businesses, tenants and real estate brokers. The attempt was to understand why the parking element is very critical for these offices.
- The discussion revealed that it was not only parking but also other amenities, such as restaurants, nearby personal services and entertainment that were important.

Public Engagement – Phase II:

- Public Workshop I and web-based survey: August 31, 2016
- Public Workshop II and web-based survey: November 1, 2016
- Open House: August 2, 2017
- Llewelyn Farms/ Waterford Village Meeting: August 11, 2017
- City Council Work Session: October 16, 2017
- Open House: January 17, 2018
- Neighborhood Meeting: April 4, 2018
- Planning & Zoning Commission Introduction: May 17, 2018
- Planning & Zoning Commission Approval: June 6, 2018

Public Engagement Tools included:

- Email correspondence at every stage of the process
- One-on-one meetings with stakeholders
- Business engagement meetings (IGS, Van Trust, Pizzuti, Ashland, Careworks, Cardinal Health)

Jason Sudy, Sidestreet Planning, provided an overview of the Plan contents:

- When looking at this portion of the City, what is most notable is the age of the existing office and the variety of occupancy and economic vitality.
- Much of it is not consistent with the current trends for office selection and retention. However, it isn't possible to reinvent this large area in a short period of time, particularly when many of the businesses and property owners are deriving measurable revenue, and even very good revenue. There are others who are looking at ways in which to reposition their buildings so they are more successful, both in the near term and the future.
- A market study was completed to determine what near-term opportunities exist, and key areas were identified for adding some of the desired amenities that did not exist. The study identified that there are many hotel stays in this area, but there are very few places offering amenities within the area to accommodate travelers. That is a significant market that could be captured.
- An overview of the parking conditions revealed that in almost all cases, there is sufficient or even an excess of parking. In the transitioning sites, there was not enough parking – such as near Frantz Road, where a parking lot was recently added.
- They looked at development possibilities for the few existing undeveloped sites and formulated a few general recommendations that would become more specific through a zoning process. Those include the following:
 - Encourage taller buildings along the I-270 frontage. Along Frantz Road, add lower-scale buildings and a different approach to the frontage to activate the area.
 - Re-create green spaces for the public.
 - Add mixed uses, where appropriate.
 - Along the Frantz/Rings Road area, there are opportunities for a full-service restaurant and service retail, and potentially a small format grocery.
- Larger-scale recommendations that aren't directly related to development focused on connectivity, sustainability and implementation:
 - Connectivity – steps to connect the overall roadway grid
 - Sustainability – opportunities to modify the concrete parking lots.
- Freshen the Frantz Road corridor. Systematize when gateways occur, including pavement markings and streetscape elements, improving a cohesive identity.
- Basic Design and Development Guidelines were developed, which will inform the upcoming Code development process.

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council

Meeting _____

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

August 13, 2018

Page 5 of 26

Held _____

Ms. Puranik stated that after Council's adoption of the Dublin Corporate Area Plan, staff would conduct background investigation on the core rezoning process. These steps involve significant public and stakeholder engagement, and the process would continue through 2019.

Staff recommends approval at the second reading/public hearing on August 27, 2018.

Council questions/discussion:

Vice Mayor Amorose Groomes:

- o Inquired if staff would be proposing an area/mass rezoning, or would the area be rezoned parcel by parcel.

Ms. Puranik responded that it would be a mass rezoning.

Vice Mayor Amorose Groomes expressed concern with that plan. She does not believe mass rezonings have served the City well in other areas where they have occurred. She would like Council to have more discussion about future area-wide or mass rezonings.

She believes this report contains great information, and it does incorporate the stakeholders' and residents' input.

- o Her only other concern is the prescriptive nature of building materials. She is not in favor of prescribing the use of glass as the main material. This is a large area, and it appears the primary material in all of these buildings in this entire area is glass. Design trends will change over time. She does not believe the City wants 990 acres of primarily glass buildings. She cannot support a plan that encourages the use of glass and restricts the use of stone and other natural materials to the lower floors. Traditional natural material buildings have stood the test of time. She believes this language regarding building materials needs to be removed. It is preferable to talk about the desired level of quality, and let great designers design great buildings.

Ms. Alutto stated that Ms. Fox has previously commented on the need to focus on the description of the desired character in an area versus having a prescription for the materials. She would be in favor of that, as well – spending more time on describing the desired character and less on prescriptive building materials.

Mr. Sudy responded that it was never the intent to prescribe all-glass buildings for all these acres. Glass is one element; there is also stone and brick. There would be diverse buildings. We are trying to discourage the use of materials that are not wanted. It is preferable to state the materials that are desired than to keep changing a moving target. The intent is that the buildings would be highly transparent. Instead of a wall of stone or a brick façade, there would windows, which would provide transparency. To provide better clarification, however, the language can be modified.

Vice Mayor Amorose Groomes stated that if she were the designer and was hired to design a building in this area, she would design a glass building, based on the language:

"The use of glass as a main material is encouraged. Glass on first floors should be transparent and allow views into the building. Use of transparent, non-opaque glass is encouraged throughout"

Mr. Sudy responded that the language would be re-worded, because that is not the intent. The intent was to indicate that opaque glass is not desired.

Mr. Reiner stated that this is a great endeavor to improve this area, originally developed in the 1980s, which is really in need of revitalization to re-capture the needed commercial tax base in this area. Per the project timeline, the result will be a master plan that Council will vote on as an area rezoning.

Mr. Keenan inquired if the alternative is to return to use of a PUD process, parcel by parcel.

Vice Mayor Amorose Groomes responded that it is not. If it is a redevelopment, the zoning may not change, because the use would be almost identical. However, if the desire is to assemble several parcels for redevelopment, a PUD might be more appropriate.

Mr. Keenan inquired if this plan would provide that flexibility.

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

August 13, 2018

Page 6 of 26

Held

Ms. Puranik responded that this would work similar to the Bridge Street District, where the property owners can keep their existing development standards but also have opportunities to introduce some of the uses that are not permitted under the current zoning. The intent is to make the process more streamlined. There are also some existing standard zoning districts within the study area.

Mr. Reiner stated that the hope is that some of the more time-worn buildings would be removed and a new base established for this area.

Ms. Fox stated that if this area is already zoned commercial, couldn't the guidelines simply be changed? If it doesn't have residential use, perhaps that could be added, along with a master plan depicting how the area would look. She does understand that this office park area needs to be updated, but why is there a need for a mass rezoning? Ms. Puranik responded that as the existing zoning map indicates [displayed], there are several existing PUDs within this planning area. The blue and red areas are standard zoning districts, which have completely different development standards and permitted uses. The PUD areas have different standards. In Metro Center, there are very limited development standards, and some of those depend on the existing deed restrictions from the 1980s. There is no consistency in development standards throughout this planning area. With a rezoning, more consistent zoning districts would result. It would also clarify to developers what can be placed here, versus the variety of changes that currently exist, parcel to parcel.

Mr. Reiner stated that he served on the Planning and Zoning Commission during the initial development in the 1980s, which occurred parcel by parcel. Architectural unity wasn't pursued. It was created by adding ash trees to tie all the architectural styles together. Unfortunately, those trees no longer exist in this area. Hopefully, the final plan will produce a cohesive appearance.

Vice Mayor Amorose Groomes stated that a rezoning doesn't necessarily accomplish that. What would accomplish that is the area plan. Just as the Community Plan has guided the development in our community, this corporate area plan will provide guidance to anyone wanting to develop or redevelop in this district. One of the difficulties with the other mass rezonings that have occurred is the resulting issues and challenges with the existing variety of signage plans. The new zoning on the properties results in many new sign applications, and it is difficult to treat all of those applicants uniformly.

Mayor Peterson inquired if Council adopts the Dublin Corporate Area Plan, is a mass rezoning necessary?

Ms. Puranik stated that on all the PUDs east of Frantz Road, there are limited standards. Because the development standards for all PUDs are inconsistent, it isn't possible to gauge how development will occur in the future.

Vice Mayor Amorose Groomes stated that such is the case throughout the City.

Mayor Peterson noted that is the nature of a PUD – a customized plan for that property.

Mr. Reiner stated that is part of the problem. Each piece came in as a separate PUD, each architecturally different from the next. The intensive streetscape that originally provided unity in this district has gone into decline in the last 30 years.

Mayor Peterson inquired if a uniform plan and standards are established, and the City requires adherence to those standards, is it necessary to rezone all of the area?

Mr. Sudy stated that he speaks only as the consultant working on the plan and not on the zoning, so he has no stake in whether Council should pursue a rezoning. However, the standards that are currently in place are not guiding the development in this area well.

He would highly encourage Council to rezone it, but that is entirely Council's discretion.

