

# RECORD OF PROCEEDINGS

Minutes of \_\_\_\_\_

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held \_\_\_\_\_

September 24, 2018

## CALL TO ORDER

Mayor Peterson called the Monday, September 24, 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. De Rosa, Vice Mayor Amorose Groomes, Mr. Keenan and Ms. Alutto, Mr. Reiner, Ms. Fox was absent (excused).

## ADJOURNMENT TO EXECUTIVE SESSION

Mayor Peterson moved to adjourn to executive session for the purpose of conferences with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action.

Ms. Alutto seconded the motion.

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

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

Staff members present were Mr. McDaniel, Ms. Readler, Mr. Earman, Mr. Foegler, Ms. O'Callaghan, Chief von Eckartsberg, Ms. Goss, Mr. Stiffler, Mr. Rogers, Mr. Hammersmith, Ms. Burness, Mr. Papsidero, Ms. Husak, Ms. Gilger, Mr. O'Brien, Mr. Rayburn, Ms. Richison, Mr. Plouck, Mr. James, Mr. Fisher and Ms. Wigram.

## PLEDGE OF ALLEGIANCE

Mr. Reiner led the Pledge of Allegiance.

## SPECIAL RECOGNITION/PRESENTATIONS

### • Breast Cancer Awareness Month

Mayor Peterson stated that he recently had the opportunity to participate in a fundraising effort for Breast Cancer Awareness called, "Real Men Wear Pink." Two of those "real men" are present tonight: Dr. David Schmidt and Mr. Dave Mirgon. Also present was Ms. Courtney Ross with the American Cancer Society. Participants in the campaign have committed to wear pink every day of the month of October.

Ms. Courtney Ross, American Cancer Society representative, stated that October is Breast Cancer Awareness Month. The American Cancer Society has several programs that provide support to breast cancer survivors and their families. One of those programs is the "Real Men Wear Pink" campaign, in which community leaders are asked to serve as community advocates to assist in raising funds for breast cancer awareness programs for breast cancer survivors. The Society is also hosting the "Making Strides Against Breast Cancer" event on October 14.

Mayor Peterson invited Mr. Mirgon and Dr. Schmidt to provide information on the fundraising efforts.

David Mirgon, Brick House Blue Co-Founder, 6605 Longshore Street #240, Dublin, Ohio, stated that he was contacted by the American Cancer Society to be a campaign advocate. He operates Brick House Blue, a meeting site for executive-level meetings, which gives him access to many executives in the area. He also runs Mid Ohio Pumas, the largest AAU basketball program in the State of Ohio. Because he had no personal acquaintances affected by this disease, he reached out to a parent in their AAU basketball program, Dr. David Schmidt, whose wife had been battling this disease for ten years. Dr. Schmidt offered support for the cause, but only two days later, his wife died from her illness. That sad event has elevated and energized their participation in this campaign. The participants in the central Ohio campaign have challenged other cities and states to raise funds within their communities. Currently, the central Ohio campaign is seventh in place in the nation.

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Mayor Peterson noted that his son and Dr. and Mrs. Schmidt's son played baseball together. Dr. Schmidt and his family have handled this experience with courage, and it is remarkable that he is present tonight to offer his support for this campaign.

David Schmidt, MD, Dublin, Ohio, thanked Mayor Peterson. His wife, Shannon, meant so much to so many people. His two young sons, ages 10 and 13, have only known a mother with breast cancer, but she was a symbol of strength, determination, courage and kindness. She enjoyed and derived the best from every day. What helped them to endure 11 years of countless medical appointments was the Dublin community. Since his wife's funeral one month ago, they have been overwhelmed by the response of the Dublin community. Over the next few years, he is hopeful that he can give back in return.

Mayor Peterson read a proclamation proclaiming the month of October 2018 as Breast Cancer Awareness month in the City of Dublin, recognizing the important work of the American Cancer Society and its efforts to save lives through early detection and prevention, innovative breast cancer research and patient support.

Vice Mayor Amorose Groomes noted that Shannon Schmidt was a fierce competitor. They shared a love of basketball, which their kids enjoyed together. She challenged Mayor Peterson to participate with fierceness in this campaign; Ms. Schmidt would expect nothing less. She was a wonderful woman, who will be missed greatly.

Mayor Peterson encouraged everyone to contribute online to the "Real Men Wear Pink" campaign.

Vice Mayor Amorose Groomes suggested that the Breast Cancer Awareness fundraising opportunity be incorporated in the City's October communications.

## **CITIZEN COMMENTS**

There were no comments.

## **CONSENT AGENDA**

Mayor Peterson asked if there were any requests for removal of an item from the Consent Agenda. Hearing none, he moved approval of the four items on the Consent Agenda:

- Approval of September 10, 2018 Meeting Minutes
- Notice to Legislative Authority of a Transfer of D5A and D6 Liquor Permits from Hotel 6364 Frantz OPCO LP, dba Residence Inn Cols/Dublin, 6364 Frantz Road, Dublin, OH 43017 to RI Frantz OH, LLC, 6364 Frantz Road, Dublin, OH 43017.
- Notice to Legislative Authority of a Transfer of D5A and D6 Liquor Permits from Interstate MC LLC, dba Crown Plaza Dublin, 600 Metro Place North & Patio, Dublin, OH 43017 to Dublin Witness LLC, dba Crown Plaza Dublin, 600 Metro Place North & Patio, Dublin, OH 43017.
- Notice to Legislative Authority of a New C1 and C2 Liquor Permit for Krishna Siddhi, LLC. dba Chateau Wine & Spirits, 6665 Sawmill Road, Dublin, OH 43017.

Mr. Reiner seconded the motion.

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

## **TABLED ITEM**

### **Ordinance 47-18**

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

Mr. McDaniel stated that staff requests this ordinance be removed from the table and scheduled for public hearing on October 8, 2018. As a reminder, this item will also be discussed at the Finance Committee meeting scheduled at 5:30 p.m. immediately preceding the October 8 regular Council meeting.

Mayor Peterson moved to remove Ordinance 47-18 from the table and schedule it for public hearing on October 8, 2018.

Mr. Reiner seconded the motion.

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

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

### **Ordinance 59-18**

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

Mr. Stiffler stated that there are no changes since the first reading of this ordinance.

Vice Mayor Amorose Groomes inquired:

1. It is stated on page one of the memo that an additional \$35,000 is requested for fees paid to the City's investment advisors and staff indicates that these would be offset. What is the revenue that offsets that \$35,000 expense?

Mr. Stiffler responded that it would be the earnings on the investments, the percentage of which was approximately 1.8% of the money invested.

2. In Section 8 (page four) regarding the \$705,000 transfer, \$450,000 is attributed to the park retaining wall (G-3). Will that cost be covered by the contingency construction dollars provided, or is that amount outside the planned contingency?

Mr. Stiffler responded that it is outside the contingency because it is based on a change order; the amount is to be transferred from the Capital Construction Improvement Fund to the Capital Construction Fund.

3. The City has a GMP contract with the construction company to help minimize unforeseen expenses due to the complexity of this project. At what point were the items referred to in Section 8 discovered?

Ms. O'Callaghan responded that these expenses are associated with consulting services. The City contracts with Genesis, a bridge expert, who advises the City as issues arise; that expense falls outside of the construction contract. This amount is a change order to the original contract with Genesis; it is not a change order to the GMP contract. The City contracted with this company early in the design process for the services of experts on bridge design and construction.

4. These changes represent \$3,723,050 million in changes. How does that impact the City this year in terms of transfers from the Capital Fund?

Mr. Stiffler responded that he would check on this and forward that information to Council.

Ms. De Rosa inquired:

1. In regard to the total amount of \$1.6 million in Section 7, would that addition be included in the debt issued for 2018?

Mr. Stiffler stated that it would not be included in the upcoming debt issuance. The intent is that the remaining amount on a previous bond issuance would be used to pay for that. Anything that was not covered by that would be handled as a transfer from the Capital Fund instead of as an advance.

2. Do these changes then alter the beginning balance of the Capital Fund for the 2019 CIP?

Mr. McDaniel responded that he believes the amount was accounted for in the assumptions for the 2019 CIP, but will verify that is the case.

Mayor Peterson called for a vote on the ordinance, with the understanding that the additional information requested can be forwarded.

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

Mayor Peterson moved to waive the Council Rules of Order to consider Ordinances 60-18 through 64-18 together.

Ms. Alutto seconded the motion.

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

The Clerk read the names of the property owners and addresses referenced in the following ordinances into the record:

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## **Ordinance 60-18**

**Appropriating a 0.336-Acre Fee Simple Warranty Deed for Right-of-Way, without Limitation to Existing Access Rights; a 0.068-Acre Perpetual Public Utility Easement; and a 0.047-Acre Perpetual Public Utility Easement from John E. and Sally S. Leppert, from the Property Located at 4780 Bright Road for the Public Purpose of Constructing a New Cul-de-sac and Constructing Sanitary Sewer Lines and Water Line Extensions.**

## **Ordinance 61-18**

**Appropriating a 0.696-Acre Fee Simple Warranty Deed for Right-of-Way, Without Limitation to Existing Access Rights; and a 0.198-Acre Perpetual Public Utility Easement from Thomas A. McDowell and Diane A. Hornung, from the Property Located along Riverside Drive and Bright Road for the Public Purpose of Constructing a New Cul-de-sac and Constructing Sanitary Sewer Lines and Water Line Extensions.**

## **Ordinance 62-18**

**Appropriating a 0.216-Acre Perpetual Public Utility Easement from John W. McKittrick, from the Property Located on Bright Road for the Public Purpose of Constructing a New Cul-de-sac and Constructing Sanitary Sewer Lines and Water Line Extensions.**

## **Ordinance 63-18**

**Appropriating a 0.044-Acre Perpetual Public Utility Easement from Charles R. Johnson, Jr., Trustee, From the Property Located at 4163 Bright Road for the Public Purpose of Constructing a New Cul-de-sac and Constructing Sanitary Sewer Lines and Water Line Extensions.**

## **Ordinance 64-18**

**Appropriating a 0.212-Acre Perpetual Public Utility Easement from BRC Properties, Inc. and the Catholic Diocese of Columbus from the Property Located on Bright Road for the Public Purpose of Constructing a New Cul-de-sac and Constructing Sanitary Sewer Lines and Water Line Extensions.**

Ms. O'Callaghan stated that there are no changes since the first reading. Staff will continue good faith negotiations and is hopeful of reaching mutually agreeable terms with the property owners. However, if not successful, these ordinances permit the City to continue with the eminent domain process.

