

# RECORD OF PROCEEDINGS

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

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held \_\_\_\_\_

October 8, 2018

## **CALL TO ORDER**

Mayor Peterson called the Monday, October 8, 2018 Regular Meeting of Dublin City Council to order at 7:28 p.m. in Council Chambers at Dublin City Hall.

## **ROLL CALL**

Present were Mayor Peterson, Ms. De Rosa, Vice Mayor Amorose Groomes, Mr. Keenan, Mr. Reiner and Ms. Fox. Ms. Alutto was absent (excused).

Staff members present were Mr. McDaniel, Ms. Readler, Ms. Mumma, Mr. Earman, Ms. O'Callaghan, Ms. Crandall, Ms. Goss, Mr. Rogers, Mr. McCullough, Lt. Paez, Mr. Hammersmith, Mr. Papsidero, Mr. Stiffler, Mr. O'Brien, Mr. Gracia, Mr. Krawetzki, Mr. Edwards, Ms. Richison and Mr. Plouck.

## **PLEDGE OF ALLEGIANCE**

Mr. Keenan led the Pledge of Allegiance.

## **SPECIAL RECOGNITION/PRESENTATIONS**

### **• Columbus Metropolitan Library Update**

Patrick Losinski, Chief Executive Officer, Columbus Metropolitan Library stated that he will provide Council with an update on the construction and fundraising effort for the new Dublin branch of the Library. The construction is progressing, and they are beginning to give tours to community members; it is a WOW! Factor for them. Not too long ago, everyone was together for the wallbreaking effort. Per their timetable, they are conducting the fundraising effort through Spring 2019 and still planning on a late May 2019 dedication. [He presented images of the Library under construction as well as some architectural images of what the space will look like when completed.] He commends the City team who worked with the City's Veterans Committee on the Grounds of Remembrance. The park is a very attractive space, which will be visible from the first and second floors of the Library. The plaza is part of the overall program that is funded. The total budget includes the full development of the plaza, as well as the icon area for the signature transition element. The Dublin branch fundraising committee has worked hard. The chairs, Dr. Carol Clinton and Cid Rhomberg have brought the entire team together. The total project is \$21.1 million with \$18.3 million of public funding and a \$2.8 million private fundraising goal. To date, they have reached approximately \$850,000 of that goal. Fundraising efforts include naming opportunities. [He presented examples of naming opportunities in other Columbus Metropolitan districts.] He extended an invitation to Council members for a hard hat tour, which will provide them the opportunity to see the Library, the parking garage and what is taking shape on the entire block. He also invites Council members to forward names of any potential contacts who might be interested in assisting the fundraising committee. There will be an event in early December at which four or five area CEOs will hold a fee level event, which will involve businesses in the program. He invited questions from Council

Ms. De Rosa inquired what ideas other than naming opportunities has the fundraising committee used in their efforts. Perhaps there are other ideas Council could share. Mr. Losinski stated that, currently, the fundraising committee efforts are in the "quieter phase," which focuses on identifying six-figure gifts first. Otherwise, it would be an extended campaign. There will be a time when it will become a very public campaign, during which they will be seeking all levels of donor participation. That will be the final phase.

Mayor Peterson stated that there was a recent news report that one of the Library's branches won an architectural award.

Mr. Losinski responded they have won two awards within the last couple of weeks. The Shepard Branch received an honor award from the Ohio Chapter of the American Institute of Architects. Last week, the Northside branch won the Ritchie Award for the top architectural effort in the City of Columbus last year. That same architect, NBBJ, is designing the Dublin branch building.

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Mayor Peterson thanked Mr. Losinski for the report.

- **Dublin Convention and Visitors Bureau Update**

Scott Dring, Executive Director, Dublin Convention and Visitors Bureau (DCVB), introduced City Council representatives Philip Smith and Frank Willson. The focus of his update to Council tonight is to report the level of return that there has been on the additional funding that Council provided to the DCVB a few years ago. In November 2015, City Council provided an additional ten percent, which increased their percent from 25 percent to 35% of the annual hotel-motel tax revenue. Of that funding increase, for every dollar that the City contributed, another \$13 was generated. As part of that increase, they committed to: create a regional marketing effort; attract new corporate meeting business to the area; increase the City's profile; and ensure downtown Dublin's success, which included the Bridge Park development area, as well.