Vice Mayor Amorose Groomes inquired the reason he believes the existing standards are not guiding the development well. At this time, there is no special area plan for this district; only the Community Plan covers this area.

Mr. Sudy noted that he defers to Mr. Papsidero to discuss more specifically, but in the consultant's analysis, the initial site development standards regarding the internal landscaping, parking lots and access do not meet the goals of this plan.

RECORD OF PROCEEDINGS

August 13, 2018

Page 7 of 26

Held _____

Mr. Papsidero stated that in looking at the zoning map, more than half of it has a straight zoning district. None of those properties would undergo a review process with the Planning and Zoning Commission for development plan approval. In those cases, if the developer meets the Code requirements, they can proceed immediately to obtaining a building permit. That issue needs to be addressed, in addition to the other reasons for streamlining the process. The only protection is what is in the current Code today, and that is very limited. The intent is to protect the community further with this more comprehensive approach, but it is up to Council whether it is eventually adopted. It takes a year-long process to finalize a master plan, and there will be many public meetings to discuss it.

Ms. De Rosa stated that if only the zoning has "teeth," the rest of this is just interesting information.

Mr. Papsidero stated that it is policy. Zoning is the law, the plan is just policy.

Ms. De Rosa inquired if the area must be rezoned in order to implement this Plan.

Mr. Papsidero responded that if Council wants to ensure that it occurs in a quicker and more coherent fashion, the zoning approach is the answer.

Vice Mayor Amorose Groomes stated that this Plan is not Code, just guidelines. So even if the area is rezoned, it defaults to the same Code as if it weren't rezoned. The rezoning will require that the properties conform to the Area Plan. We can ask them to conform to the Area Plan without rezoning all of the parcels up front. If the current Code is not serving us well now, that is because we don't have a Plan, but only Code. If we rezone this area, all we still will have is Code.

Ms. Readler commented that, effectively, this is an amendment to the Community Plan, and that is a flexible planning document. It is referred to when reviewing a rezoning, but in order to apply those standards, the applicant would have to seek a rezoning every time they redeveloped in this area. The City would lose efficiency in the process. We are not changing many of the uses, and therefore the property owners should not be concerned. However, Council does not have to adopt Code after approving this. The public input process can occur first.

Vice Mayor Amorose Groomes stated that the Plan is well done, articulate and thorough.

Mayor Peterson stated that it was helpful that the need for clarity about the use of glass was identified at this point. Are there other such items that should be addressed? If so, those should also be identified before the second reading on August 27. Does any other Council member have a concern?

Ms. De Rosa stated that she likes consistency, but this is a very large area. If there is no "personality" in this area, it will be uninteresting. It may be preferable that the building standards encourage that in some way. Walkable, urban conditions are being implemented across the entire region, and this particular document states that the desire is that this area look like the Innovation District. She is concerned that the result will be too much redundancy across the whole area. She does not see that variability is encouraged in this Plan. What will happen along Emerald Parkway will feel different than some of the regions – is that accomplished with a PUD? If character isn't created, this area will not be what we want, and there would be no reason to choose this area versus another. She believes language is what is needed to accomplish it. It should not say that the intent is for it to feel like the Innovation District. It should state specifically that a certain type of character is desired. Otherwise, this plan is not much different from the Innovation District guidelines. She believes a refinement of the language for this is important. We are seeing homogenous development in the Bridge Park District that may not be what was desired. More variety would have created more character. We could preempt that situation occurring for this area by making appropriate alterations to the language in this Plan.

Mr. Reiner stated that it is good to state that in the Plan, but in the end, the architects will make those decisions with their designs.

Ms. De Rosa stated that it is important how it is said, however, as we will get what we ask for.

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

August 13, 2018

Page 8 of 26

Held

Mr. Reiner stated that the parcel holders may decide to demolish their current buildings and return with more modern, five-story buildings; that could occur parcel by parcel, which would resolve that concern.

Mayor Peterson stated that it is a policy statement, and therefore, should be stated in this policy.

Ms. Fox stated that there is one lesson learned from the Bridge Street District. There is a desire for walkable urbanism to a human scale. When we break that down to the elements that requires, we find that what accomplishes the character of walkable urbanism is placemaking. There are principles of placemaking not articulated in this Plan. She appreciates that staff has listened to the residents and provided protection to the Waterford and Llewellyn Farms communities, but there is a need to define further the landscaping buffer and the stream preservation area. That would make the residents of those communities feel much more secure. She also appreciates the move from the one to two-story and on the mixed uses.

- The top elements that were requested in the survey results were more retail and restaurants, a more pedestrian and bicycling environment, and more greenspace. The area needs to be redeveloped in a way that results in more income for these businesses, but balanced with the requested character. In the Design Principles and Land Use recommendations, she did not see sufficient emphasis on how that would be achieved. How will placemaking be created? Long lines of greenspace do not create that kind of character. Across the nation, central greenspaces incorporate central focus points, such as a band shell, a greenhouse, a beer tower garden, or even a flying saucer auditorium. Creating placemaking spaces in this amount of acreage can draw people into it from everywhere. That gives the ability to add restaurant, retail and mixed uses in the middle of it, instead of only on the perimeter. She believes the Land Use recommendations could be enlarged upon. We need to better balance the public realm and the central greenspace.
- Frantz Road is the central spine through the area. If the City is interested in alternative transit, a shared-use path and a patio are not sufficient. There is adequate setback to accomplish some interesting things. She suggested that a multi-use transit path be incorporated that might butt up against a shared-use path, in view of future e-bikes, e-scooters, golf carts that are yet to come to this community. If the desire is that Frantz Road be cutting edge, allowances need to be made for this element.

Vice Mayor Amorose Groomes stated that the open space in the Plan is residual corners or slivers of land not used. It would preferable with the rezoning to provide a great space in front of a great building, rather than focusing primarily on the building and ending up with a sliver of space on the corners for a bench or small public element. That is the heart of her concern about the rezoning, because once the rezoning is in hand, the focus is on the building, not the space.

Ms. Fox stated that if we are going to redevelop this entire area, it must be balanced with placemaking that will include the elements that have been requested for this environment, as well as improving the office parks to make them attractive to the office workers. A residential use will work well in this area, but people do not want to live in a place that appears as a renovated office park. They want to live in a place that feels comfortable, safe, interactive, social, attractive and where they feel ownership of that space. The balance isn't quite there yet in this Plan, but it is close.

Mr. McDaniel stated that, based on Council's feedback, staff would make modifications to the Plan for the second reading on August 27. If they are unable to accomplish that within this two-week timeframe, the second reading can be postponed to a later date.

Mayor Peterson stated that despite what is planned in this area, the market will drive what is actually developed. It is not entirely residential; there is a large amount of office park, and there are not many desired amenities available in that entire corridor.

RECORD OF PROCEEDINGS

August 13, 2018

Page 9 of 26

Held _____

Mr. Keenan inquired if Ms. Fox perceives this area as different from Bridge Park. She has mentioned that it should be a place people feel comfortable, safe and with vibrancy from restaurants, etc.

Ms. Fox responded that she believes there should be some similarities. The City can require a variety of architecture. When these large areas are retrofitted, they should be made walkable urban environments with mixed use and mixed residential. Bridge Park was a new development; this area will be retrofitted, so it is essential to identify ways to incorporate placemaking within those buildings. That is more difficult, but it invites challenging creativity.

There will be a second reading/public hearing on August 27, 2018.

Ordinance 47-18

Adopting the 2019-2023 Five-Year Capital Improvements Program.

Mayor Peterson introduced the Ordinance.

He noted that there will be a second reading/public hearing at the September 10 Council meeting; CIP workshops on Wednesday, August 15; Monday, August 20; and Wednesday, August 29.

Ms. Mumma presented an overview. The proposed CIP budget is supportive of the City's strategic focus areas, two in particular:

- Ensure the City's fiscal health, and
- Promote economic vitality.
- This CIP is in compliance with the adopted policies regarding debt and the City's income tax allocation. They have attempted to continue and will on an ongoing basis, leverage other sources of revenue to fund capital projects. However, that always has to be balanced with prioritized projects.
- This CIP focuses on investing in infrastructure that will be used for economic development in the anticipation that will lead to higher income tax revenues for the City. They propose to continue investment in the existing infrastructure, as it is essential that we do not compromise existing assets at the expense of new infrastructure and assets. They will continue investment in the legacy office parks; build on the momentum within West Innovation District, Bridge Street District; and continue the expansion of our technology industry cluster and job growth by investing in Smart Mobility and Smart City Initiatives.

Resources to Fund the CIP

- Income Tax Fund

There are many sources, but for this discussion, the focus will be on the Income Tax Funding.