Vote on Ordinances 60-18 through 64-18: Mr. Keenan, yes; Mr. Reiner, yes; Ms. De Rosa, yes; Ms. Alutto, yes; Mayor Peterson, yes; Vice Mayor Amorose Groomes, yes.

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

### **Ordinance 65-18**

**Amending Chapter 35 of the Codified Ordinances to Revise the Fee and Service Charge Revenue/Cost Comparison System and Establishing a Schedule of Fees and Service Charges for City of Dublin Services.**

Ms. Alutto introduced the Ordinance.

#### Background:

Mr. Stiffler stated that this Ordinance provides for the annual update to the City's Schedule of Fees and Service Charges.

- Proposed fee changes for all divisions except Planning and Recreation Services were discussed at the June 25 Finance Committee meeting. There were no changes in the proposed fees discussed at that meeting, as is reflected in this ordinance.
- Planning and Recreation services were discussed at the August 13 Finance Committee meeting, where a modification was made in the amounts charged for Planning.
- The ordinance also contains a modification to the fee recovery policy that was discussed at the previous Finance Committee meeting. This modification is informed by subsequent meetings regarding the CIP process.

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- No additional fee recommendations have been made, particularly those for the annual and daily passes for the DCRC outdoor pools, other than those reflected at the August 13 committee meeting. Those were general fee increases, such as the 25% increase for rentals.
- This ordinance is consistent with the recommendations presented at the August 13 meeting.

#### Planning Services:

- The current Planning fee charging procedure is that for multiple services submitted simultaneously. The service with the highest fee is the only one charged and all other services are provided at no cost. This charging procedure results in an annual subsidy of approximately \$75,000.
- At the August meeting, Council recommended the elimination of this subsidy, but requested additional protections be implemented to protect smaller projects from fee increases. Accordingly, this ordinance proposes that fees be charged for all services except for projects requesting two or three services where one or more of the services is a minor version of that service. For those projects, no additional fees are charged beyond the highest fee for any requested minor services.
- This charging procedure would eliminate charges for services for simultaneously submitted minor versions of services including: PL-02 Preliminary Development Plan Review, PL-04 Amended Final Development Plan Review, PL-08 Conditional Use and PL-46 EAZ/WID Application Fee. Since January 1, 2017, 23 of the 179 projects submitted to Planning included multiple services simultaneously. This new charging procedure would eliminate additional fees beyond the highest fee service for two of these projects: for example, an addition to a car dealership and re-platting the setback on a PUD lot.
- The recommended charging procedure would add an additional layer of protection to those already offered to smaller projects through the overall design of the Planning division's fee schedule. Currently, many of the development-related services offered by the Planning division are already established using a 50% or less cost recovery level. Planning would typically expect a small project requiring an additional service to need a conditional use – minor, or possibly an amended final development plan; the minor use would be covered under the new recommended charging procedure.
- Additionally, many small projects could be located in Dublin's Historic District. This area has a special subsidy for certain planning services within its boundaries.
- Many Planning fees are set based on a sliding scale of project size and several Planning fees vary by applicant type or the scope of the service requested
- When appropriate, planning fees differentiate between residential and commercial services in determining the appropriate fee level.

Mr. Stiffler invited Council questions regarding the recommended Planning fee charges.

Vice Mayor Amorose Groomes expressed appreciation for the efforts to insulate small projects. Council does not want to discourage small business improvements. It is important that the taxpayer not have the burden of covering the cost for development that occurs in the community. Where appropriate, those costs should be borne by developers. She appreciates the efforts to look at the City's costs and attempting to assign them to the most accurate line item, making sure that the appropriate people are responsible for recovering the costs that the City expends in monitoring developments.

#### Ms. De Rosa:

- Stated that Council Member Fox has mentioned previously the need to assure support of smaller developments. Does this modification address that intent?

Mr. Stiffler responded that smaller projects are addressed by the other ways the fee schedule is designed, i.e. using the sliding fee scale or varying the fee by applicant type. For example, an application for variance review submitted by a single-family development of five acres or less pays a lower fee than others. That fee is designed to encourage smaller family developments of five acres or less. Certainly, the revised fee structure will also benefit them.

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- What is the economic difference between the originally proposed fee charges and the modified fee charges?

Mr. Stiffler responded that, under the current fee structure, the City is subsidizing approximately \$75,000, and as originally proposed, the City would have collected all of that revenue. Under the modified procedure, the City will collect \$72,500. Most smaller projects will only require one service.

#### Recreation Services:

- The current Recreation fee recovery policy is:  
In general, the recreation program will attempt to recover, on an aggregate basis, 50% of the direct costs and building maintenance costs, while recognizing that some programs may be somewhat less than that for certain reasons and some more than that. This to be based on the nature of the program. This will ensure that individual fees are reviewed annually, and any set unusually high/low are flagged.
- Recommended policy:  
In general, the recreation program will attempt to recover, on an aggregate basis, 50% of the direct costs and building maintenance costs *plus an assigned percentage of costs associated with certain recreation program capital improvement projects*, while recognizing that some programs may be somewhat less than that for certain reasons and some more than that. This is to be based on the nature of the program. This will ensure that individual fees are reviewed annually, and any set unusually high/low are flagged.

The original policy adopted in 1994 did not include direct costs and building maintenance costs. Direct costs were implied, but not clearly stated in the policy. Building costs were unspecified. Attempts were made to recover building costs, but lack of success resulted in an amendment to the policy in 2010. At no point, however, was consideration given to capital improvement costs. In the past, user fees did not cover capital improvements. The \$6.6 million in general obligation bonds for the project were paid off in 2010; the \$4 million in general obligation bonds paid off in 2018; and the \$4.4 million in improvements since 2005 have been processed through the CIP pertaining to DCRC and the outdoor pools and all have been funded by sources other than user fees. Recent CIP discussions have revealed that the future of income tax-backed debt will be limited. That gives the City two options: to cancel/indefinitely postpone projects; or seek additional sources of revenue. There is an opportunity to capture user fees to provide funding for these projects.

Therefore, the recommended policy would:

- Continue the partnership since 1994 between the community and recreation users with regard to meeting the operational needs of the division, but also allows the City to assign a certain level of recreation-related capital improvement obligations to recreation users.
- Cover 100% of the \$6 million costs associated with the North Pool reconstruction, originally scheduled in the CIP for year 2020. The annual debt service estimated on that amount would be \$480,000.
- Cover 100% of the future improvements to the DCRC. That has not yet been discussed in the CIP process, but is estimated to occur no earlier than year 2020-2022. There will be an opportunity to discuss that in future CIP budget processes. The debt cost associated with that project would be approximately \$280,000.

Mr. McDaniel stated that although the adopted Five-Year CIP has scheduled the North Pool reconstruction in 2020, that is not necessarily the year staff will propose to move forward on that project.

Mr. Stiffler reviewed details on how the additional revenues would be provided for the proposed policy change. The revenue estimates are based on the 2017 levels of service. While the proposed increases are relatively modest in most situations, staff understands that raising fees could result in some reduction in service demand thus impacting anticipated revenues. This will have to be monitored over time and commitments for use

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of these funds would be adjusted accordingly. The recreation programs outlined in the ordinance include:

<u>Program Area</u>	<u>Revenue from Proposed Fee Increases (Based on 2017 units of service)</u>
DCRC Daily Passes	\$175,000
DCRC Annual Passes	\$215,000
Outdoor Pool Daily Passes	\$15,000
Outdoor Pool Annual Passes	\$35,000
Outdoor Facilities Rental	\$33,000
Athletic Field Usage/Rental (effective 1/1/2020)	\$60,000
DCRC Indoor Reservation Service	\$44,000
Theater Rental	\$ 2,000
Total	\$579,000

The total of \$579,000 is less than the \$660,000 needed to fund the proposed capital improvements. The other \$180,000 will come from fees earned by Recreation programs, classes, camps and service offerings.

Mr. Stiffler requested Council feedback on the proposed policy and fee recommendations.

Mr. Reiner stated that the DCRC fees have not been raised for several years.

Mr. Stiffler responded that the only increases that have been made were: in 2009, the annual membership fees for school district residents were increased; in 2006, the annual membership fees were amended for residents versus non-residents. The other fees in the ordinance have not been increased since originally adopted in 2000.

Mr. Reiner stated that has been a nice experience for residents, but with the \$6 million needed to reconstruct the North Pool and future expenses, there is no other course of action than that proposed.

Mayor Peterson noted that even with the proposed fee increases, the costs will be 50% subsidized by the City.

Ms. De Rosa stated that on page 5 of staff's memo, the individual fee increases are outlined. Most of those increases are 20%. Although she agrees with the need to do this, that is a significant increase. It will negatively impact the number of units. Although there has been no increase for some period of time, trying to correct that in one fell swoop is not fair to the residents.

Mr. Reiner stated that the cost of a DCRC annual pass is significantly lower than those charged by private recreation entities. The cost is so low that almost anyone can afford it. The cost of a DCRC senior pass is one-tenth the cost at an outside club.

Vice Mayor Amorose Groomes stated:

- The DCRC is showing its age, so it is appropriate to reinvest in it. It will be necessary to do it well, because the marketplace competition is doing it really well.
- One point of clarification, the \$6 million for the North Pool is not for repairs but for reconstruction.
- She concurs with Ms. De Rosa's comment about affordability. As Mr. Reiner commented, currently nearly everyone can afford a DCRC membership, and the City wants to continue that affordability.