- Create a regional marketing effort. Before the increased funding, the Bureau had marketed Dublin within the State of Ohio and was fairly successful. However, several years before the funding change, the City's occupancy rates had leveled off. DCVB recognized a need to increase overnight visitors to the City by expanding their marketing efforts and attempting to attract visitors from an area greater than the State of Ohio. They created a marketing campaign, which ran April through August, targeting the four regional markets of Indianapolis, Charleston, Huntington and Pittsburg. [He reviewed occupancy rates before and after their campaign.] Following the campaign, the weekday occupancy rate increased over five percent, which translates into 22,000 hotel room nights and over \$2.5 million in hotel revenue. The hotel-motel revenue is only one reflection of the increase; there was also an increase in restaurant and retail revenue and the addition of jobs, which means income tax revenue. The weekend occupancy rate increased six percent after the campaign was launched, which translates into \$840,000 in new hotel room revenue. The City's hotel-motel tax revenue showed an increase in 2016-2017, as well.
- Attract new business travel to the City. With the additional funding, they were able to hire a national sales manager. As a result of that position, there has been an increase of almost 8,000 room nights. The national sales manager has brought in 101 new conferences and trade shows to the community and over \$2.5 million in total revenue and leads, as well.
- Raising the City's profile. Having Dublin's name increasingly apparent in *The Wall Street Journal*, *USA Today* and new stations across the country is being tremendously impactful for the City, future business and residents. New TV marketing has also been impactful [showed brief montage of TV marketing].
- Ensure Downtown Dublin's success. They have worked to extend the marketing outreach for Downtown Dublin and have been able to book several meetings at The Exchange this past year; the bus tours in Historic Dublin have been quite successful; and the Strategic Alliance has been effective in its efforts on behalf of the District.

Mr. Dring invited Council questions.

Ms. Fox inquired what three items Council could do that might help attract more visitors to Dublin.

Mr. Dring responded that there is a need for:

1. Additional meeting space. There are three meeting spaces, but the space is maxed out for trade shows. Weekend business is the biggest time of need.
2. More weekend events that do not conflict with the other sporting events at Avery and Darree Fields.
3. Extend the marketing message even further.

Ms. Fox stated that the City has lost a few retail businesses in Historic Dublin, and that has lessened the experience of visiting that district. Is there any particular kind of entity that he would like to see there that would enhance the visitors' experience on the west side?

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Mr. Dring responded that in working closely with HDBA over the past several years, they have been successful in creating some unique Irish experiences, particularly the bus tours. They have created some tangible experiences that visitors can enjoy. There has been progress in this area, although he agrees it can be enhanced.

Ms. Fox commended Mr. Dring and his team for doing a fantastic job!

Mr. Reiner stated that he received recent information about the possibility of the Cobra Car Show event moving to Dublin, which he shared with Mr. Dring.

Mr. Dring thanked Mr. Reiner for providing DCVB with that lead. The Cobra Car Show is a large event that will bring over 150-200 cars to the City. After 17 years, the event has moved to Dublin this year. It is anticipated to generate 500-700 room nights to the City, so should have a significant economic impact.

Ms. De Rosa inquired if DCVB is able to determine the return on their marketing outreach to the four districts he identified.

Mr. Dring responded that that it is difficult to determine from the information that is shared by the hotels. However, from the web accesses made at their website they can identify which markets people are coming from. During their campaign, there was evidence of a spike in accesses from the Pittsburg area. It is difficult to obtain the hard data, as they have to rely on the hotels for that information.

Ms. De Rosa inquired if he could foresee the future addition of any regions.