- 75% of the City's income tax revenue is credited to the General Fund; the remaining 25% goes to the Capital Improvement Tax Fund. From there, 60% is allocated to debt service on capital projects; the remaining 40% is used to fund to cash fund capital projects. To the extent that all of that debt allocation is not spent, it is then used to cash fund projects. The CIP does not promote or recommend utilizing all of those dollars to debt finance projects. Income tax revenues are the basis of the funding for CIP. [Shared chart comparing 2015 – 2017 budgeted income tax revenue versus actual income tax revenues.] For 2018, the estimated income tax revenues are \$86 million. As of July 31, the budget income revenue, is \$51.3 million. The actual revenues are \$51.7 million, so they are within .7% of budget.
- Staff had projected that revenues would be down 1.7%, and they are down 1% over the 2017 actual revenues through July. For the purposes of this Five-Year CIP, staff has projected no growth in income tax revenues over the five-year period. Although the infrastructure improvements proposed in this CIP are expected to generate additional income tax revenues, until those revenues actually materialize, they are not counted on.
- Income tax revenues fluctuate year to year. Should information become available that indicates revenues will decline, future CIPs would be adjusted accordingly to account for projected losses. Staff is working with a data analytics firm to analyze the City's income tax revenue. As we build on that information over time, the hope is that will lead to more accurate predictions

RECORD OF PROCEEDINGS

August 13, 2018

Page 10 of 26

Held _____

for income tax revenues in the future. The benefit of having a healthy General Fund balance, as well as updating the CIP document on an annual basis, should provide a level of comfort that adjustments can be made should income tax revenues change.

- Based on an \$86 million income tax revenue over the next five years, the result in annual funding for the CIP program is \$21.5 million; of that, \$8.6 million would be allocated to cash fund projects.
- Other Sources:

There are a number of other sources for the CIP projects. There are traditional sources, but there are other sources such as TIF revenues, water and sewer fees and bond proceeds that are not shown in the chart provided. When projects are initially considered, we first look to see if there are other sources available that are more appropriate to pay for the projects, such as TIF revenues or utility fees. The remainder of the focus is on those projects that will necessitate income tax revenue resources.

- The traditional sources include the fund balance within the Capital Improvement Tax Fund, which is rolled over year to year, based on the projected ending fund balance; the cash allocation from the income tax revenue; the portion of the debt allocation that is not spent from the income tax revenue; property tax revenue; interest earnings, repayment of advances, generally from our TIF fund; and any CIP fund balance money.
- The chart provided reflects the amount available in each of those resources each year of the 2019-2023 CIP. The total resources available from TIF and water/sewer revenues, and proceeds from the sale of bonds ranges from \$19.3 million to \$23.5 million.
- In total, the CIP requests for the five-year period are reflected in the chart, titled, "Total proposed project requests." Those amounts range from \$20.9 million in 2023 to \$60.7 million in 2020.

Project Funding:

- The projects are segmented by department and categorized as either maintenance, enhancements or new infrastructure. This is done to ensure that maintenance projects are not compromised in order to fund new improvements or enhancements or assets. In total, this CIP proposes funding for maintenance in the amount of \$77.9 million and new infrastructure enhancements or assets in the amount of \$128.7 million. The total CIP costs are \$206.6 million. The chart shown breaks down the funds used to fund those projects. The two largest are: Income Tax Revenue, \$70,630,538 (32%) and Debt, \$45,116,250 (21%).
- With respect to Debt, the City is proposing nearly \$28 million to be issued in the upcoming five-year period. Those projects in which the debt service will be funded through Income Tax revenue – the 60% allocation of the 25% that is reserved for capital projects (pursuant to the City's debt policy), include: Riverside Crossing Park, the North Community Pool, Hyland-Croy roadway improvements, River Forest storm and roadway improvements.
- Additionally, there are projects that are expected to be funded through the issuance of bonds related to sewer improvements and sewer extensions. Those would be funded using sewer revenues.
- The debt policy stipulates that we can only assume 90% of the Income Tax allocation reserved for debt is actually available. Based on the estimated Income Tax Revenue over the five-year period, the chart indicates how much is allocated to retirement of debt service, the existing and the debt proposed by the five-year CIP, the debt allocation not committed, and the additional debt that could be supported, using a 20-year level debt service at a 5% interest rate. On average, we still have from \$4.5 to \$8.5 million available at any given year, if the debt in the CIP occurred according to plan.

Ms. Mumma highlighted the proposed projects, which will be discussed in more detail at the upcoming CIP work sessions.

Ms. De Rosa requested that a copy of tonight's presentation be forwarded to Council in anticipation of the upcoming workshops.

Ms. Mumma agreed to provide it.

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

August 13, 2018

Page 11 of 26

Held _____

Ms. De Rosa inquired if any additional information would be provided prior to the Wednesday workshop.

Ms. Mumma indicated there would be no additional information aside from the proposed CIP Budget that was provided to Council, which contains all the project descriptions.

Ms. De Rosa requested additional information on anticipated TIF revenue flows.

Ms. Mumma responded that behind Tab 3 of the budget, a list of resources is provided, including the TIF funds. The City has 40 TIFs, but only eight will be tapped into to fund these projections. The Debt Schedule is included within that section, as well.

Vice Mayor Amorose Groomes noted that because the electronic version is difficult to review, she would like a binder with the printed budget, as well.

Ms. Mumma indicated that binders of the CIP materials would be provided to Council.

There will be a second reading/public hearing at the September 10 Council meeting; CIP workshops are scheduled on Wednesday, August 15; Monday, August 20; and Wednesday, August 29.

Ordinance 48-18

Authorizing the Provision of Certain Incentives to LSP Technologies, Inc. to Induce it to Lease a Facility to Retain and Expand an Office and its Associated Operations and Workforce, all within the City, and Authorizing the Execution of an Economic Development Agreement.

Ms. Alutto introduced the Ordinance.

Mr. Gracia provided an overview. This ordinance proposes an agreement with LSP Technologies, Inc. (LSPT) for the relocation and expansion of their corporate headquarters within Dublin. The company has been located in Dublin since 1995. LSPT has designed and built the world's first laser peening equipment. The project results in the retention of 42 employees in Dublin and the addition of 13 new employees by the end of 2022. The Economic Development Agreement proposed by the City includes a one-time retention incentive payment of \$35,000 and a four-year, 12% Performance Incentive, on withholdings collected for all employees (2019-2022). The Performance Incentive is capped at \$57,000 for the term of the agreement. The City expects to net approximately \$342,000 over the term of this agreement.

There will be a second reading/public hearing August 27 Council meeting.

Mayor Peterson moved to waive Council Rules of Order to consider Ordinances 49-18, 50-18 and 51-18 together.

Mr. Reiner seconded the motion.

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

The Clerk read the following titles into the record:

Ordinance 49-18

Determining to Proceed with the Acquisition, Construction, and Improvement of Certain Public Improvements in the City of Dublin, Ohio in Cooperation with the Columbus Regional Energy Special Improvement District, and Declaring an Emergency. (4860-5000 Blazer Parkway).

Ordinance 50-18

Levying Special Assessments for the Purpose of Acquiring, Constructing, and Improving Certain Public Improvements in the City of Dublin, Ohio in Cooperation with the Columbus Regional Energy Special Improvement District, and Declaring an Emergency. (4860-5000 Blazer Parkway).

Ordinance 51-18

Authorizing and Approving an Energy Project Cooperative Agreement by and between the City of Dublin, Ohio, the Columbus Regional Energy Special Improvement District, Omni Blazer, LLC, and the Columbus-Franklin County Finance; a Special Assessment Agreement by and between the City of Dublin, Ohio, the County Treasurer of Franklin County, Ohio, the Columbus Regional Energy Special Improvement District, and Omni Blazer, LLC and Related Agreements, All of Which Provide for the Financing of Special Energy

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

August 13, 2018

Page 12 of 26

Held

Improvements Projects, and Declaring an Emergency. (4860-5000 Blazer Parkway)

Mayor Peterson introduced the Ordinances.

Mr. Gracia noted that there is no additional information to provide since the resolutions were presented at a previous meeting. He will provide some context, however, for not only this project, but the next three resolutions for 525 Metro Place regarding the economic impact that this program has had since its inception approximately two and a half years ago. Private sector entities are making reinvestments and utilizing this opportunity. There will be \$2.2 million of investment on 261,000 square feet, which will result in the retention of 540 employees. This opportunity is a tool that their staff is able to use to encourage private sector investment to keep the office product competitive in the market.

Ms. Fox inquired if the company has reported on the level of energy savings experienced. Mr. Gracia that only 5500 Frantz Road has implemented this. The legislation requires that, once implemented, the companies must benchmark their progress annually, so that will be forthcoming.

Mr. Keenan inquired if there would be an ESCO corporation that would check the energy savings.