Ms. De Rosa responded that these changes are significant in one year. She would expect to see a decrease in number of memberships. When this ordinance is brought back for second reading, she would like to see some "sensitivity" in the application of these increases. Would a 10% decrease in usage be offset by the proposed increase in fees? A 20% increase in the fees concerns her.

Ms. Alutto inquired if the recommendation includes an annual review of the fees.

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Mr. Stiffler responded that Recreation Services conducts an annual review of their fees, and the City reviews the Cost Study ordinance annually. The issue is that the fee increases approved by legislation are based upon the underlying policy. Because the 50% recovery required by the current policy has always been met, there has been no need to increase the membership fees.

Ms. Alutto inquired if that has been because the cost of capital improvements has not been addressed by the policy.

Mr. Stiffler responded that is correct. Adding this component will not only improve the numbers, it will make the policy more interactive.

Ms. Alutto concurred. The question is whether Council wants to achieve the needed increase over a period of time versus in one increase.

Mr. Keenan stated that this policy change is very important to the CIP process. Council needs to approve this, so that staff can continue the move forward with the work on the CIP.

Ms. De Rosa stated that although there have been a couple of Committee workshops where this was discussed, this is the first Council meeting where it has been discussed. She reiterated that she is not opposed to addressing the problem. Her position is that it is unfair to do it all at one time.

Mr. Reiner stated that in the past, Council's position has always been not to increase the membership rates. Council has always preferred to subsidize Recreation services. He believes it is now necessary to take a different direction.

Vice Mayor Amorose Groomes stated that she does not disagree that there would be less impact if the costs were increased more slowly; however, decreasing the amount of the increases would not provide much benefit for the City.

Mayor Peterson inquired Council Members' support of the recommended fee policy change to include CIP cost recovery as well as the current operational cost recovery. Staff has requested feedback to the following three questions:

1. Should the Recreation program fee policy modification to include "an assigned percentage of costs associated with certain recreation program capital improvement projects" be adopted?  
Council members' responses: Yes – 6
2. Should the recommendation to assign 100% of the costs associated with the reconstruction of the North Pool and future DCRC facility improvements be adopted?  
Council members' responses: Yes – 6
3. Should the fee recommendations specified in Ordinance 65-18 be adopted?  
Council members' responses:
  - Ms. De Rosa – She agrees with the policy, but wants to see the fees increased in a more phased approach.
  - Mr. Reiner – After 15 years, a \$25.00 increase is minimal.
  - Mr. Keenan – It is necessary for the CIP budget process to proceed.
  - Ms. Alutto – Would the increases be effective January 1, 2019 or with the current passholders' next renewal?

Mr. Stiffler responded that the passholder increases would be effective with the member's next renewal date. The soccer fees are delayed until January 1, 2020 to allow planning for those associations; \$60,000 increased revenue will not occur until 2020.

Ms. De Rosa inquired why the soccer fee increase is being phased in but not the other fees.

Mr. Stiffler responded that the soccer fee increases would occur later because the City works with a third party that runs that program, which budgets a year ahead. Their fees have already been established for next year. Delaying the effective date is necessary to continue working with our partner.

Ms. De Rosa stated that, likewise, she wants to partner with the City's residents.

Ms. Alutto inquired if Ms. De Rosa would be amenable to a pro-rated approach.



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Ms. De Rosa responded that her position is that Council needs to give the residents time to plan and manage this increased fee. There are ways in which that can be accomplished. In some program areas, the City would be gaining \$100,000 or \$22,000. She is aware the goal is to cover some debt service over time, and that debt will not be incurred for a couple of years. She believes there is the ability to phase in the increases and she would appreciate that being considered.

Mayor Peterson stated those additional funds could be set aside to be used later when the North Pool is reconstructed.

- Mayor Peterson – The City will continue to subsidize the costs of Recreation Services at 50%. The amount of the increases is reasonable.
- Vice Mayor Amorose Groomes – How this fee change is communicated to the residents will be very important to the families. Timely communication will allow them opportunity to plan. Perhaps this first year the City could offer an early membership renewal date -- if the passholder renews by that date, they would retain the current membership rate for the next year.

Ms. De Rosa reiterated that the pool reconstruction would not occur until perhaps 2020 – 2022, so a phased approach is more appropriate.

Mayor Peterson responded that the intent is to save the funds needed for the project that will occur in 2022.

There will be a second reading/public hearing on October 8, 2018.

## **INTRODUCTION/PUBLIC HEARING - RESOLUTIONS**

### **Resolution 59-18**

#### **Authorizing the City Manager to Execute an Agreement with Metro Data Center for the Sponsorship of the Dublin Entrepreneurial Center at 565 Metro Place South.**

Ms. Alutto introduced the Resolution.

Ms. Gilger stated that this resolution would authorize a five-year renewal of the City's financial commitment to the Dublin Entrepreneurial Center (DEC). To date, the DEC has a dozen graduates, many of which continue to be located in Dublin. There are more than 100 tenants and hot spot members. In a time when co-working space is becoming a new norm for small business, the DEC continues to re-invent itself every few years in order to differentiate itself. The DEC is more than just affordable rent. The facility offers free entrepreneurial training, shared services, meeting facilities, access to a network of professional services from the DEC sponsors, such as legal, accounting and lending services, business coaching and counseling from our partners such as Rev1 Ventures and the Small Business Development Center, an onsite data center, and a marketplace of business to business connections where over 60% of its tenants conduct business with at least one other tenant. Previously, the City's financial commitment to Metro Data Center has been directed toward the lease rate for the facility, covering some of the common-area costs such as meeting rooms. In this new contract, dollars are shifted away from the physical space and directed to the overall sponsorship of the DEC, the programming and the management of the facility. The five-year commitment totals \$1,477,488. The annual fee decreases each year over the five years, allowing the DEC time to slowly move off of the City's funding and potentially become its own entity. Staff recommends approval of this Resolution as it supports Council's goal of setting conditions to allow for the creation of innovative businesses in Dublin. Metro Data Center and DEC representatives, Rob Kopp and Chaz Fruetel, are present tonight to respond to any questions.

Ms. Alutto inquired how many DEC graduates have remained and have businesses in Dublin.

Ms. Gilger responded that six of the twelve are still in Dublin; nine of 12 remain in the central Ohio region; and 11 of the 12 remain in the state of Ohio.

Ms. Alutto inquired what is the estimated economic impact to the City in terms of income tax revenue.

Ms. Gilger responded that the six businesses that remain represent 60 jobs.

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Ms. Alutto inquired if the City has economic development agreements with any of those businesses.

Ms. Gilger indicated that the City does not.

Ms. Alutto inquired what has been the City's investment to date.

Ms. Gilger stated that she has that information and would forward it to Council.

Ms. De Rosa stated that significant changes are occurring in the entrepreneurship area in terms of start-up spaces. Why is a five-year lease proposed in a world that is rapidly changing?

Ms. Gilger responded that the five-year commitment facilitates planning. Metro Data Center has a lease on the facility; most leases are three to five years. What is unique to this contract is that each year, staff will review the scope of services that are being provided for the City's sponsorship, and there is the ability to negotiate different services for the City-sponsored dollars.

Ms. De Rosa stated that because evolution is occurring in regard to location and configuration of space, how would this feel in three to four years?

Ms. Gilger stated that in the City's partnership with Metro Data Center, every year some sort of change has been made to the DEC facility, including adding more "hot spots," changes to office sizes, updating the café from vending to sponsors and new food services, and adding training spaces. With this partnership, there has been the ability to shift to accommodate trends.

Rob Kopp, President and Chief Operating Officer at Metro Data Center, stated that the DEC is a passion for both him and Mr. Fruetel. When he started the Metro Data Center, he was a DEC tenant. The original DEC location was on Post Road. Every year, changes have been made within the DEC community. When Metro Data Center moved into the current building, it was 98% empty. Now, the building is completely full and not with DEC residents only. The DEC presence has impacted the entire building and impacted how the DEC works. Metro Data Center is not just filling office spaces but building a work community; the building tenants work together. New programming offered this year is called "Inner Circle." The goal is to teach companies how to build and develop. This is his sixth company startup in Dublin. He and his partner, Niles Overly, developed Dublin Metro Data Center in 2011. They are excited to be part of the growth of the DEC and the fulfillment of the DEC vision within the City.

Vice Mayor Amorose requested that Ms. Gilger elaborate on how the DEC integrates with private enterprise efforts within the City, such as Brick House Blue. How are the two differentiated?

Ms. Gilger responded that traditional coworking provides office space. With the DEC, start-up companies can achieve office space at a reduced, affordable rate. There is an application process, so not everyone who wants space at the DEC can acquire it. The application process looks at the industry in which the applicant is involved, their business plan, and if their ideas have been initially vetted. They work with Rev1 Ventures, which also has a very large pool of applicants interested in being included in their incubator. The applicants that have been vetted, but space is not available for are referred to the DEC. Although other co-working spaces offer training classes and networking opportunities, they aren't at the same level as the DEC training programs.

Chaz Fruetel, Dublin Entrepreneurial Center Manager, stated that for the last nine years he has had the privilege of managing the DEC. He has seen hundreds of companies come through, although not all have been graduates. The DEC was initiated in a time of economic downturn; many people had lost their jobs and were starting their own businesses in an attempt to survive. The DEC provided them the opportunity they needed. Eventually, many of those individuals were hired back into the corporate world. Although, typically, 80% of start-up businesses fail within three-five years, he is confident that the DEC reduces that failure rate significantly. Through education and helping businesses retain business plans, they are able to reduce the failure rate and create much more success than anywhere else. Everything the DEC offers makes a big difference in comparison to other sources that primarily offer space.

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Ms. Gilger stated that the community of the DEC is the biggest differentiator. Within that community, the tenants support, hire and provide mentorship to one another. That does not occur in traditional co-working spaces.