Mr. Dring stated that the four districts he mentioned are their primary markets. He learned earlier today that Experience Columbus is marketing to Chicago significantly. It is an expensive district to market, but there may be an opportunity for DCVB to include it in the future.

Mayor Peterson noted that Dublin City Schools representatives have not yet arrived due to another meeting, so their presentation will be deferred to later on the agenda.

## **CITIZEN COMMENTS**

Tiffanie Roberts, 9067 Tartan Fields Drive, Union County stated that she is running for the open Union County Commissioner seat. She is a current co-president of the Dublin Jerome PTO. The reason she is running for County Commissioner is that the residents in her area need a voice. It is their area that has made Union County the fastest growing county in Ohio. In addition to giving a voice to these communities, she is interested in bringing more accessibility and transparency to the Commissioners' office. Currently, their meeting agendas are released 18 hours before their meetings, which does not give working people sufficient time to plan to attend the weekday morning meetings. She would like the meetings to be live-streamed, so that people can actually see what is occurring. She would also like to incorporate the Ohio Checkbook, which is the online resource whereby the public is aware of the financial activities of the office. As a resident in an under-represented section of Union County, she is interested in reaching out to all the under-represented parts of the county who presently feel neglected and deprived of representation. She would be a full-time commissioner, dedicated to working for every resident of Union County, and she would appreciate everyone's vote and support.

## **CONSENT AGENDA**

Mayor Peterson moved to approve the meeting minutes of September 24, 2018.

Mr. Reiner seconded the motion.

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

## **TABLED ITEM SCHEDULED FOR HEARING**

### **Ordinance 47-18**

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

Mr. McDaniel thanked Council members for meeting as a Finance Committee of the Whole prior to this meeting to review the proposed CIP for 2019-2023. The meeting was helpful in understanding Council's desired direction. Staff will provide the requested information

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for Council's October 22 meeting. Staff recommends that this item be postponed to the next meeting.

Mayor Peterson moved to postpone Ordinance 47-18 to the October 22, 2018 meeting. Mr. Reiner seconded the motion.

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

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

Mr. Stiffler stated that there have been no changes to this ordinance since the first reading.

Ms. Fox stated that after observing a recent park rental, she has looked unsuccessfully for a cost in the fee schedule for such park rentals.

Mr. Stiffler responded that park rental requires a permit -- not a rental fee, which would not be included in the fee schedule.

Ms. Fox responded that she is concerned with having a group of that size renting Coffman Park shortly before the Dublin Irish Festival. Was there consideration of the potential cost of any damage that might occur and have to be repaired immediately before the City event?

Mr. Earman responded that a permit for any event of that size must be reviewed by a staff committee before being approved. Staff has met recently to discuss the impacts, not just on the park, but on the level of service that staff can provide based on the need. That is a conversation that occurs regularly, but for this one in particular.

Vice Mayor Amorose Groomes inquired if all the permitting fees are the same, regardless of whether community facilities are being used.

Mr. Earman responded that the permitting structure is based on a three-tier system that is determined by the level of service required -- for instance, whether a roadway must be closed, which would require the services of Police and Streets staff.

Mr. Keenan stated that it seems the costs of services are built in.

Mr. Earman stated that the intent is to recover the cost of all City services in addition to the separate permit fee.

Mr. Keenan inquired if the permit fee is based on size of the group.

Mr. Keenan responded that it is not; it is based on the scope of the event, including the amount of staff time involved for the vetting process. Every event is different and is vetted accordingly.

Ms. De Rosa stated that at the last meeting, Council discussed the DCRC fees, which have been unchanged for years, but now are proposed to increase by 20 percent. During that discussion, she expressed concerns about making that increase all at one time; her colleagues on Council, however, did not necessarily agree. She believes that is important to communicate to the residents that this increase is targeted for the cost of maintenance of the DCRC facilities. She wants to confirm that these increases will be reserved for that purpose.

Ms. Mumma responded that is correct.

Ms. De Rosa inquired if that information could be stated on the DCRC fee information, so that residents fully understand the purpose of the increase. She understands that may not be possible to do for the daily passes.