Mr. Gracia responded that a third party, an ESCO company, would provide that validation.

Vice Mayor Amorose Groomes noted that, although this legislation is proposed for adoption by emergency at the second reading, the City has no financial participation in these projects. The City simply permits the funding to flow through it.

Mr. Gracia responded that all of these projects are similar in that regard. This emergency is requested in order to expedite closing on the property, to ensure they can implement the desired changes before the onset of cold weather.

There will be a second reading/public hearing on the ordinances at the August 27 Council meeting.

INTRODUCTION/PUBLIC HEARING - RESOLUTIONS

Resolution 36-18

A Resolution Approving the Petition for Special Assessments for Special Energy Improvement Projects Under Ohio Revised Code Chapter 1710. (525 Metro Place North Project)

Mayor Peterson introduced the Resolution.

Mr. Gracia stated that there is no new information.

Ms. Fox inquired if in creating this special improvement district for special energy improvement projects, is there any opportunity, ramification, ability for a business or property within a special improvement district that this does not address? Within a special improvements district, are there any opportunities other than energy?

Mr. Gracia responded that this petition would be specifically to create a special improvement district only on this parcel. They are petitioning essentially to assess themselves. They must ask to join the Regional Special Improvement District set up through the Columbus and Franklin County Finance Authority.

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

Resolution 37-18

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. (525 Metro Place North Project)

Mayor Peterson introduced the Resolution.

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

Resolution 41-18

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

August 13, 2018

Page 13 of 26

Held

Adopting a Statement of Services for a Proposed Annexation of 1.29 Acres, More or Less, from Jerome Township, Union County to the City of Dublin.

(Sanjay Bhatt, Attorney/Agent for Petitioner, Darshan Shah)

Ms. Alutto introduced the Resolution.

Ms. Readler stated that on June 22, 2018, Sanjay Bhatt, Attorney/Agent for Petitioner, Darshan Shah, filed an annexation petition with the Union County Commissioners. The petition is for 1.29 acres, which is located on the east side of Hyland Croy Road in Jerome Township. The Union County Commissioners' annexation hearing is currently scheduled for September 6, 2018. The City must adopt a Statement of Services resolution at least 20 days prior to the Union County hearing. This resolution sets forth all of the services the City of Dublin will provide, including trash collection, police and fire protection. This property is located within the proposed annexation area of the Dublin Community Plan, as well is located within the Exclusive Dublin Service Area for water and sewer.

Council had no questions.

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

Resolution 42-18

Accepting the Lowest and Best Bid for the 2018 Storm Structure Maintenance Program. (Project No. 18-019.0-CIP)

Mayor Peterson introduced the Resolution.

Mr. Hammersmith stated that on August 1, two bids were received for this program. This program provides for the replacement and rehabilitation of 97 storm structures throughout the City within the storm sewer system. The Engineer's estimate was \$250,000, and the funds budgeted were \$260,000. Of the two bids received, the lowest and best was from Strawser Paving at \$221,613.60. The completion date is November 30, 2018. Previous experience with this contractor has been favorable, and staff recommends approval.

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

Resolution 43-18

Accepting the Lowest and Best Bid for the 2018 Pavement Repair Program. (Project No. 18-028.0-CIP)

Ms. Alutto introduced the Resolution.

Mr. Hammersmith stated that on August 2, bids were opened for this program, which provides for full depth and partial depth pavement repairs throughout the City on minor arterial and collector streets. This need was a result of the harsh winter experienced, with more pavement deterioration than expected. The budget for the program was \$450,000; the best and lowest bid was from Decker Construction Company in the amount of \$432,136.75. Completion date is November 2, 2018. Staff recommends approval. Previous experience with Decker Construction has been favorable.

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

Resolution 44-18

Accepting the Lowest and Best Bid for the 2018 Bridge Maintenance - Ashbaugh Road. (Project No. 18-007.0-CIP)

Ms. Alutto introduced the Resolution.

Mr. Hammersmith stated that four bids were received on July 31 for this project that will replace the existing one-lane Ashbaugh Road bridge with a CON/SPAN three-sided arch bridge, also of a single lane. The Engineer's estimate was \$435,000, and funds are budgeted in the CIP for bridge maintenance in the amount of \$305,000. The bid from Righter Construction Company in the amount of \$423,982.92 was over the budgeted funds, but the City will use remaining funds from two other maintenance line accounts within the CIP. The completion date for the project is May 3, 2019. Previous experience with this contractor has been extremely favorable, and staff recommends approval.

Ms. De Rosa asked if this work is simply related to the age of the bridge.

RECORD OF PROCEEDINGS

August 13, 2018

Page 14 of 26

Held _____

Mr. Hammersmith responded affirmatively, noting that the bridge has a restrictive load limit currently due to its deficiency.

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

Resolution 45-18

Accepting the Lowest and Best Bid for the Churchman Road Streetscapes Planting Project.

Ms. Alutto introduced the Resolution.

Mr. Earman stated this will accept the lowest and best bid for this project, which also includes the roundabout at the intersection of Rings Road and Churchman Road. The budgeted funds for this project were \$150,000. One bid was received from Builderscape in the amount of \$136,750.00, which is under budget. Although only one bid was received, staff has had great experience in working with Builderscape in the past. Staff is therefore recommending approval.

Mr. Reiner commented regarding procurement of material. Do the City's specifications include that the materials must be of the City's hardiness zone or above versus material from hardiness zones below ours, resulting in the plants not surviving?

Mr. Earman responded that the horticulturalists and City forester have also reviewed these plans and specifications. He will check and respond back regarding this question about the specific zones.

Mr. Reiner stated that the desire is to avoid having to replace the plantings in the future.

Vice Mayor Amorose Groomes commented that it appears that the tree lawn on the north side of the street is smaller than the one on the south side, based on the aerial photos. Is that accurate?

Mr. Earman responded that the shared-use path on the north side of the street is wider, and so it does take up more of the tree lawn.

Vice Mayor Amorose Groomes asked for the width of the space is on the north side? Perhaps it may be preferable to plant on the other side of the shared-use path. It appears with this placement that the tree trunk would be a foot or two back of the curb. Mr. Earman responded that he recalls that is approximately a six-foot distance. The spacing of the trees has been reviewed. Staff can certainly check this.

Vice Mayor Amorose Groomes stated that State Street maples are a beautiful tree and great selection, but if in too small of an area the multi-use path will heave up or the health of the tree will be compromised. It appears there is significant area on the other side of the multi-use path that could accommodate these plantings.

Mr. McDaniel stated that staff will check the right-of-way in that area to determine if it is within the City's ability to do that.

Mr. Reiner asked if the City now has specifications in place regarding topsoil for the street trees to reduce impact on the sidewalks or to avoid planting them in a clay zone.

Mr. Earman responded that he will defer to the staff who reviewed the plans and the specifications from the Forestry team. These topics are discussed regularly at staff level, but he will check with the team.

Mr. Keenan suggested that perhaps Council should postpone this item until the August 27 meeting so that the information can be provided.

Mr. Earman responded that the timing is not problematic.

Mr. Reiner added that this could be delayed, as this is not currently digging season for planting new trees.

Mayor Peterson moved to postpone Resolution 45-18 to the August 27 Council meeting. Mr. Keenan seconded the motion.

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

Resolution 46-18

Authorizing the City Manager to Execute a Service Agreement with Metro Data Center for the Expansion of Dublink Transport 100-Gigabit Program.

Mayor Peterson introduced the Resolution.

Mr. Gracia stated that this will authorize the continued expansion of the Dublink Transport 100-Gigabit fiber optic network. This program will be expanded with Metro Data Center. The City extended this program in June with Expedient Data Center. This is a similar agreement, continuing to deploy the fiber infrastructure for overall economic competitiveness. Staff recommends approval.

Ms. De Rosa asked for a refresher on how the economics work for this, specifically what consideration flows to the vendor and to the City through these agreements.

Mr. McDaniel responded that the City has a program through the 100-Gigabit fiber where the City works to deploy that. The City has previously taken the position of going from fiber at the curb, deploying laterals into various buildings with the idea of pushing the City's fiber optic into the building and essentially becoming a dark fiber provider to various business owners. Some are large business owners, some are small tenants within leased buildings. This is one of the things being done in the Legacy Office parks to keep them competitive. Having an office park like this operating on a 100-gigabit backbone is very uncommon. With Expedient, which is a new data center in Dublin, and now with Metro Data Center this means handing off the fiber optics to them. What they are doing is, in essence, stepping into the City's role – deploying fiber to the curb to the building, which will allow them to ride back on the City's fiber optic. The City is therefore putting them in the business of doing this. The value add is the City's ability to allow these companies to provide the service that the City had previously been providing. The laterals will be installed at their cost versus the City's cost. The return on investment is on the back end with retention of jobs and expansion/attraction of jobs.