Mr. Keenan stated that Council appreciates all the efforts of Mr. Fruetel and Mr. Kopp. They have done a wonderful job! The Metro Data Center has helped serve the rest of the Metro Center, which is important to the City's revitalization efforts in that particular office park.

Ms. De Rosa asked what two things might be on Mr. Fruetel's "wish list" to make the DEC even better.

Mr. Fruetel stated that every year, they try to develop something new that is not yet being done in Central Ohio, perhaps not even across the country. They have developed an opus, or masterpiece, and they are trying to pass that on to businesses. Many businesses don't realize that the more they work together, the more they give back to the community. People want to do business with companies that are more community-oriented. That have been working on that effort for six months, and it is beginning to take hold.

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

## **Resolution 60-18**

### **Authorizing the City Manager to Execute a Triple Net Commercial Lease Agreement for a Primary Term of Five Years with GTN Corporation for the Dublin Village Tavern Property Located at 27-29 South High Street.**

Ms. Alutto introduced the Resolution.

Mr. McDaniel stated that since 1999, the City has leased City-owned property at 27-29 South High Street to the GTN Corporation, whose president is Tim Picciano. He has operated the property as a restaurant known as "Dublin Village Tavern." The City has determined that re-leasing the property to GTN under appropriate conditions remains in the best interests of the City and the immediate area. The restaurant provides an important destination and neighborhood gathering place, and is a generator of pedestrian activity for that portion of the Historic District. This is consistent with the original intent of Council. Retaining the City's ownership and allowing an ongoing lease for this use remains the most effective method in which to achieve Council's intent. Staff provided a rental history of the property and the various improvements made to the property over the past 20 years. New lease terms have been negotiated successfully with GTN. The new agreement will be a five-year lease with one five-year option to renew. The lease remains a true triple net lease, although the landlord contributes to building improvements that may exceed the term of the lease. It is an old building, and with a triple net lease, the owner carries most of the responsibility for the building costs. That is the reason the basic rent will increase from \$11.08 per square foot to \$24.00 per square foot. Although competitive with the marketplace rate, it is on the lower end due to the risk of the building given its age and condition and need for improvements, which Mr. Picciano would assume. The lease rate will increase two percent every year of occupancy. The lease space will increase from 1,097 square feet to 1,650 more square feet. Previously, GTN completed an addition, and because it was their investment they were relieved of inclusion of that square footage in the lease. That additional area is being included in the new lease, as GTN has been able to recover their investment at this point. The cost of the first year of the lease will be \$39,696 and will increase accordingly. Mr. Picciano has agreed to the terms of this agreement.

Mr. Keenan inquired about the real estate taxes on the building. The lease calls for Mr. Picciano to pay those, and it is likely a significant amount.

Mr. McDaniel indicated that information would be forwarded to Council. Mr. Picciano is required to pay the taxes, but as part of the new lease, the City will be removing some of the parking spaces on which he has been paying taxes; they are actually public parking spaces.

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

## **Resolution 61-18**

### **Authorizing the City Manager to Enter into Agreements with Rumpke of Ohio, Inc., for the Collection, Transportation and Delivery for Disposal or Processing of Solid Waste, Recyclable Materials and Yard Waste Generated by Residential Units, Municipal Facilities and during Special Events and Acceptance and Processing of Recyclable Materials.**

Ms. Alutto introduced the Resolution.

Ms. O'Callaghan stated that the City entered into contracts for collection and recycling services with Rumpke in September 2014. The terms of the contracts were for three years and terminating on December 31, 2017 with the option to extend for 2018 and 2019. The decision was made in 2017 to extend the Collection Services and Recycling Services contracts with Rumpke for a period of one year, through 2018. The existing contracts still have one extension year option remaining, which can be extended through 2019. Since early 2018, Dublin staff has been working with Solid Waste Authority of Central Ohio ("SWACO") staff and the community Consortium members to conduct a competitive bid process for both Recycling Services and Collection Services. This year, the 10 entities were restructured into smaller groups with the goal of attracting competition and more favorable bids. Ultimately, the City of Dublin and Washington Township were matched and went out to bid. They received one responsive bid for recycling and collection services from Rumpke. The Rumpke bid results outlined in detail in the packet memo include:

#### Recycling Services

The existing Recycling Services contract with Rumpke will be extended for a term of one year through 2019 at \$0.00 per ton. Prior to advertising for bids, the Consortium decided to exercise the extension option and to seek bids for Recycling Services for two years, beginning on January 1, 2020 and terminating on December 31, 2021 with the option to extend for 2022 and 2023. Bids for Recycling Services were opened on May 17, 2018. Rumpke was the only bidder and submitted a Base Bid with a flat rate of \$35 per ton to process recyclables. This increase was not unexpected. Rumpke also submitted an Alternate Bid that includes risk/reward profit sharing, which staff recommends as the lowest/best bid for recycling services because the per ton processing is capped at \$35 and there is the potential to receive a rebate up to \$20 per ton.

#### Collection Services

Rumpke submitted five bids for consideration. Rumpke is Dublin's current service provider at a cost of \$16.22 per household per month through 2018 with a potential extension year for 2019 at a cost of \$16.71 per household per month. The bids included prices for a variety of options including three- and five-year terms, unlimited collection of solid waste, cart contents only, option where Rumpke would provide a refuse cart, and option where Rumpke would provide the recycling cart. CSAC's recommendations to Council at the last meeting were taken into consideration as part of staff's bid analysis, and it was determined the bid options submitted by Rumpke that included carts (purchase or rental) are not competitive, and therefore are not viable options at this time. Analysis of the bid options, taking into account the average annual cost, would seem to support Alternate Bid #2, which provides a continuation of our current service (status quo) for a three-year period at competitive pricing. The first year price of \$16.71 per household per month is the same price the City would incur with a one-year extension of the current contract, with seven percent increases in years two and three of the new contract. The City would expect to experience larger increases if one-year contracts were bid for each of those years. The three-year contract term would also provide the opportunity to work with SWACO and Rumpke to explore options, including grant opportunities, to expand the City's existing two-cart collection system area and to pursue further CSAC's recommendations.

Staff recommends City Council approval of Resolution 61-18, authorizing the City Manager to enter into two separate agreements with Rumpke: (1) the Collection Services contract for the collection, transportation, and delivery for disposal of processing of residential solid waste, recyclable materials and yard waste generated within the City of

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Dublin, Ohio for a term of three years, and (2) the Recycling Services contract for the acceptance of delivery and processing of recyclable materials for a term of two years with the possibility of two extension years.

Mayor Peterson inquired if the in-container option is not being pursued at this time. Ms. O'Callaghan responded that it is not. The services that would continue under the three-year contract would be status quo.

Vice Mayor Amorose Groomes stated that the Consortium's intent that more bids and more competitive bids would be received did not occur. Was there any consideration of the Consortium coming back together to see if greater savings would be realized from a larger pool?

Ms. O'Callaghan responded that the plan is that once all of the communities in the region have entered into contracts for the time period, they will reconvene as a region and will likely reach out to the other hauling contractors that did not submit bids to gain their input and determine what might occur in the future to increase competition. The process was successful for two communities where one additional hauler did submit a bid, although that hauler was not awarded the bid. There are haulers who have not entered the residential hauling industry, and that is where efforts must focus.

Vice Mayor Amorose inquired if the City has identified the cost to provide the service in house. A number of other communities, including the City of Columbus, do so.

Ms. O'Callaghan stated that it has been considered previously, but she is not aware of the timeframe when that occurred.

Mr. McDaniel stated that such an analysis was conducted approximately 20 years ago.

Vice Mayor Amorose Groomes stated that there is likely some information on those costs available, as there are entities that have done this.

Mr. McDaniel stated that, typically, the practice has been reversed. Nearly every city in central Ohio has discontinued city provided services and replaced it with a contractual service. A few, such as Columbus, continue to provide the service.

Vice Mayor Amorose Groomes stated that she is not suggesting that direction be taken, but that information may be beneficial in justifying these costs.

Ms. O'Callaghan stated that one service that SWACO provides is they perform pricing comparisons to the state and the nation, so they do provide validation of the pricing. They have indicated that, based on their data, this pricing is competitive.

Mr. Keenan stated for the record that of the 38 communities in the Franklin County area, only six do not charge their residents for this service. Thirty-two of the communities pass that cost along to their residents.

Mr. Reiner commended Ms. O'Callaghan for her efforts in negotiating these contracts. He believes this is the appropriate direction.

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

## OTHER

### • Bridge Park Update and Market Proposal

Mr. McDaniel stated that Crawford Hoying will provide an update on Bridge Park and a proposal regarding a permanent indoor public market. An informational memo was provided in Council's packet.

Nelson Yoder, principal of Crawford Hoying Development Partners, Ltd., 555 Metro Place, Dublin, indicated that Matt Starr, Bob Hoying and Jessica Rexer from Crawford Hoying are present, as well. Mr. Starr will take the lead on the Bridge Park update and the year-round public indoor market proposal. Also present is Jeff Pongonis, president of the Board of Directors for the North Market Development Authority; he is also a principal at MKSK. Rick Harrison Wolfe, North Market executive director, is also present. He is widely credited with turning the North Market into the success it is today.

- He thanked present and past Councils for creating the vision that has resulted in the amazing transformation that is now occurring in downtown Dublin. He has

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been a member of the Dublin community for 38 years, and is excited that Dublin is now in the running for the most prestigious and high-profile office tenants seeking space in this region. This is the first time that has happened since the pendulum has swung back to walkable urbanism. Dublin is in competition with Grandview, where there are two walkable developments, and Easton and the Short North. The companies Crawford Hoying is in contact with today represent over 1,000 jobs and over a million dollars in annual payroll tax. These companies are considering coming to downtown Dublin as a result of the Bridge Park and downtown Dublin investments. Payroll taxes are obviously the lifeblood of this community. They passionately want what is best for this community; Dublin is not only their workplace but also their home.