Mr. McDaniel responded that Communications staff will ensure that information is being communicated.

Mr. Keenan stated that it could be invoiced accordingly.

Ms. De Rosa stated that is what she would like to see.

Mr. Stiffler stated that it may not be easy to implement. The attempt is to implement a policy to recover the funding necessary to meet the goal of that policy. It is easy to administer -- the funds can be identified, placed in a fund and identified in reports.

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Identifying them on an individual service level, however, and with an individual receipt would be more difficult.

Ms. De Rosa stated it is a 20% increase across the board.

Mr. Stiffler clarified that it is not 20% across the board; it is a 20% increase on the resident annual passes. However, the nonresident daily pass is being increased from \$7 to \$15.

Mr. Keenan suggested that staff identify a feasible method for sharing that information. Vice Mayor Amorose Groomes suggested that it could be stated at the bottom of every invoice, for example: "Fee increases are reflective of.... and all of those dollars will be designated for improvements..."

Mr. Stiffler stated that a general statement of the reason for the increase is certainly possible. However, it is not possible to identify the specific dollars at a transactional level.

Ms. De Rosa stated that the notification should be on the materials the residents receive. She is not requesting a marketing communication. She wants residents to recognize the purpose of the increase.

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

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

Mayor Peterson moved to waive the Council Rules of Order to consider Ordinances 66-18 through 68-18 together.

Vice Mayor Amorose Groomes seconded the motion.

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

Mayor Peterson introduced Ordinances 66-18 through 68-18.

### **Ordinance 66-18**

**Providing for the Issuance and Sale of Bonds in the Maximum Aggregate Principal Amount of \$19,600,000 for the Purpose of Paying the Costs of Constructing a Parking Structure within Historic Dublin and the Bridge Street District Along with a Series of Related and Abutting Roadway Improvements, All of Which Relate to the Construction of the Dublin Branch of the Columbus Metropolitan Library, and Otherwise Improving the Site, Together with all Incidental Work and Related Appurtenances Thereto.**

### **Ordinance 67-18**

**Providing for the Issuance and Sale of Bonds in the Maximum Principal Amount of \$1,350,000 for the Purpose of Paying the Costs of Improving the Municipal Sanitary Sewer System by Lining Existing Sewer Lines, Installing New Sewer Lines and Rehabilitating Manholes, Together with all Incidental Work and Related Appurtenances Thereto.**

### **Ordinance 68-18**

**Providing for the Issuance and Sale of Bonds in the Maximum Principal Amount of \$1,750,000 for the Purpose of Paying the Costs of Constructing Riverside Crossing Park, Including Pedestrian Plazas on Both the East and West Sides of the Park, Together with all Incidental Work and Related Appurtenances Thereto.**

Ms. Mumma stated that staff is preparing for the issuance of bonds for the projects in the amounts as stated. She introduced the financing team. The City's municipal advisory firm is H.J. Umbaugh & Associates, and the representatives present are Brian Cooper, municipal advisor to the City and Will Norman; Tom Ricuitto is not present. The City's bond counsel is Chris Franzmann of Squire Patton Boggs. The City's underwriter is Key Bank; representatives present are David Tiggett, Charlie Wise who are present; Ben Gamble (not present). She and Mr. McDaniel will be working over the next month or so with these City advisors to prepare the bonds to be sold. She noted that the amount listed in the sewer ordinance is different than the amount indicated in the staff memo and