Ms. De Rosa stated that the subscriber to this will then pay the data center, and there is no compensation flowing back to the City from that?

Mr. McDaniel responded affirmatively. It is an indefeasible right to use the dark fiber. This particular agreement is for three years; at the end of the three years, the City will assess the return on investment relative to the income tax revenues earned from the program. In essence, it is really putting the people who can do it best in the place to do it, versus the City being in the middle of it. The City has a lot of laterals that it is facilitating.

Mr. Gracia added that there are 17 buildings involved.

Ms. De Rosa asked how many businesses use these.

Mr. McDaniel responded that it depends, as many buildings have multiple tenants.

Mr. Gracia stated that he will resend a report provided recently that had a rundown of what was used in Phase 1 – 13 original buildings in Metro Office Park. That was used as impetus to put this in Phase 2, bringing on Expedient and now Metro Data Center.

Ms. De Rosa stated that she noted in the CIP list that the City is looking for funding for the expansion of Dublink.

Mr. McDaniel responded that is an annual funding for expansion of Dublink. Some of this is for laterals, some is part of economic development incentives, some to fill gaps, some related to maintenance of this infrastructure and some to add on to make the system more robust.

Mr. Gracia noted that the benefit to the company is that there is no cost to them from their office location back to one of the data centers. That translates to an approximately 50 percent monthly cost reduction for the term of their use of that.

Ms. De Rosa stated that putting together an economic development value of that and the status would be very helpful.

Mr. Gracia added that these particular agreements require tracking, and he meets with them on a monthly basis.

Ms. Alutto asked whose responsibility it is to light the fiber.

Mr. McDaniel responded that if a company wants to access the data center, the data center will light it. That is not a cost to the City. For a small business or for a larger business, being able to ride the fiber optic back into a data center offering 20 plus providers is very attractive economically.

RECORD OF PROCEEDINGS

August 13, 2018

Page 16 of 26

Held _____

Mr. Gracia stated that it is very important in terms of retention, as once the business has the connection, it is very expensive to duplicate. They will build their entire network on this connection. Many projects are in the pipeline waiting to have this connection.

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

Resolution 47-18

Appointing Members to the Bridge Park New Community Authority.

Mayor Peterson introduced the Resolution.

Ms. Mumma noted that in 2015, the Bridge Park New Community Authority was authorized by Council, and Council appointed four of the seven members of the Board – pursuant to Ohio Revised Code. The terms of two of the members have expired, and staff is recommending reappointment of Ms. Readey and Mr. Schwieterman to a two-year term, respectively, ending March 31, 2020.

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

Resolution 48-18

Authorizing the City Manager to Execute a Second Addendum for a One-Year Extension of a Lease with Chiller, LLC for 7001 Dublin Park Drive (the "Chiller").

Ms. Alutto introduced the Resolution.

Mr. McDaniel acknowledged Mr. Foegler's work in preparing this information. Mr. Foegler worked for the City in 1992 when this project was initiated. It is amazing to review the growth in participation in this ice facility over the past 25 years. The Chiller lease with the City expires in September of 2018. Staff is recommending an extension of this lease for an additional year to allow time for the Chiller's assessment of recapitalization for the facility and potential expansion.

Staff recommends approval of this resolution in order to extend this lease for one additional year.

Mr. Keenan noted that people come from all over the state for ice time at this facility. He appreciates the work staff has done on this matter.

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

OTHER

• Final Plat – Autumn Rose Woods, Section 1

Ms. Husak stated that this is a request for platting of 37 lots – Section 1 – of Autumn Rose Woods. The Planning and Zoning Commission reviewed this in August of 2017 and recommended approval. Staff is recommending approval as well. Council had approved the fencing change for this development in June of 2018, and this is the replatting that follows.

Mayor Peterson moved approval of the final plat.

Mr. Keenan 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.

• Basic Plan Review – The Residences at Tuller Heights

Ms. Shelly stated that Council is requested to consider tonight the following: the Basic Plan, the fee-in-lieu of open space request, and designation of the next reviewing body for future site plan review.

- The applicable Zoning Code sections relate to the development plan review, the lots and blocks, the street types, the neighborhood standards (Sawmill Center Neighborhood District), and the uses.
- The site is located along John Shields Parkway, near the Tuller Flats and Greystone Mews residential communities.
- The current site is undeveloped.

RECORD OF PROCEEDINGS

August 13, 2018

Page 17 of 26

Held

- In regard to the lots and blocks, this involves the street grid for Bridge Street District. The proposed streets are Neighborhood Streets, as per the Code Street Grid System.
- The concept is to straighten out the Tuller Road and Village Parkway intersection, and add two additional Neighborhood Streets.
- This overview demonstrates that the development itself is compatible and fits in with the overall development occurring in the Bridge Street District.
- The property is located within the Sawmill Center Neighborhood District. Within this District, dwellings for multi-family apartments are permitted. The proposal is for a 55 plus residential community.
- The proposal is for an approximately 147,000 square-foot building with 135 units. Proposal includes 67 parking spaces – 34 on-site with four handicap, and 29 on-street spaces – primarily for visitors.
- The open space required is .62 acres, and the current proposal includes .24 acres.
- The proposal includes two pocket plazas and a smaller greenspace to the north and east. In addition, the residents would have access to a rear patio, a front patio that is part of their bistro service. There is a street wall adjacent to John Shields Parkway sidewalk, which would also be for the public, but not necessarily qualifying for an open space category.
- She shared renderings of the pocket plaza that would be adjacent to the porte-cochere; the patio space adjacent to the bistro; streetwall along John Shields Parkway; and the rooftop amenity deck.
- In addition to the open space proposed for the site, she noted the open space adjacent to the site: Cooperstone Park at the back of The Mews; Tuller Flats Square within one-half mile; John Shields Parkway greenway that connects Village Parkway all the way down to the river; and Riverside Crossing Park.
- A preliminary rendering of the building shows a diversity of massing with a corner element as a visual cue.
- The Basic Development Plan criteria have all been met, with the gap in the requirement for open space being met with a fee-in-lieu-of.
- The open space criteria have been met as well with the open space fee-in-lieu-of request.

The recommendation from the Administrative Review Team is for the Basic Plan – including the lots and blocks, the fee-in-lieu-of, be approved and that Council recommend a reviewing body for the Final Development Plan and for the Site Plan. These reviews would include the additional features and architectural massing.

She noted that the applicant is present to respond to any questions.

Mayor Peterson invited the applicant to make a presentation.

Aaron Underhill, attorney with Underhill & Hodge, 8000 Walton Parkway, New Albany, representing the applicant stated that he is looking forward to moving this project along the path of more detailed plans and architectures. Representatives are present tonight from Graziano Construction and Development, Pittsburgh.

He commented as follows:

- Clarified that what this use is *not* is an assistant living or independent senior living facility. He is aware there is some fatigue on the City's part with these types of proposals. He has been involved in many of those over the last five to ten years.
- What this use *is* is multi-family in the truest sense of the word. It will look, act, feel and function like a multi-family project and, in fact, it is. There are no healthcare workers on site; these will be older adults, as the facility will be age restricted in accordance with federal law – 55 and older. They expect the demographic to be even older than that. The only distinction between this and a Tuller Flats are the types of amenities offered to the residents and the age of the residents. There is no buy-in fee; this is not an institutional type of use. It is clearly within the multi-family use permitted in this zoning district. They believe this represents a good opportunity to diversify the housing opportunities in this area for the older demographic.
- Things that will be offered on-site in the community buildings are a bistro, a pub, a fitness center, organized activities, and shuttle services to travel offsite.

RECORD OF PROCEEDINGS

August 13, 2018

Page 18 of 26

Held

- This development will have no impact on Dublin Schools given the 55 and older age restriction. They wanted to make sure that this is a distinguished use from the other institutional uses Council has seen.
- There are kitchen units in each of these as is typically seen in a multi-family project. They do not have a cafeteria per se, but there are dining opportunities for residents on site.
- Graziano Construction representative present is Denise Pampera, the third generation owner. This is a 100 percent female-owned family business for 66 years. They not only construct but own, hold and operate these facilities. Therefore, they have a vested interest that it is a quality product and that it will function as presented.
- He offered to respond to any questions.

Mayor Peterson invited Council members to comment.

Ms. Fox stated that she has no concerns with a 55 and older community.