- This year, they have held the Dublin Farmers Market every week at Bridge Park. This required an investment by Crawford Hoying of money and employee time. Some of their employees are donating four-six hours weekly to provide oversight to the Dublin Market. They see the potential for a downtown market as an opportunity to position downtown Dublin and the City for long-term success. It will add another draw to that area and give Bridge Park longevity and an opportunity to become an integral component of the community.
- In building this area of the district, they have involved six different design consultants to add flavor and uniqueness to the area. The indoor market could be achieved within the framework of the existing development agreement. Although it is a feature that other municipalities covet, Dublin has the opportunity to achieve it. This presents an opportunity to put Dublin "on the map," setting it apart as a premier community within the state of Ohio in which to live and work.

#### Bridge Park Development Update

Matt Starr, Development Director, Crawford Hoying Development Partners, Ltd., 555 Metro Place, Dublin, presented an overview of the current status of the Bridge Park development. Blocks A, B, C and Z have been developed. Currently, townhouses are being built in Block H, they have begun on the plans for D Block and an office building is under construction on Block A just past the roundabout. In the future, office space will be added. Blocks F and G are covered under the current development agreement; Blocks J and K are not and would need to be addressed in the future. All of the office space that has been constructed at this point is 100% leased. That has incentivized them to begin construction on the Block A office building, of which one floor has already been leased. The intent is to add more office space in the D block. Of the retail spaces, 85% of the current restaurant space is leased although not all is opened. Several spaces are currently under design. The main corner at Bridge Park Avenue and Riverside Drive is such an important corner that they are continuing to hold it for the right opportunity. Of the residential spaces, 70% is leased, and they anticipate having all of the units leased within the first quarter of 2019. They will not have any new residential product available until spring 2020. In regard to the current office jobs located in this area, of the 420 total jobs, 205 are new. Of the current retail/restaurant jobs, the 504 jobs are all new. The total jobs located in the new Bridge Park development are generating approximately \$450,000 in new payroll taxes, and the ability to generate additional payroll tax dollars is substantial.

#### Dublin Market at Bridge Park

- Seasonal Markets. When a report was given to Council a few weeks ago, an idea was proposed regarding seasonal markets. They have committed to having a Thanksgiving market on the Saturday before Thanksgiving, 9:00 a.m. to noon. They are exploring the possibility for a holiday market, which would occur in early December.
- Community Survey. With the goal of obtaining feedback on the existing market and the possibility of a future permanent indoor market, a nine-question community survey was offered through various social media channels. Of the 471 responses received, the feedback was overwhelmingly positive. He reviewed responses. Interestingly, the response to one question, "What do you like best about the market?" was "location and convenient parking." The responses also indicated that there was a good variety of vendors.

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- Permanent Market. The survey results indicated 90% support of a permanent indoor public market at Bridge Park. 55% indicated they would visit once/week.
- In July, they took a day trip to Atlanta and viewed three permanent public markets. They are planning a trip to the Chelsea Market in New York City, as well.
- How did they arrive at this idea? The intent has always been to have a grocery in this area, but the expectation was that would occur later in the project. They were negotiating grocery leases with two of the larger grocers in town. During those negotiations, however, Amazon purchased Whole Foods. It was always a difficult challenge to land those types of users because they want what they currently have in central Ohio today – a big store and surface parking. With the Amazon purchase, they paused to re-group and re-evaluate their plans. Bridge Park is surrounded by other grocers, including Trader Joe's, Whole Foods, Kroger, Giant Eagle and Fresh Thyme. They have discussed this opportunity with Jeff Pongonis and Rick Harrison Wolfe.
- Mr. Wolfe showed him a stack of interested vendors the North Market has from which he has selected a limited number, as there is not sufficient room to accommodate all. Crawford Hoying has also experienced significant vendor interest. Of the 166 applicants received this year, 40 were able to participate. He has invited Jeff Pongonis and Rick Harrison Wolf to share their experience with the North Market and thoughts with Council.

Rick Harrison Wolfe, North Market Executive Director, stated that one of his board members introduced Crawford Hoying representatives to him in February. It is not uncommon, as many new developments are seeking grocery opportunities. In the last five years, approximately 10-15 developments within the region have expressed interest in opening a public market. However, there is a difference between a market versus a food hall.

- The North Market is a non-profit organization. Their landlord and partner is the City of Columbus. The non-profit organization took over in the late 1980s. For many years, from 1876 to the late 1980s, it was City-owned and operated. There are a few such public markets in the country. Cleveland's West Side Market remains City-owned and operated. However, the City of Cleveland is interested in getting out of that business, as most cities have across the nation, and moving it to a non-profit run market. He was invited to and visited Bridge Park and was impressed with the new development that has occurred. He has viewed their plans, and future plans for housing and retail. He sees the opportunity.
- After viewing many public market proposals from all over central Ohio, this seems to be a great opportunity. North Market has been existence since 1876 and has a very strong brand. They have 1.5 to 2 million people come through their doors annually. A food hall is typically a privately-owned market with prepared foods, and there are in excess of 100 being built across the nation and world. A public market is different as it offers the fresh food piece; that is the most difficult part of the business. He has been doing this for five years. Their mission is to incubate and support local, independent business.
- The Bridge Park proposal is a replica of the North Market concept. They bring in local, independent businesses and provide the fresh food category. The hope is that one-third of the project would be fresh food merchants providing local meats and produce. He visited the Fore!Fest event earlier in the year and was impressed with the turnout. He also visited the Dublin Farmers Market and was impressed with the number of vendors participating. Every community wants a farmers market, but typically, an insufficient number of farmers participate. For a first year, the Dublin Farmers Market involved a large number of vendors, and the variety and quality of the products was excellent. His experience with this development and the Farmers Market was that this area draws a large number of people from everywhere – hotel guests, residents and visitors from throughout central Ohio.
- These are the reasons he sees this as a good opportunity for partnership. As a non-profit, the North Market cannot afford risk. They operate on very thin margins, but they are very impressed with this group, this development and the community.

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Mr. Keenan stated the cost of a shop lease in downtown Dublin does not make economic sense for the small baker, butcher or produce merchant. With this public market concept, it could all happen in Bridge Park. He visited a similar concept in Cleveland – Ohio City. It was incredibly vibrant, and it was possible to find whatever is wanted. He would anticipate the market also drawing a lunch and dinner crowd, similar to the North Market.

Mr. Wolfe responded that the North Market is approximately one-third fresh foods – produce, a butcher, fishmonger and cheese. It is about one-third bakery, confection and gifts. The other third is prepared foods. West Side Market in Cleveland is approximately 90% fresh foods. At North Market, the people walking through the doors dictate what the merchant mix is. In the North Market structure, the lowest rent is the fresh foods; the highest is prepared foods. Essentially, everybody subsidizes the fresh foods, because the produce guy has the most difficult environment – fresh foods do not last long. That structure was created with his Board, as they looked for the best model to keep these vendors in business. There is an incubator piece. Jeni's started in the North Market; she now has over 30+ shops across the country. Bubble's Tea started in the North Market and now has eight-nine shops. There are more who are interested in expanding. There is a synergy among the vendors participating in the North Market that would present an opportunity for the Dublin Market.

Mr. Reiner stated that Council has been pressuring staff for some time to make this idea work. There is a need to draw some craft food opportunities, but the economics do not work for renting shop space in a building. This could be the solution. With Mr. Wolfe's assistance, there could be the opportunity to make this one of the most attractive public markets in Ohio. So far, Crawford Hoying has been a very good partner in this overall effort. They have lived up to all Council's expectations. They are a very good team to work with, and he is confident their partnership with the North Market would be the same.

Mr. Wolfe responded that they receive many inquiries, but they are interested in pursuing this one. The Dublin community clearly supports this project.

Mr. Reiner stated that he worked with the North Market on their building upgrade in the 1990s. As a nonprofit, he found them great to work with.

Mr. Wolfe responded that the North Market moved into their third building, the one they are in currently, in 1995. The North Market is a community amenity, which is what public markets are and should be.

Jeff Pongonis, President, North Market Development Authority Board of Directors, expressed the Board's support, both of the Executive Committee and their Board of Advisors, for this partnership with the developer and the City. They anticipate moving forward on the opportunity.

Mr. Yoder stated that the question was where to locate the public indoor market. The proposal is to locate it in the ground floor of the parking garage. There is a good, cleared height and the opportunity for five roll-up garage doors along the front to create an open-air environment. There are a couple of in-board loading docks and trash access. One issue would be drawing people to this location. For the market to succeed, an important component would be wayfinding signage. A public market will not survive if it is provided only to the people in the area; it must be a community asset.

#### Costs:

Mr. Yoder provided an overview of the estimated costs of building the market space, which include:

- o Hard cost: \$2,800,000
- o Design costs: \$ 650,000
- o FF&E: \$ 400,000
- o Pre-Opening: \$ 330,000
- o Soft Costs: \$ 470,000
- o Contingency: \$ 250,000
- Total: \$4,900,000



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Although no design has occurred, they know what can be financed with the bond structure they are proposing. The project would have the advantage of beginning with the shell – the box of the structure already exists.

#### Next Steps

- Amended development agreement
- Finalize financial metrics (proforma, budget)
- New Community Authority Board
- Finalize management agreement with North Market
- Design kickoff
- Solicit, procure, finalize vendors
- Construction build-out (Fall 2019)
- Market opening (Spring 2020)

Mr. Yoder indicated that the intent is to pay the \$4,900,000 by utilizing the New Community Authority sales charge to levy .5% sales tax on all the retail sales within the Bridge Park properties. The project amount that would raise is approximately \$5 million. Mr. Wolfe's financial team has vetted the projections. The hope is to break even on the business. If there is any money earned, it will be saved for maintenance costs. The space is estimated to accommodate approximately 25 vendors, with the goal of having a variety of vendors. By comparison, North Market has 35 vendors.

Mr. Reiner stated that one of the difficulties with the North Market is sufficient public parking.

Mr. Wolfe stated that it is a result of the North Market's popularity. It is the primary complaint of North Market users. The problem is greater on weekends and during conventions.