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on the agenda. Prior to the second reading, those amounts will be reconciled and provided at that meeting. For all of these project costs, Council has previously approved and awarded contracts. Specifically, the contract for the Downtown Historic Dublin Parking Garage and Roadway improvements was awarded earlier this year. At the onset, that contract will be funded by income tax revenue; however, every Bridge Street District TIF will identify that parking garage and roadway improvements as an eligible expenditure. Should TIF revenues be available, that could reduce the amount of income tax funds needed to retire that debt service. The sewer improvements are paid for by the Sewer Fund, although the project is backed by the income tax funds because it is a General Obligation issue and property tax. In addition, Council has already authorized the infrastructure agreement with Crawford Hoying for the Riverside Crossing Park West Plaza (\$1.75 million.) That project will also be funded through income tax revenue, but TIF service payments within the area will be eligible to be used to retire that debt service. The amounts as stated are based on contract amounts and any additional costs that have been previously awarded by City Council. For all of those projects, they will also use the proceeds to repay either the General Fund, the CIP Tax Fund and/or the Sewer Fund for expenses that have already been incurred. Dublin is fortunate to have significant fund balances that will allow projects to be initiated before bonds proceeds are received. In each of these cases, the par amount that is being issued covers the cost of issuance. These bonds will be amortized over 20 years with principal payments due on December 1 from 2019 through 2038. They are working to evaluate various call features, i.e. the cost differential between a seven-year call versus a ten-year call. They will likely incorporate a five-year call provision within a portion of the parking garage debt, because should circumstances change in the future – such as some of the parking spaces need to be reserved or utilized for private purpose – there will be the flexibility to do that. That would be part of an economic agreement, which Council would be aware of. They want to preserve the flexibility for what might happen in the future, but they would not want to pay for a five-year call on the entire issue, only a small segment. The issuance of these bonds is in compliance with the City's debt policy and has been taken into consideration with the proposed 2019-2023 CIP. Staff recommends Council approval of these ordinances at the second reading/public hearing on October 22. Rating calls are scheduled with Moody's and S&P on November 5. On November 6, the City will host Fitch ratings. That is being done because in 2015, when the Bridge Park debt was issued, both Moody's and S&P was on site; Fitch was not, so we want to ensure that Fitch has an opportunity to see the community and what has changed since the last time they visited. They are planning to price the bonds at the end of November and close in mid-December.

Vice Mayor Amorose Groomes stated that the purpose of this legislation is to replenish the General Fund for the assets that were forwarded to fund the projects. This is primarily a payback bond sale.

Mr. Keenan stated that they are specific to those projects.

Ms. Mumma stated that is correct. The bonds are not for new projects that Council has not already considered. All of the projects are programmed in the CIP.

Mr. Keenan stated that Council had a long discussion tonight about bonds and future bond needs for some of the projects the City is involved in. He asked the bond experts what they foresee over the next one, two or three years in terms of rates.

Mr. Umbaugh stated that the general sentiment from a market perspective is that long-term interest rates will go up over time. They've seen the Federal Reserve hike rates three times. Another three or four increases are anticipated next year. That is raising short-term interest rates. Up until about two weeks ago, the yield curve has remained relatively flat, but in the past week, there has been some volatility in the market. Interest rates indexes have raised 30 basis points, or .3%. We have started to see that movement to rates, especially nearing year end. The general thought is that long-term rates will increase.

Ms. De Rosa inquired what is the cost of issuance, and how does that relate to what has been seen historically.

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Ms. Mumma responded that for the bonds that were issued last July, the cost of issuance was approximately .6%, which was relatively low. The all-in total interest costs were 2.95%. Because rates have increased, we would anticipate something higher than that, but still expect to be rated as a Triple A. We expect to have attractive interest rates for these bonds.

Ms. De Rosa stated that she referred to different callable rates. With callability ranges of five, ten or 20 years – what do they see occurring and what might that cost the City? Mr. Umbaugh responded that with respect to call provisions, with the general market - general obligation tax-backed securities, the prevailing call features a ten-year call. As one shortens that call period, investors want you to pay for that – so it would cost the City money today. What is gained in return is callability. The City would have the right to call those bonds faster and refund them sooner. What they are currently seeing is that a ten-year call for general obligation, governmental type issuance in the ten-year frame is typically most advantageous. However, five and seven-year calls are becoming more prevalent in the market. That is largely due to the Tax Reform Act that eliminates advanced refundings, so issuers are desiring to go to market and refund their bonds sooner. It is essential to take care in calculating the amount that would be paid for that early call and compare it to the potential future savings.