- Her issue with this is the configuration of the block. This was raised by PZC as well. The block maximum length is 500 feet. Two-hundred fifty feet is the maximum length permitted in the Bridge Street Code; this one is 485 feet.
- It was requested at PZC that a mid-block pedestrian throughway be provided. The plan provides a mid building throughway, but this does not meet the 15-foot, open to the public throughway as required in the Bridge Street Code. There are particular requirements in Basic Plans about blocks, access, and alleyways and pedestrian ways that are laid out in the District Plan. They are not satisfied by this particular Basic Plan.
- Another issue that the entrance – the face of this building – does not face John Shields Parkway. It faces Street B. Typically, in the BSD, the energy of the face of the building is to be on John Shields Parkway. There is an entrance, however the real entrance is on the other side, as well as the parking.
- The other item brought up at PZC is that the open spaces and common spaces are intended to be public spaces; many of these are not.
- She has issue with the fee-in-lieu-of, which is occurring with many other developments in Bridge Street District. As a result, the pocket parks are being lost and instead directed to the Tuller Square space. The City is eliminating the opportunities for small pocket parks by allowing fee-in-lieu of open space dedication.
- PZC was shown a variety of more traditional details on this building, and PZC asked them to bring those forward. However, that is not reflected in the current plan.
- Most importantly, we are not allowing for the blocks to be divided into more intimate spaces; we are not following some of the Bridge Street District design guidelines for those.

Mayor Peterson summarized her concerns: the block length, the architecture, the open space and the orientation of the building.

Ms. Fox added that the corner is a gateway and PZC requested some interesting unique tower items be added for that reason. Secondly, she wants a mid-block pedestrian separation – the building is too long.

Ms. De Rosa commented:

- She agrees with Ms. Fox's comments.
- At this point in time, a fair bit of development is in place and underway in the District. She has noticed that the use of these very small pocket parks is not supporting gathering spaces and the community feel that was desired.
- She reviewed the plan for the District, and the third sentence indicates the City is seeking developments that create economic vitality and a livable, walkable community. With this plan and the amenities in the building – such as a pub, restaurant – and limited parking spaces, she is not certain how this meets the character of the creation of economic vitality and a livable, walkable community in its definition. This proposed development is not in the spirit of what the City's desires for the District.

RECORD OF PROCEEDINGS

Held _____

August 13, 2018

Page 19 of 26

- The sheer massing of the building is of concern at this gateway location. As currently presented, it does not fit the criteria for a gateway facility.
- To summarize, she is not certain how this particular development would create economic vitality and a livable, walkable community.

Mayor Peterson asked her to summarize.

Ms. De Rosa responded that the pocket parks is a concern, as she has indicated, but more importantly, does this proposal meet what the City is trying to accomplish in the environment and the building.

Mr. Reiner commented:

- He agrees with his colleagues' comments. He understands the applicant is trying to propose a senior retirement facility, and breaking up the building could impact that concept.
- As far as orientation, he believes the building is oriented correctly.
- He agrees this may not be the best use for this site, as it does not meet the criteria already mentioned of a walkable community, etc.
- On the landscaped side of the building, the hitching and pilaster should probably be continued and tighten up the space, closing it off so that access is provided without viewing into the subspace.
- The pocket park issue is a problem, unless the City in the future develops a park environment for residents.

Mr. Keenan commented:

- He is interested in hearing about the demographics in terms of age in some of this applicant's other projects.
- These units appear to be 1,000 square feet or less and what level of rents are suggested? This may be relevant in view of the discussion over the years about the need for affordable housing for seniors in this community.

Ms. Alutto commented:

- She echoes some of the same sentiments in terms of site use, placemaking, etc.
- Her other concern is with the nature of the tax increment financing proposed for this project. Although this is technically a commercial use – not residential – it appears as a residential development and this gives her pause. This is not related to the design of the project, but more with the logistics of the development and financing.

Vice Mayor Amorose Groomes commented:

- She echoes the comments about engagement. People sitting on the outside of the fenced-in area of a building does not mean engagement in the street network.
- This is far too lengthy of a building and provides no interaction to the street network in two key places where connection is desired.
- The number of parking spaces being requested is a concern, as it indicates that they don't want to park cars and don't want too many bike stations – meaning that people will not come and go frequently.
- The goal is for an actively engaged street network and vibrancy. A building that offers all of its services on the interior as shown on the plans – bistro, café, dining, pub, fitness area, gardening area, market, lounge, billiard area, salon, library and business center, multi-function theater and lounge -- indicates people will not come and go from this building frequently. All the services for the people who reside in the facility will be in the building.
- The concept behind Bridge Park and the vibrancy is to have people engaged on the sidewalks, engaged in the street network, etc. This development will detract from the vibrancy of the District, with all of the activities housed in a single building.
- In terms of the finished floor elevation, if they want to include a retaining wall so that they are never more than 2.5 feet above the adjacent sidewalk elevation, this does not translate to a pedestrian-friendly environment. If they desire a flat surface, they need to find a flat parcel of land. If an interior step is problematic, then they need a flat piece of ground. The buildings should reflect the topography of the area.

RECORD OF PROCEEDINGS

Held

August 13, 2018

Page 20 of 26

- The one retaining wall in Bridge Park in front of The Exchange robs the street network of vibrancy. She is therefore not in favor of that waiver.
- In regard to the vehicular parking waiver requested, it is concerning as it indicates the lack of activity as does the bicycle parking waiver requested.
- The exterior louvers will provide a hotel feel. Many of the units are 400 square feet, and they have individually controlled climate per unit versus having a roof mounted system with interior vents. This would be far more cost effective. The claim that the louver will create an architectural feature is not something she supports. She is therefore not supportive of this waiver.
- A change in roof plane or height waiver is being requested. There is little fenestration on this building. It appears to be of two feet at most – not enough to provide a shadow line. With the change in roof plane, they are trying to accomplish a faux look of a fenestration change by changing the parapet heights. She does not believe this is an effective way to make that look attractive.
- The façade is nearly flat along John Shields Parkway. There are two sections, and if the scale is as she believes it is, the bump-outs are perhaps two feet. Aside from that, different colors of brick and siding are being put on a flat surface to make it appear as though there is some fenestration or relief. In reality, there is not.
- In regard to façade materials, there are six different colors of brick on one building. The effort seems to be on making a fake building – one building appearing as several buildings. It is not – it is one building. She would prefer to have an authentic, good building on this site.
- Regarding the open space, in her experience in visiting Florida where there are many 55 plus communities in the vicinity, the pet owner percentage is very high for this demographic. She does not know what the rules or restrictions may be, but putting this burden on Tuller Square is problematic. The open spaces provided for in this proposal are residual rectangles that could not be utilized. The City desires well thought out locations for people to gather – not what is left over on the site. The quality of the open space is lacking. While there is some open space, it is along the street. There are no areas of respite.
- There is only a cornice on the one corner of the tallest tower. A building like this should have a cornice that is inclusive versus these panel parapets to make it attractive.
- Regarding tree removal, there are over 300 caliper inches of oak trees to be removed. None of them indicate they will be relocated; they all indicate removal. These are part of the street tree network and the City has invested many years in their growth.
- She has concerns with the next step, which would be a development agreement request. It appears that the City investment in the transportation network for this would be approximately \$3.5 million. She understands a TIF could be utilized to generate revenue for a portion of these improvements, but after that, there is little in this for the City.
- She does not believe this meets the bar for this great piece of property on a great corner that is an interesting entryway into this District.

Mayor Peterson asked Ms. Shelly to address the concerns expressed by Council, namely the 500-foot blocks, 250-foot standards – and the fact that this proposal is 400 plus feet in length.

Ms. Shelly responded she does not have the drawings in front of her, but the Planning report indicates the building is 420 feet. She noted that the building meets the Code requirement of not needing a mid-building pedestrian way, but it is allowed to have a mid-block pedestrian way. What the applicant has provided is a pass through, similar to several buildings in the B and C blocks. The building is not broken into two parts, but there is a pedestrian way through the building itself at the first floor. In this case, it has been provided.

Ms. Fox noted that the Bridge Street Code requires that this would need to be open all the time.

Ms. Shelly responded that the Bridge Street Code does not require it be open all the time.

RECORD OF PROCEEDINGS

Held

August 13, 2018

Page 21 of 26

Ms. Fox commented that if defaulting to this section of the Code, it must meet the requirements of a mid-block size and be open all the time.

Ms. Shelly responded that it is actually the reverse.

Ms. Fox stated that it needs to be separated and have the ability for the public to go back and forth.

Ms. Shelly clarified it is not a mid-block pedestrian way – it is a mid-building pedestrian way.

Ms. Fox stated that the intent is for the public to walk through and not have to walk all the way around the building.

Ms. Shelly agreed that is the intent. She does not have the Code in front of her, but there are two different criteria. One is for the public to be constantly moving back and forth, and the other is more for the users of the building – visitors, staff and residents. There is a difference in the purpose of the two criteria, and that is why one is mid-building and the other is mid-block. She will check on this and provide details tomorrow.