Mr. Reiner stated that in Dublin's case, the parking need may be resolved with the proposed location of this market, under the parking garage.

Ms. De Rosa stated that Mr. Wolfe indicated that the North Market experienced a turnaround. Evidently, some things needed to be corrected, and now the market is working. What occurred? Also, what volume of traffic is needed to make a public market viable? What are the economics that make the North Market work?

Mr. Wolfe stated that in regard to the turnaround, from 1876 to the late 1980s, the North Market was City-owned and operated. It has always been located on the same footprint. The original building burned down in 1948. There were originally three other public markets in Columbus – the Central Market, where the Greyhound Bus station is now located; a West Market, located in Franklinton; and an East Market on Mt. Vernon Street, which burned down in approximately the same timeframe as the first North Market building. When the original North Market building burned down, the City did not intend to rebuild it, because people were moving to the suburbs. However, the merchants bought the quonset hut, and the City operated it. That was eventually replaced with two old warehouses in 1975. Moving into those buildings involved a \$5 million capital campaign, and the City helped out as well. From 1995 to 2005, a lot of growth was occurring, which was highly subsidized by the City. In 2005, the area began to change with the Arena District, Park Street, and the Short North. In 2013, he became involved and with a great Board, they were able to re-address the rent structures. When he first became involved, 50% of the North Market's revenue was rent, 40% was parking revenue and 10% was fundraising. That has been changed, and now 30% of their revenue is from fundraising and less from parking revenue. Essentially, the North Market's business plan has been re-worked.

In regard to the economics, the North Market experiences 1.5 to 2.0 million visitors annually. The North Market merchants generate approximately \$16 million annually, and that has increased each of the last five years. Having an existing density in the area is important to a public market. That has been the issue with some of the other groups interested in creating public markets. They were interested in revitalizing an area but there was not sufficient density existing. With the Dublin community and its surrounding areas and with the Bridge Park development itself, there is the opportunity to have a successful public market. With the proposed proforma, one million visitors a year are not needed. However, they are preparing for the right number of visitors and merchants to succeed.

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Ms. De Rosa inquired what is the right number of visitors and revenue needed to survive. Mr. Yoder responded that the estimated revenue budget is approximately \$500,000-\$600,000. The anticipated visitors would be much less than the North Market experiences, as it has the advantage of a large convention center located across the street. Approximately 30% of their visitors are the result of the convention facility and tourism. Dublin does benefit from tourism and visitors, as well. The Columbus Zoo just north of Dublin attracts many visitors annually. However, the weekly community shoppers are the percent that support the fresh food vendors, and that is the component the Dublin Market is seeking.

Ms. De Rosa stated that the North Market's current business model involves rents, fundraising and parking revenue. Which of those would apply to a Dublin market? Mr. Wolfe responded that the Dublin Market would have fundraising and rent revenue.

Mr. Yoder stated that another component they have contemplated is the opportunity the space would offer for events. The space could hold events that are not suited for another location. However, not much will be budgeted for that. In year one, that may be ten percent. Fundraising is a component that they will have to contemplate. However, the proposed bond structure and sales tax revenue would help offset any shortfall. The rent revenue will be more than 50% of their current model. Fundraising could fill in the gaps.

Ms. De Rosa inquired who handles fundraising. Who would the donors be in this type of scenario?

Mr. Wolfe responded that, currently, most of their donors are corporate or institutional donors. Their largest fundraising event is The Gala event, which occurs annually in May. They also hold two other major fundraising events -- the Ohio Wine Fest and the Ohio Spirits event. Those events could occur in Dublin, as well. Essentially, ticket sales and institutional donors make up the majority of the fundraising.

Mr. Reiner inquired if there any anticipation of employees in the corporate areas of the City coming to the public market for lunch.

Mr. Wolfe stated that Dublin has more daytime workers than any of the other nearby communities, second only to the City of Columbus. That would be an important part of the business model.

Vice Mayor Amorose Groomes stated that having a market like this in Dublin would be fantastic. Dublin is the kind of community that would embrace this. Her concerns are that momentum is being built to attract people to travel to the east side of the river, but much less momentum is being built to bring people to the west side of the river. The west side of the river seems to offer more destination places than experiential places. She is not certain that the proposed location is the best site for a public market in the community. There might be some other opportunities. This Council should explore and think through those opportunities and ensure that if the City will be partnering in a public market that it is placed in the right location. She has concerns with the non-profit status and the subsidy for vendors to participate. She understands that it has to be subsidized as it will never pay for itself. There are many businesses in the Historic District that are making chocolates, candles and ice cream -- many of which might be represented in a public market. Council needs to think through the unintended consequences to the other small businesses in the community. She would like to explore the level of cost in constructing the parking spaces, which this market would now occupy. Clearly, a nonprofit would be located on some of the most expensive constructed real estate in the City.

Mr. Wolfe stated that the North Market is located on some of the most expensive real estate in the City of Columbus, as well.

Vice Mayor Amorose Groomes clarified that she was referring to constructed space -- the parking garage. What portion of the North Market's support is from parking revenue?

Mr. Wolfe responded that it is approximately 20%.

Vice Mayor Amorose Groomes stated that she is also concerned with reprioritization of the debt structure. Those are policy questions for Council to determine. However, the idea is fantastic, and the community would welcome it. It is important to ensure that

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other businesses are not negatively impacted in an attempt to do something positive. It is also important to consider if this would be a judicious use of taxpayer dollars.

Ms. Alutto stated that she believes this is an exciting idea, and is very interested in seeing the proforma. She agrees that it is essential to ensure there is no collateral damage to other small businesses. She would also like to encourage sustainability considerations in their design in regard to the loading docks, waste and trash removal and recycling provisions.

Mr. Wolfe stated that is very important to the North Market, as well. Earlier this year, the North Market banned Styrofoam. Those efforts are important.

Ms. Alutto stated that she appreciates that. Quite often, it is overlooked in the design process. She would also like a better understanding of the financial comments addressed in staff's memo -- for example, which pieces are fully funded by City debt. The proforma will help to inform that, as well.

Mr. Yoder stated that he appreciates the concern about the east and west sides of the year. For many years, the river has been perceived as a dividing line in the City. He does not believe that idea is valid any longer. That is one of the goals of this project -- to give residents a reason to go to the east side. He also appreciates the value in discussing proposals, but they have presented an actionable item, which their company is currently paying for. As they talk to potential tenants who would be bringing in millions of dollars of payroll taxes to Dublin in a year, it is important for them to understand that these options, such as a public market, are actionable and not mere possibilities. What matters is deliverables, especially in this time of economic uncertainty. They have crafted an actionable plan with the most credible people in the City and in the region, and would like to deliver it. They ask for Council's support.

Mr. Reiner stated that, recently, a restaurant owner in Dublin who has previously expressed concern about unavailable parking in the District shared with him that the development in the Bridge Street District and the pedestrian bridge being constructed has been one of the best things for his business. He was not concerned about the new restaurants on the east side, but was appreciative of the synergy that is being created. The pedestrian bridge will unite the City and will increase everyone's business. He believes that a public market will fit well with Dublin's walkable neighborhood concept, and does not believe it will negatively impact existing businesses. Many people are recognizing the great synergy that is being created in Dublin.

Mr. Keenan concurred. In the restaurant business, they strive for co-location because it creates a destination area. This project will serve both the east and west sides.

Ms. De Rosa stated that Mr. Yoder referred to "this period of economic uncertainty." She asked him to clarify the reference.

Mr. Yoder responded that he was referring to the fact that the country is in the midst of the longest economic expansion in this country since the Great Depression. For this reason, it is questionable as to how much longer it will run. We are already on "borrowed time." Interest rates, cap rates and construction costs are increasing rapidly. A project on which they are working on Lane Avenue was \$38 million to build in 2012. The exact same project is costing \$68 million to build in 2018. There is a lot of uncertainty in the market now as to what will happen in the next two-three years. Currently, there is good momentum in Bridge Park, and they want to achieve the critical mass of this development that will make this community great before things change. They believe it is a race at this point to be able to deliver on this great project for Dublin.

Mr. Reiner stated that, obviously, they are at a crux in this development, but they will need a couple more years to complete it. Council wishes them well.

Mayor Peterson inquired what direction is needed. He understands that a slight modification to the development agreement must be done to allow this project to go forward. Is a vote requested tonight?

Mr. McDaniel stated that as staff memo's indicates, staff is supportive of the public market concept. Another community amenity such as this would be helpful to have in

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this area. He understands the needs of the west side of the river. If the public market occurs on the east side, there are efforts that should be made on the west side, as well. The Downtown Strategic Alliance has been effective in bringing the east and west sides of the river together, and those efforts will continue. He appreciates the concern about potential negative impacts, and that should be considered and addressed. What is requested tonight is an indication that Council believes that the concept merits Crawford Hoying and the City continuing to work on it. He does not want time and effort to be expended on a concept that Council does not support. What is the consensus of Council?

Mayor Peterson inquired if Council members are generally supportive of the concept?

Vice Mayor Amorose Grooms stated that she is supportive of proceeding with due diligence in this consideration. It may be beneficial to engage some Historic Dublin stakeholders to gauge the community's interest, but that should only take a few days to obtain. Discussion should also occur about the proposed location and if this is the correct location. This idea merits being vetted with the existing stakeholders in the area.

Ms. De Rosa inquired if the amount, timing, application and duration of the .5% sales tax has previously been defined in the development agreement.

Mr. McDaniel stated that the sales tax was a tool provided in the development agreement to the developer to address development costs. They would hire an administrator to collect it, and it would be administered through the Bridge Park New Community Authority.

Ms. De Rosa inquired what determines the amount.

Mr. McDaniel stated that it is a pre-designated amount.

Greg Daniels, Squire Patton Boggs LLP stated that the maximum amount is .5%. The actual amount levied is determined by the New Community Authority Board based on the needs of the project. It can be any amount up to .5%.

Ms. De Rosa inquired if another project came forward, could more sales tax be levied, or would this be the limit.