Ms. De Rosa inquired what the range would be between a ten and a seven-year call and a ten and a five-year call.

Mr. Umbaugh stated that it would vary, because the market changes every day. It is an exercise that they will do on behalf of the City of Dublin one to two weeks before they set the interest rates on the bonds. For something in the realm of a seven-year call versus a ten-year call, the cost differential is probably seven to 15 basis points different. For a five-year call, the cost differential might be 20-25 basis points. We analyze the cash flows and present value of those costs back, which is then dependent on the size of the bond issue itself. That is calculated on an issue-by-issue basis for every transaction they look at.

Ms. De Rosa inquired if it is correct that if the bond market goes up, those differentials will be larger.

Mr. Umbaugh responded that it depends on spreads and investor sentiment. Earlier in the year, many people were bringing five-year calls. Investors became tired of five-year calls and found value in ten-year calls. The spreads change. What you do is value the optionality of the security. That can be done using today's rates, but you are also making an assumption about future interest rates. In the derivative realm, it is difficult to give an estimated answer.

Mayor Peterson stated there will be a second reading/public hearing of Ordinances 66-18 through 68-18 at the October 22, 2018 Council meeting.

## **Ordinance 69-18**

### **Authorizing the Provision of a Certain Incentive to Johnson Controls to Induce it to Lease a Facility to Retain and Expand an Office and its Associated Operations and Workforce, all within the City, and Authorizing the Execution of an Economic Development Agreement.**

Mayor Peterson introduced the Ordinance.

Mr. Gracia provided background. Staff has been in discussions with Johnson Controls about the consolidation and expansion of their Central Ohio office locations. The company plans to consolidate offices located in Dublin and Westerville at a location to be determined. It is a Fortune Global 500 company and is publicly traded. The Economic Development Agreement proposed by the City of Dublin includes a one-time retention incentive payment of \$33,500. The Company expects to retain 140 existing employee positions within the City and add 75 new employees. The incentive payment also requires the company to execute a new lease of at least five years for an office location within the Dublin corporation limits. The incentive payment is only tied to retaining Dublin-based employees and does not incentivize the relocation of jobs within the region to Dublin.

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Vice Mayor Amorose Groomes inquired if the company has considered the purchase of any property, or are they interested solely in a lease option.

Mr. Gracia responded that both were considered.

Vice Mayor Amorose Groomes stated that the proposed agreement language refers to a lease. Would the agreement need to be modified if an acquisition is involved instead?

Mr. Gracia clarified that although both options were considered, the company has determined that a lease is preferred.

There will be a second reading/public hearing on October 22, 2018.

## **Ordinance 70-18**

### **Authorizing the City Manager to Enter into Amendment No. 1 to the Development Agreement by and between the City of Dublin and Crawford Hoying Development Partners, LLC relating to the Bridge Park Development.**

Mr. McDaniel stated that at Council's last meeting, Crawford Hoying presented an option for a public market in the Bridge Park development. Staff also indicated that there would be a need for some minor amendments to the existing development agreement between the City and Crawford Hoying. Two memos were provided in Council's packet, one related to the amended agreement, the other regarding the public market. Ms. Mumma will provide information regarding the proposed agreement amendments.

Ms. Mumma stated that Greg Daniels, attorney with Squire Patton Boggs is also present. He has been involved with the development agreement from its beginning and is able to respond to questions regarding it.

- This ordinance will amend the development agreement between the City of Dublin and Crawford Hoying. That agreement was originally approved by City Council on August 10, 2015. It was a culmination of approximately one and a half years of negotiation between the City and the Crawford as the developer of Bridge Park.
- Throughout that entire negotiation, professionals were involved in the discussions, from legal counsel and financial advisors representing each party, City and Crawford Hoying staff. Those negotiations resulted in the development agreement approved in 2015.
- The original development agreement provided for the catalytic development that is known as Bridge Park today, with measures in place that protect the City from as much financial risk as possible. The original development agreement and financial model supporting the development agreement was built on a set of assumptions and estimates in terms of private investment values, which then translate into revenues that would be generated, as well as the costs of all the public improvements.
- Over three years later, however, it is necessary to modify the development agreement to account for changes that have occurred. With the exception of one, all the modifications were needed, regardless of the public market opportunity.