Mayor Peterson asked for clarification about the orientation of the building. The face of the building is looking to the north?

Ms. Shelly responded that the building is oriented with its public face to John Shields Parkway, and the parking lot is behind the building. That is actually a Code requirement for multi-family that the parking be located in the back of the building. John Shields Parkway is considered the principal frontage street and the parking is on the back side of the proposed Neighborhood Street B.

Mayor Peterson asked about staff's understanding of the open space and pocket parks.

Ms. Shelly responded it is important to recognize that tonight's consideration relates to lots and blocks – are they the right size and the right shape, is it what has been prescribed in the Bridge Street Code? Many of the items discussed tonight are items to be addressed during Site Plan review. They are important elements to be reviewed, and staff is very interested in having those addressed. Staff wants to take all of those items into consideration, including how does a seat wall address the street and whether the open spaces are appropriately located and sized. The request tonight is only for lots and blocks and not for details of the Site Plan – not building massing, not materials -- but the input provided on these items will be conveyed to the applicant and they can make adjustments to their plans.

Mayor Peterson noted that, given this site is an open field, is there a reason why the requirements cannot be met and waivers are requested?

Ms. Shelly responded that there may be some site placement for the building adjusted, or the layout of parking adjusted so that the open spaces could be configured to be more of a public amenity – and not feel that they are simply a leftover corner piece. In regard to the number of trees being removed, most are actually occurring with the straightening of Tuller Road and Village Parkway. That must be considered as part of the streetscape improvements and is not really related to the placement of the building.

Mayor Peterson asked if there is anything that would prohibit the applicant from providing the required open space if they had fewer units or a smaller building.

Ms. Shelly responded that a reconfiguration of the building could result in more open space. It is a Site Plan issue, and if Council wants to direct the applicant to address this versus granting a fee-in-lieu-of at this time that can certainly be done at the Final Development Plan and the Site Plan reviews.

Mayor Peterson noted the following:

- He agrees with Mr. Keenan that Council has long talked about the need for an "empty-nester" product in the Dublin community. This use has fewer cars, and does not generate students for the Schools. It is a product that the City does not have.
- Mr. Underhill was right in addressing the concern with the assisted living facilities and the impact on EMS services. He appreciates the clarification offered.
- In his view, this proposal is somewhat of a mall environment, where all of the needs are met on the interior. Council had hoped these developments would be more interactive with the District.

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council _____

Meeting _____

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

August 13, 2018

Page 22 of 26

- It seems that the open space issues are a product of what is built. If the building is so large that open space cannot be accommodated, the building should be modified. Council's desire is not to have a fee paid in-lieu-of open space provided. Council would prefer to have the open space.
- He understands that this is the first step in the review process, but this step sets the expectations. If Council approves this Basic Plan, the applicant would assume that what is proposed meets Council's expectations. Some of the concerns raised tonight relate directly to the lots and blocks that are part of tonight's review.

He offered Mr. Underhill an opportunity to respond.

Aaron Underhill, representing the applicant stated that they believe many of these issues can be addressed at a later date, but they will request Council table this matter tonight. His involvement in this project has been since the review at the Planning and Zoning Commission. This proposal represents significant investment of time and money to get to this point. The interesting aspect of the Bridge Street process is that at the outset, it was intended to provide a much quicker review than the preliminary development and final development plan reviews. In terms of deviations from the Bridge Street Code, while some Council members view these deviations as substantial, they are not numerous. The question is if the applicant can adjust the plans so that the deviations needed are not viewed as substantial, but acceptable. As far as the parking, they believe that more parking can be facilitated on ground they control.

Vice Mayor Amorose Groomes commented that she is not indicating that the applicant should have more parking – the client knows their needs best. If that small amount is what is needed, it reflects the expected amount of comings and goings of the residents. That was her point.

Mr. Underhill commented regarding the TIF. Inevitably, in the Bridge Street District, because of the nature of the infrastructure required, nearly every development will need some assistance. They are not quite there yet, and will continue to work with staff. There is a broader, community-wide improvement to be made as a result of this project – the Tuller Road-Village Parkway straightening. A good portion of the TIF monies will go toward reimbursing that cost. This is not simply an ask of the developer, but is a broader community purpose to be served by this development. They will work on the plans and will try to address the concerns. He requested that Council table this item.

Mayor Peterson responded that he appreciates this response. He recalls in the past the cases where the developer and the City were far apart, yet the attorney – Ben Hale, Jr. – found that middle ground. With the respect to the TIF, there are many policy issues to be discussed and he believes they are resolvable. Council is mindful of the length of time and money needed to get to this point, but that does not detract from what Council believes is its obligation.

Mr. Underhill added that Dublin's process is difficult, but no one can argue with the results. They will try to address the concerns as best they can.

Mr. McDaniel added that the memo regarding the potential for a development agreement was included in the packet in order to lay the groundwork early. He also encouraged the applicant to have discussion with Washington Township, and they have done so. He appreciates their willingness to discuss the TIF issues.

Ms. Fox noted that having a 55 and older community is a good thing for Dublin. An item raised at PZC was that this is an opportunity to create a new kind of living style for an older population. A smaller building would prompt them to be outside and to walk. If the mixed-use portion could be open to the public – pub, small shops, etc. – and the residents could be outside in pocket parks, that kind of interaction is what is desired in Bridge Park.

Mr. Keenan moved to table the Basic Plan Review for the Residences at Tuller Heights. Mayor Peterson seconded the motion.

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

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council _____

Meeting _____

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

August 13, 2018

Page 23 of 26

STAFF COMMENTS

- **West Plaza Infrastructure Agreement follow-up**

Mr. McDaniel stated that during Council recess, he sent a memo in follow-up to the West Plaza Infrastructure agreement. He included this in this meeting packet to ensure the public had access to the memo. He received some feedback from Council, primarily focused on the types of plantings. Those adjustments have been made, and the agreement is moving forward.

- **Request to Remove from Table - Resolution 40-18 (Agreement with Ohio University re. Cultural and Performing Arts Center) and schedule for hearing at August 27 Council meeting**

Mr. McDaniel requested that Council remove this from the table and schedule it from hearing on August 27.

Mayor Peterson moved to remove Resolution 40-18 from the table and schedule it for hearing on August 27, 2018.

Ms. Alutto seconded the motion.

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

- **Request to Postpone Consideration of Development Plan/Site Plan – Riverside Crossing Park, East Plaza, Phase 1 to September 10 Council meeting**

Mr. McDaniel stated that staff had previously requested Council schedule this item for August 27, but would request this item now be scheduled for the September 10 Council meeting.

Mayor Peterson moved to schedule this item for the September 10 Council meeting.

Mr. Reiner seconded the motion.

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

Mr. McDaniel congratulated the Finance Department for the award presented tonight by GFOA. He appreciates all of their great effort!

Mr. McDaniel acknowledged the staff and all of the volunteers who worked on the July 4 and the Dublin Irish Festival celebrations. He thanked Council members for their participation and presence at these events during the Council recess.

COUNCIL COMMITTEE REPORTS

Ms. Fox, Council representative to PZC stated that she did not attend the most recent meeting due to Council's attendance at the Marysville balloon festival. She is aware that PZC participated in a training session on that date.

Vice Mayor Amorose Groomes, Chair, Administrative Committee reported that Mr. McDaniel has forwarded his follow-up from the retreat. In addition, he and Ms. Clarke have both provided their goals and Council has the notes from their reviews. She asked that Council members provide input in order that the reports can be finalized for submission to Human Resources.

Mr. Keenan, Chair, Finance Committee:

1. Reminded everyone of Wednesday evening's CIP workshop at 6:30 p.m.; a second CIP workshop on August 20 at 6:30 p.m.; and a third workshop, if needed, scheduled on August 29 at 6:30 p.m.
2. Noted that Faye Gibson's retirement reception is scheduled on Thursday, August 23 from 4-6 p.m. at the DCRC. He urged everyone to attend.

Ms. Alutto, Chair, Public Services Committee reported that on September 5, the Committee will meet at 5 p.m. for an update on the Aging in Place initiative. She is attending a staff session tomorrow in preparation.

Ms. Alutto, Council liaison to the Dublin Board of Education reported that their meetings for the upcoming school year have now been scheduled.

Ms. De Rosa, COTA Board member reported:

RECORD OF PROCEEDINGS

Held _____

August 13, 2018

Page 24 of 26

1. The annual COTA luncheon is scheduled on Thursday, August 16. It is interesting that when development proposals are reviewed, mobility is becoming such an important consideration, and how it is changing with multimodal paths being constructed throughout the region.
2. COTA has launched a C-Pass program where corporations are helping finance mobility back and forth to work. An outcome has been that the Dublin Park 'n Ride is enjoying great success, with this designated lot oversubscribed. If the lot is full, riders are encouraged to use the parking garages in Bridge Street. There is ample parking to accommodate.