Mr. Daniels responded that this would be it for the Bridge Park project. That has been established by the petition that Council approved when the project began. In order to go beyond that level, it would be essential to come back to Council to approve an increase in that .5%.

Ms. De Rosa inquired what duration is permitted on that sales tax.

Mr. Daniels responded that it is determined by the NCA Board based on need. It can continue indefinitely, if need be. However, it is just for the Bridge Park project.

Ms. De Rosa stated that, as she understands it, the build-out of this project is not viable without this sales tax.

Mr. Foegler stated that the developer has determined that this is the only funding mechanism that can fill this gap. The rationale would be that this facility would be added to the list of community facilities in the development agreement, which would then include the garages, an event center, all of the streets and the public market.

Ms. De Rosa inquired if it is within the New Community Authority's purview to determine the amount that would be levied, and when and how. Is it in Council's purview?

Mr. Daniels responded that the only decision before Council is should this market be added as a community facility that the NCA Board could fund with this tax. The NCA Board would then determine the amount charged yearly within the .5% cap established by Council.

Ms. De Rosa inquired if the NCA Board would review that annually.

Mr. Daniels responded affirmatively.

Mr. Foegler added that none of this debt would be City-issued debt. It would all be debt that the developer is responsible for securing through the various mechanisms it has used previously.

Mr. Daniels stated that is correct. Except for the first two garages, the debt for the project has been issued by the Columbus-Franklin County Finance Authority. He believes that is the developer's plan for this, as well. That is what the development agreement calls for. It would not be City-issued debt.

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Ms. De Rosa stated that it has been indicated that an amended development agreement would be brought back to Council; does that relate to this particular project?

Mr. McDaniel responded that it does not relate to the market. It relates to the Bridge Park development; it is part of the original development agreement.

Ms. De Rosa inquired if it would be brought back as one package, or as individual items.

Mr. McDaniel responded that it was the intent of staff to bring it back as one package, but Council could decide on the items individually if they desire.

Mr. Foegler stated that the piece of language for the amended development agreement relating to the market have not yet been drafted. The other minor amendments have been drafted. However, if Council provides a general positive affirmation of the market tonight, language would be drafted accordingly for Council's consideration. At that time, Council would make a decision whether it is appropriate to enable within the development agreement. The request tonight is that Council indicate a positive affirmation for proceeding on the market concept, so that language can be drafted for Council's formal consideration.

Ms. De Rosa inquired if the language regarding the market relates only to the place in line. The only financial impact would be giving up the opportunity for other potential profit from this location, correct?

Mr. Foegler responded that the language applies only to this particular block. In all of their financial analysis, there was never any projected financial flow from this Block. Most of the new flow is coming from the surcharge of the sales tax revenue, which the developer probably would not enact at this time but for this project.

Ms. De Rosa requested clarification of the anticipated amendments to the development agreement.

Mr. Foegler stated that the only amendments contemplated at this time would clean up the existing agreement in regard to Blocks A, B, C and D. Anything that would affect future Blocks would need to come back to Council for consideration.

Ms. De Rosa inquired if there are dollars associated with the amended language.

Mr. Foegler responded that there are no financial implications with the amended language.

Mr. McDaniel agreed. There were some higher costs associated with the community facilities and public improvements that need to be accounted for by the Columbus-Franklin County Finance Authority in the NCA debt that they can issue to increase from \$61 million to cover that. There will also be a proposal to allow the cost of issuance to increase from two percent to 3.5%. There were some modifications to the roadway plan that were expressly mentioned in the development agreement, which have been approved by Council; the document needs to be cleaned up accordingly. There is no financial implication for the City.

Vice Mayor Groomes inquired what is the trigger for the City becoming out of line in the waterfall of repayment.

Mr. Daniels stated that in terms of the market, the way the agreement works is that if there is excess -- although that has never been planned for this particular Block -- it would use that excess to fund this new community facility -- the market, rather than for some other community facility in and around the Bridge Park area or flowing back to the City to pay for improvements in and around the area, as well. The money has to remain in the area, per State law, but it is Council's choice as to where the money flows within that area.

Vice Mayor Amorose Groomes stated that although there may be other worthy projects that could have been funded, this would eliminate that opportunity and direct all of these funds to this project.

Mr. Daniels stated that for this Block, it would direct it to fund the market. There are other Blocks where there could be excess revenue, which would not be dedicated to the market and could be used for other improvements in the area that would benefit the area, per State law. In those Blocks, the opportunity would still exist to be designated for another purpose.

Mr. Foegler stated that for Blocks B and C, where the City has issued debt for the garages and the streets, a minimum service payment covers those costs and any additional revenue in the future flows to the City. As property valuations increase, everything above

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that minimum service payment will flow to the City. That is likely the City's biggest opportunity for waterfall improvements.

Mr. McDaniel stated that it may sound confusing to indicate that the City could be experiencing a waterfall that was never counted on. All of the scenarios, planning and designations were intended to be backed by the other tools. This sales tax tool was one that could add more revenue, but without the appropriate motivation, the developer likely would not have applied it.

Ms. De Rosa inquired the rationale for taking the City out of the line for a waterfall. Mr. Yoder responded that Council has asked what will happen if the funding is not there for this project and has expressed concerns about the long-term viability of the market. One way to help backstop that issue is to allow for more dollars to flow into the market, whether it provides a reserve for ongoing operational needs or to handle a down year. However, if taking the City out of the waterfall is a major issue, those are dollars that they don't necessarily rely upon anyway; so this may be a point not worth debating. It is his understanding that under the framework of the development agreement, all they are looking to do is to add the market as a community facility, and to be able to impose the additional tax as a means to create a community facility that the people want. The Farmers Market that was held this year did include west-side vendors. The intent is to continue that with a public market. Mr. Wolfe is a curator of great tenants.

Mayor Peterson inquired if there is the possibility for Council to endorse this concept, but still obtain answers to the questions raised, perhaps before the next meeting.

Mr. McDaniel stated that staff would be able to provide that information. The question is with the developer's timeframe for this proposal.

Mr. Yoder stated that construction on the Block D garage is proceeding at this time, and the most cost effective time to install what is needed to accommodate the market is while it is being built, not after it is built. They are willing to wait for a limited time as long it is not a protracted process to determine if this is the appropriate location for the market. They have already invested the time and the money to host a Farmers Market over the summer, which proves that it can be successful. They seek Council's commitment that the process will proceed quickly.

Mr. Reiner stated that the developer recalls the original development agreement process very clearly. Everybody present also recalls it, although the newer members may not. Hundreds of hours have been invested in the details of that agreement to ensure it was correct, so that the City of the taxpayers would not become liable. The waterfall issue was addressed exhaustively. He believes the market is an exciting concept and is honored that the North Market could end up in Dublin. The synergy the market will create is important. He does not believe any businesses will be negatively impacted; on the contrary, it will draw more business for everyone.

Mr. McDaniel will provide a response to the questions Council raised tonight at their next meeting.

Ms. Alutto that Mr. Nelson's passion is commendable. However, to indicate to Council that there is a potential for a waterfall, but Council does not need to discuss it, is not a call that he should make. Council was elected to have those discussions and to vet these issues thoroughly for the citizens.

Mr. Yoder clarified that Council has every right to discuss important issues like that; it was not his intent to indicate otherwise. However, they would not have brought this concept to Council if they had understood that there would be debate about an issue that may not ever occur.

Ms. Alutto noted that he also asked Council to commit to supporting the concept in a timely manner. That is always Council's intent, but it is Council's responsibility to consider issues in a very thoughtful, thorough manner. She asks that he be mindful of this as well.

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Mayor Peterson stated that the takeaway from this discussion is that there is generally unanimous support for the market concept. Council and staff will work through the issues and he expects that responses will be provided to the questions raised.

- **Adopting CSAC Recommendations for a Sustainability Framework**

Mayor Peterson invited CSAC member, Marilyn Baker to speak.

Ms. Baker stated that over the past year, the Community Services Advisory Commission (CSAC) has heard from staff and a variety of outside speakers regarding a Dublin Sustainability Framework. They heard about the efforts of EcoDublin, which is Dublin's green team. Every effort was made to capture Dublin's story that focuses on sustainability -- what has been done over the years and what the City intends to continue by using the framework that will set the measurable objectives and strategies in order to meet the sustainability goals. The Commission provided input as the Framework was being developed. The final draft was reviewed and approved at the August 14 CSAC meeting.

Mr. Plouck presented an overview of the Dublin Sustainability Framework Plan. In September 2017, staff began working with the Community Services Advisory Commission (CSAC) to create a sustainability framework for the City of Dublin. In April 2017, MORPC released the 2017-2020 Regional Sustainability Agenda, which serves as a guiding document for MORPC's sustainability-focused programming and committees and provides the framework for members and regional partners to work toward common goals. In August of 2017, the topic of sustainability was introduced to CSAC. Soon thereafter, MORPC launched their Sustainable2050 program. Dublin City Council adopted Resolution 77-17, which was a commitment to the Sustainable2050 program. In April 2018, staff presented the initial draft for a City sustainability framework to CSAC, which provided input and recommendations. In August 2018, a final draft of a Dublin Sustainability Framework was presented to CSAC for their final review and recommendation to Council.

Mr. Rayburn stated that MORPC launched Sustainable2050 as a voluntary certification program to help support local governments in their efforts to improve sustainability throughout central Ohio. The Sustainable2050 program is an effort to tie into MORPC's regional sustainability agenda and to replace the former Central Ohio Green Pact. Communities participating in Sustainable2050 have an opportunity to become certified as a member community, either bronze, silver, gold or platinum. Each tier recognizes achieving a level of sustainability in environmental stewardship. In order to complete this process, cities submit an extensive application to MORPC. He pleased to share that the City of Dublin is tentatively a platinum-tier city. As further validation, MORPC will recognize Dublin's achievement at its upcoming Summit on Sustainability next month, and Dublin will be featured in a panel discussion to share its story with the region.