The proposed amendments are:

#### **1. Roadway Improvements**

These are identified in Section 7.1.3 in Exhibit C of the development agreement. The agreement identified the public roadways and the parties responsible for funding those roadways. The City was responsible for the first phase surrounding Blocks B, C and Z. Those were notable because they were where the City-funded parking garages were located. Block Z is on the west side of the river. The total cost of these roadways was expected to be \$11.1 million with repayment coming from the TIF revenues from Blocks B and C, which was 100% payable to the City, backed by the minimum service guarantee. Phase 2 and 3 roadways supporting the remainder of the development were the responsibility of Crawford Hoying, financed through the issuance of bonds through the Columbus-Franklin County Finance Authority, repaid from the TIF revenues generated on the remaining blocks, and the charges imposed by the Bridge Park New Community Authority on properties within the boundaries of the Bridge Park NCA. [She shared the original map included with the development agreement, depicting both parties' responsibilities.] Based on the development review process and the layout of the buildings, a few streets have changed. Larimer Street between Longshore and Dale Drive



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was added, which was the developer's responsibility. Larimer Street between Longshore and Riverside Drive was eliminated. Longshore Street was extended to John Shields Parkway, which was the developer's responsibility. The extension of North Riverview up to North High Street was the City's responsibility. A new map reflecting those changes will be included with the amended development agreement. The Amendment updates the Development Agreement to reflect these changes, all of which have been previously approved by Council as part of the development review process. Based on those changes, the roadway costs increased from the estimated \$16.6 million to approximately \$25.2 million today. Those costs are not entirely the City's responsibility. The City's commitment associated with B, C and Z was originally \$11.1 million; the total costs were \$14.1 million. Blocks A and D were originally scheduled to be \$5.5 million; they are approximately \$11 million. In addition, the roadway improvements to Block A have also incorporated the roadway improvements that are now in Block H.

## 2. Increased Debt Limits

The increase in the costs of the roadways leads to the second change in the Development Agreement, which is removing the amount of the Columbus-Franklin County Finance Authority that can be issued for the community facilities and the roadways. The community facilities that are outlined in the Development Agreement include seven parking structures within Bridge Park, the conference and events center and the roadways. Although the City committed to the funding of the two parking structures in Block B and C as well as the first phase of roadways, the costs for the other facilities and roadways was to be financed through the Finance Authority and capped at \$61 million, provided that the annual TIF revenue and NCA charges could provide 115% coverage on the annual debt service. Based on the increased costs for the roadways and community facilities, the Administration recommends that the absolute dollar amount cap be eliminated, and the debt service coverage cap be increased from 115% to 120%. Because the private investment is expected to generate sufficient revenue to pay this additional debt, protected by the 120% coverage, this change would not have any negative impact on the City. The cost table shows the original costs of the community facilities in the original Development Agreement versus the actual costs known today. Even though the costs of both parking structures came in over \$16 million, the City's contribution to those garages was capped at \$16 million, so any excess has been paid by the developer at this point in time. This refers only to funding for Bridge Park, the community facilities and roadways. No funding is being provided for any of the private investments that are a part of Bridge Park.

## 3. Optional Redemption

This change relates to the language in Section 7.22 pertaining to Optional Redemptions of the Finance Authority's bonds. The original Agreement indicated that the bonds could be redeemed at par plus accrued interest no later than 10 years after the date of issuance, essentially a 10-year call, which is normal. As a result of current market conditions, whereby there are fewer buyers for taxable debt with a 10-year redemption, which results in higher interest rates, the City is recommending that the Development Agreement be modified to extend the Optional Redemption date from 10 years to 15 years for taxable debt only. To the extent that interest rates are lowered, the City benefits by virtue of its position in the waterfall.