Vice Mayor Amorose Groomes, Council representative to the Dublin Foundation suggested Mayor Peterson comment, as he attended the recent meeting on her behalf. Mayor Peterson commented that the recent meeting was held at Brick House Blue in Bridge Park. There is lots of enthusiasm, with people working on a number of projects. Jennifer Rozanski was present to speak about the Nick Rozanski Scholarship Fund.

Vice Mayor Amorose Groomes, MORPC representative stated that a luncheon was held recently regarding the Hyperloop. Ms. Fox and Ms. De Rosa also attended. There is some very exciting potential for this project, and it will be interesting to see what comes to fruition.

Ms. De Rosa, US 33 Innovation Corridor Group reported that:

1. The group met this past week at the Jerome Village Barn. There was an opportunity to hear from the Nationwide Realty Group and plans for the continued development. There are 3,000 residences being planned and some interesting opportunities relating to recreation and parks in collaboration with other communities.
2. An agreement has been signed with a firm to work on the overlay framework for the Smart 33 Corridor. There is strong engagement among the partners up and down the 33 Corridor.

Mr. McDaniel added that ODOT announced they are planning to pursue a \$750,000 study of the 33 Corridor.

Ms. Fox added that the Nationwide Realty representative indicated they would like to partner with Dublin on land use concerning sports fields. She recalls talking to a group at the DCVB who indicated that Dublin is limited in land allocated for sports use and therefore limited in terms of opportunities for sports tournaments. She thought this was an interesting point made by the Nationwide Realty representative.

Mr. McDaniel stated that he was likely alluding to whether or not the entities that operate those sports groups in Dublin, such as DYA and others – might have an interest in running those on behalf of this development.

Mr. Reiner, Dublin Arts Council representative noted that the B.R.E.A.D. Festival will take place on Saturday, October 13 and will move to Coffman Park this year.

Ms. Alutto, Dublin Friendship Association reported that they recently met at the Dublin Arts Council and had general updates. They had invited representatives from the Greater Columbus Sister Cities International to attend the Irish Festival. They did attend the Festival, but did not attend the opening ceremonies. The group was very impressed with the City's ability to produce a Festival of that quality. They look forward to working with the Dublin Friendship Association in the future. There was discussion about the upcoming school year and some opportunities for engagement with the Japanese community and some potential contacts with India. Another meeting will be held in October.

Mayor Peterson commented that in terms of City events, it is amazing that the City successfully hosts the Memorial Tournament, the July 4 activities and then the Dublin Irish Festival. It is an amazing stretch of resources that this community and staff puts together!

Mayor Peterson, liaison to Washington Township stated that he and Mr. McDaniel recently met with Eric Richter, Township Administrator.

Eric Richter, Washington Township Administrator:

1. Thanked them for meeting to share some of the data assembled. It was a good conversation and he appreciated their time during Council's recess.

RECORD OF PROCEEDINGS

August 13, 2018

Page 25 of 26

Held _____

2. Reiterated that they appreciate the opportunity to hear about developments and other activities of the City. He and Chief O'Connell were able to meet with representatives of a proposed development. This is very helpful to them. Mayor Peterson acknowledged the Township's efforts in addressing issues that impact both the City and the Township.

COUNCIL ROUNDTABLE

Ms. Fox commented:

1. The events that have been produced in the last year, and the work put into it, and watching most of the staff work overtime – 12-15 hour shifts – in the heat at the Dublin Irish Festival – never sitting down, and with smiles on their faces is amazing. Thank you!
2. Thanked Council for being open to discussing some of the principles of the Community Plan and walkable urbanism. This is a great discussion and she is very appreciative of Council's willingness to do so.

Ms. De Rosa:

1. Echoed the thanks for the Festival work. Not only staff members were smiling at the end, but also the volunteers who had worked from beginning to end. They had energy and pride in their work. She congratulated the community on this impressive and fun event.
2. Noted that the first TEDx event in Dublin occurred on July 7. She and Ms. Fox attended. The talks were outstanding and from a variety of individuals. She has encouraged Ms. Nardecchia to put together a short video in follow-up. The students from the high schools who initiated this are all headed to college, but are already planning next year's event. She congratulated and thanked them for this outstanding event.
3. Commented that the Emerald Campus robotic ribbon cutting was fun and inspirational. Congratulations to everyone at the beginning of this new school year!
4. Noted that a memo was included in the packet regarding an upcoming request to consider the Dublin Entrepreneurial Center (DEC) agreement and potentially expand that. The memo also indicates that later this year, Council may have an opportunity to review other ideas around entrepreneurship. Included was a lot of information about early stage business development across the community. She asked that when the DEC contract is brought forward for review that these ideas are brought forward at the same time. It is important to coordinate all of this, if possible.
5. Noted that a very nice update was included in the packet from Ms. Burness regarding the workforce development campaign. This was very interesting information. She would like to learn about the expected outcomes – not driving traffic to social networks – but actual workforce output. She is aware there is an upcoming Tech Day in Columbus to roll out this campaign. If there is an opportunity, she would like more information about what the outcomes may be. She looks forward to receiving that.

Mr. Reiner:

1. Noted that he hopes others have had the opportunity to visit the new amenities at Glacier Ridge Metro Park. These were generated from the City Council initiative, and the new amenities are outstanding. They include a children's play park, an extensive dog park, and a challenge course. He acknowledged the efforts of Metro Parks, specifically Mr. Moloney, as their funding comes from the Franklin County levy and this park is located outside of Franklin County. This previously passive park is now a dynamic park to visit. He acknowledged the efforts of the other Council members, as well as his colleague Steve Brown, landscape architect and chief designer for Metro Parks. He thanked Mr. Earman for his liaison work, and Eric Krause, Dublin resident who donated his time and effort for this park.
2. Reported that during the Council recess, he undertook a tour of riverfronts – traveling from the English Channel, to Paris and to the Mediterranean, viewing the Seine and the Rhone riverfronts. He hoped to gain some ideas for Dublin's riverfront parks.

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

August 13, 2018

Page 26 of 26

3. Has observed other cities having problems with electric scooters and their regulation. He asked what type of regulation is warranted for safety protections. Ms. Readler responded that staff will consult with Columbus on some proposed regulations to address these.

Mr. Keenan noted that he is familiar with a community in the south where they have established a hierarchy for users of the paths – golf carts, bicycles, pedestrians, motorized vehicles. If there are rules in place, they can all use the paths safely.

Ms. Alutto:

1. Thanked staff for the update on the Dumfries Court East sewer issues. Staff has outlined the interim steps in detail, and she appreciates that. Does staff have an estimate for a permanent design to prevent these issues from recurring?

Ms. O'Callaghan stated that staff does not have an estimate at this time.

2. Reminded everyone that school begins on Wednesday, and everyone should be cognizant of the children and buses traveling on our streets.

Vice Mayor Amorose Groomes:

1. Reported that she attended the Arthritis Foundation reception on Council's behalf and thanked them for providing the cars to Council for use in the July 4 parade.
2. Noted that MORPC met on July 12.
3. A great meeting was also held in Dublin with Mike Shadek and Columbus staff to discuss panhandling and clean zones, etc. Their chief in house Legal Counsel was present, and there was good information to share and that could perhaps be applied in Dublin.
4. Had the opportunity to accompany the Mayor to swear in the new Chamber officers and new Board of Directors. Congratulations to them!
5. Reported that she attended the Hyperloop luncheon on July 18.
6. Reported that she had the opportunity to speak to the Chamber Youth Leadership class on July 26. The Mayor also attended.
7. Thanked staff for an exceptional July 4 event and Irish Festival!
8. Noted that on July 29, she participated in a women's cricket tournament. There was a Regional Women's Cricket Tournament held in Dublin, and she was very impressed with the skills and the number of attendees from throughout the state.
9. Thanked Marysville City Council for hosting Dublin City Council at the Balloon Festival and concert on August 9.
10. Commented that she and several other Council members attended the Emerald Campus ribbon cutting. This is an exciting new opportunity for Dublin students!

Mayor Peterson:

1. Congratulated Dr. Hoadley and the Dublin Board of Education on the opening of the Emerald Campus. Similar to Dublin, this new school will set Dublin apart from other communities.
2. Complimented the staff for the new shared-use path map, distributed tonight on the dais. It is very impressive and much appreciated.
3. Thanked staff for all of their work to make the City shine during the many events held in the last six months.
4. Commented that the Dublin Schools Invocation ceremonies are scheduled for tomorrow morning, and Dublin Schools will begin on Wednesday.

ADJOURNMENT

The meeting was adjourned at 10:08 p.m.

Mayor – Presiding Officer

Clerk of Council