Mr. Plouck stated that the principal structure of the Framework is comprised of eight strategic focus areas: community engagement, City operations, sustainable neighborhoods and built environment, natural resources, recycling and diversions, energy and air quality, mobility and economics. These were largely informed by MORPC's Regional Sustainability Agenda. Through collaboration with CSAC, staff developed a comprehensive list of the goals and objectives of the plan. In addition to requesting Council's acceptance of the Dublin Sustainability Framework, staff is requesting authorization or direction regarding the creation of an external advisory team. This is Goal 3 within the Community Engagement section of the Framework. The purpose of the team would be to receive input and feedback on an ongoing basis to update the Dublin Sustainability Framework. The team would meet on a quarterly basis and members would serve two-year terms, beginning in 2019. Staff recommends and requests that Council adopt the Dublin Sustainability Framework and authorize staff to establish an external advisory team.

Ms. Alutto stated that the Framework provides sustainability recommendations and green initiatives for new build residential. Could it also include recommendations for retrofitting existing residential – such as stormwater capture, improved insulation, etc.?

Mr. Plouck stated that one of the Framework's goals and objectives in the Community Engagement section is to create a sustainability webpage for the City. Staff is working on

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that and anticipates completion by the end of the year. That type of information will be provided at that web site. AEP, Columbia Gas and other regional partners offer programs that allow residents to obtain subsidies from an array of programs to retrofit their homes to accommodate sustainability efforts.

Ms. Alutto responded that it will be important to share that there are certain rules in the City regarding visibility and size. Talking about diverting materials away from the landfill and to recycling is important, but even more important is educating the public. Hopefully, the website can do that; SWACO has good educational materials, as well. The Framework mentions the Zoning Code. It is important to include direction on how to include recycling dumpster space at unloading docks rather than only with solid waste dumpsters. When multi-units are built, that is often overlooked, and it is difficult to retrofit. Other than those observations, she believes the Sustainability Framework is well done.

Mr. Plouck stated that some of those items were discussed by CSAC and by the regional partners that presented to the Commission. Those items were considered to be within the scope of the External Advisory Team's purpose. That team will be able to take the next steps outside the 2018-2020 timeframe. The concerns mentioned are identified goals that will be addressed in a longer-term effort.

Ms. Alutto stated that it will be important to provide the citizens resources at the website being created.

Mr. Keenan stated that the PACE program being utilized at Metro Place is currently working with the Air Quality Development Authority on a program for residential as well as commercial. Residents will be able to identify the costs of insulation, doors, windows and HVAC over a period of time on the tax returns they file. This is an area that the group may want to explore. This type of program has been remarkably successful on the west coast.

Mayor Peterson moved to adopt the recommended Dublin Sustainability Framework.  
Ms. Alutto seconded the motion.

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

Mayor Peterson moved to authorize staff to establish an External Advisory Group regarding the Dublin Sustainability Framework.

Ms. Alutto seconded the motion.

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

## STAFF COMMENTS

### • Proposal re. Council Committees

Mr. McDaniel stated that in the Info Packet for tonight's meeting is a memo proposing a greater use of Council's standing committees. The standing committees, which are established by Council's Rules of Order, address specific issues. The committees include the Administrative Committee, Finance Committee, Community Development Committee and Public Services Committee. He proposes a more extensive use of that committee system in 2019. This will give Council members more time with department and division directors to learn about and discuss City services, programs and certain initiatives proposed or underway. Over time, more issues could be addressed by these committees, including budgets and legislation. Some cities rely more on strong committee systems than others, which is a reflection of a city's culture that is built over time. The committee system is built on trust and a willingness to delegate. The implication would seem to be that it would involve more time; however, in fact, it could result in more efficiencies over time. In considering the timing of implementation of the proposal, he believes use of the standing committees to review the Operating Budget would be worthwhile. It would provide a great opportunity for committee members to spend more time with staff reviewing the budget prior to the Council discussion as a whole. He requests that Council consider utilizing this process for the 2019 Operating Budget review process this year with full deployment of committee meetings in 2019.



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Vice Mayor Groomes stated that it might be good to include discussion of this proposal on the next Work Session agenda. The concept is a good one.

Mayor Peterson stated that he concurs. The committees would address the sections of the Operating Budget that would correspond with each Committee's responsibilities. As was the case with this year's CIP budget review process, Council members have many additional questions and desire greater detail. This process would add another layer of needed review preceding adoption of the Operating Budget, which would be helpful in meeting the budget timing constraints. This will provide staff the opportunity to respond to any concerns early in the process. If initial use of the committee review process is successful, the committees can be utilized in 2019 as proposed.

Ms. De Rosa expressed support for the concept.

Mr. Reiner stated that the CIP process this year was exceptionally challenging. However, he is not sure that budget discussions should be handled by individual committees. He would prefer that individual Council members who have questions meet with staff to discuss their questions. He is uncertain if utilizing the committees in this way is the right direction to take. Perhaps a better option is for Council members to meet with staff if they have questions related to the operating budget that cannot be addressed adequately in the budget workshops.

Mr. Keenan stated that the issue with the CIP budget was not really about the CIP document and projects proposed. What occurred was policy discussions. The Operating Budget process should be entirely different, unless there are significant policy issues that need to be addressed. In terms of the CIP, it would have been preferable to have had the policy discussions in a work session prior to the CIP budget hearings so the CIP discussion could have focused on the projects. Council always has the right to change policy. In terms of using committees, it may require additional meetings and he is not certain that Council as a whole will support the committee recommendations without reviewing the budgets all over again. He does believe that the Operating Budget discussion will be much smoother than the CIP discussion.

Mr. Reiner stated that is his concern as well. The Committee may discuss and come to a consensus, but the discussion will begin all over with the full Council.

Ms. Alutto inquired if the Committee structure is a viable option, or would every committee meeting in the end be a Committee of the Whole meeting. This proposal would work if all Council members reviewed the material, provided their questions to the Committee Chair, and trusted the Committee members to raise the other Council members' questions in their review session. It may seem difficult until Council actually tries it. If Council does not like the process, they can discontinue it. She is willing to try the process.

Mr. McDaniel stated that his original intent was to ask Council to implement the proposed committee process next year. In his evaluation discussion with Council, Council indicated a need for more time with staff to understand the operations. Perhaps that could occur with individual Council members or by Committee. He does believe the upcoming Operating Budget process could be an opportunity to try this.

Ms. Alutto stated that she supports having the opportunity for Council members to spend more time with staff and understand their work.

Mr. McDaniel stated that the advantage is that the three members on a committee can schedule a meeting at their convenience. Staff can propose a schedule to Council for their consideration.

Vice Mayor Amorose Groomes responded that a schedule would be helpful for Council to understand the level of commitment involved.

## **COUNCIL COMMITTEE REPORTS**

Mid Ohio Regional Planning Commission (MORPC): MORPC Representative Vice Mayor Amorose Groomes reported that the Board met on September 13. Mr. McDaniel has

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forwarded Council a copy of a letter that he has written to the FCC regarding the Small Cell issue, which was sent to the appropriate State legislators, per MORPC's suggestion.

Dublin Arts Council: DAC Representative Mr. Reiner reminded Council of the BREAD! Festival on Sunday, October 14, 2018. It will be held in Coffman Park.

## **COUNCIL ROUNDTABLE**

Ms. De Rosa reported that:

1. Along with the Mayor and Vice Mayor, she attended the Ferris Wright Park ribbon-cutting ceremony yesterday and enjoyed the opportunity to meet members of the family. She congratulated the team that has worked on the park; it is a very nice resource.
2. She attended the Taste of Dublin, which was a vibrant event. Many new vendors were represented.
3. There was a community meeting on September 13 regarding the North Pool renovation, which was well attended. There is also an online survey for residents to provide input. The next community meeting on this topic will be held on October 3. The North Pool has been used by thousands of people over the past years. They now have an opportunity to share their thoughts at the meeting and/or through the online survey.

Mr. Keenan:

1. Stated that he failed to mention during the earlier discussion on the Dublin Village Tavern lease agreement that in the Insurance section, number 9 on page 6, the City is passing along the building coverage to the tenant, which is unusual in a lease. The owner of a building wants to control what occurs if there is a loss. More important is the fact that this is an old, historic building. In his experience, people do not purchase proper coverage. The true replacement cost coverage on that building might require a \$2-3 million limit, so there is an insurance to value issue, which can create a co-insurance problem. There are ways to insure the functional replacement cost endorsements for restoration, although not with the same materials. There are also Code and ADA issues that would need to be addressed. He would suggest that staff talk with Mr. Whittington about carving out the property component with CORMA. At a minimum, there should be a discussion to ensure that the coverage in place is done properly.
2. Stated that Mr. Stiffer has shared that the amount of the property taxes on the Dublin Tavern property is \$11,335. Although that amount may decrease slightly if the public parking spaces are eliminated, it is a significant obligation in addition to the rent.
3. Requested a digital copy of the Bridge Park Market PowerPoint. He is concerned that Council recently put the Performing Arts Center on a back burner and now that vision is gone, but Council also may have killed the public market proposal tonight.

Vice Mayor Amorose Groomes:

1. Stated that the Taste of Dublin and the Ferris Wright Park opening were wonderful events.
2. Reported that she visited with Deer Run Elementary School third graders on September 20, and assured them that she would mention it at the next City Council meeting!
3. Shared that Mayor Peterson recently received the "Friend of Education" award from the Ohio School Boards Association at a dinner last Wednesday evening. A special thanks to the Mayor for representing Council so well in the greater educational environment.

Mayor Peterson:

1. Wished Council Member Keenan a very Happy Birthday this week!
2. Stated that the 30<sup>th</sup> anniversary of Scottish Corners Elementary will be celebrated tomorrow, September 25, and the 30<sup>th</sup> anniversary of Wyandot Elementary on the following day, September 26.

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**ADJOURN**

The meeting was adjourned at 10:12 p.m.

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Mayor – Presiding Officer

\_\_\_\_\_  
Clerk of Council