## 4. Revenue Waterfalls

There is a Revenue Waterfall that is built into the original Development Agreement. Essentially, for all Blocks other than B and C, where the City captures all of the TIF revenue, the revenues are distributed based on a priority outlined as shown. Any monies that are payable to the County due to residential incentive districts has to be paid; any portion of the School District compensation must be paid from those revenues; the debt service must be met; any reserves set aside for debt service, as well as operation and maintenance of the community facilities to the level outlined in the original Development Agreement are met; then, the City receives a portion. If there is any shortfall in Blocks B and C, that can be leveraged on other Blocks, so the City is in a position to capture any excess revenue. After that is paid, the Trustee can then have 50% of any remaining funds to use for Optional Redemption of the debt. The City would capture any additional revenue. In order that the Public Market operations can be financed and the debt service

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paid, possibly using a turbo bond structure, which would accelerate the amortization of the bonds, the City would move its priority on the minimum service payment shortfall, in any, behind what is currently listed. The City is working with the Developer on this provision, and will have that finalized by the second reading on this Ordinance. This is not perceived as having any negative impact on the City. The City did not anticipate receiving any excess revenue from any Blocks other than B and C, where the City captures all the TIF revenue. The City's ability to repay the debt service on the two parking structures and the City's roadway contribution did not contemplate any revenue from any other Blocks. Switching the waterfall for just Block D to allow for this public market to take place is not detrimental to the City in any way.

## 5. Issuance Costs

This change pertains to the Cost of Issuance, which is outlined in Section 7.22 in the original Development Agreement. This section limits the cost of issuance to 2% for each bond issue. As originally proposed, the City and Developer anticipated short-term construction financing with 2% cost of issuance, with long-term debt to refinance the construction debt issued at project stabilization. However, Crawford Hoying and the Finance Authority have been able to secure permanent financing with a cost of issuance of 3.5%, which will provide a savings to the Project. Not only is it lower than if issued at 2% at the onset and issued again later, it locks in a lower interest rate early in the process as opposed to having to go through the process three to five years after the original construction loan was awarded. To the extent that favorable long-term financing occurred sooner rather than later, interest costs would be lowered, which would ultimately benefit the City by virtue of being in that waterfall.

## 6. Release of Developer Obligation to Pay Make-Whole Premium

This is likely the most complicated of the amendments. When the bonds were issued for Block A projects (the garage next to the hotel and the events center), they were sold with what is known as a "make-whole premium," which could require the Issuer, the Finance Authority, to pay a premium based on a discounted value of the called principal, if those bonds were called early. The Development Agreement provides for a ten-year call at par plus accrued interest. The City agreed at the time that Block A bonds were issued to allow this provision to go forward, so that they could obtain a lower cost of borrowing and permanent financing, but we did so indicating that the developer would pay any premium if the City required that the bonds be refinanced in the future. The financial advisors representing Crawford Hoying conducted numerous analyses to determine if this ultimately was in the best interest for the project, the City and the developer to issue these bonds with a make-whole feature. We came to the conclusion that the lower interest rate obtained at the time the bonds were issued likely outweighs any premium that might have to be paid if the bonds were called at some point in the future. That depends on the interest rate and the scenarios at that time, so it is difficult to say with absolute certainty. However, it is the Administration's belief that to lock into that and obtain the financing that they were able to obtain is beneficial to the project, and as such, they should be released from that call provision.

## 7. Bed Tax Grant

The original Development Agreement was negotiated at the time when the Dublin Convention and Visitors Bureau received 25% of the City's hotel-motel tax funding. The grant that the Bridge Park NCA receives and is paid to the Trustee to retire the community facility debt is based on 25% of the hotel-motel tax that the City receives after the deduction of 25% for the Dublin Convention and Visitors Bureau. Subsequent to the Development Agreement, Council increased the DCVB share of hotel-motel tax to 35%. For the purposes of the two hotels that have already been constructed, the City does not have the ability to adjust for this increased share. It is recommended that for any future hotels built within Bridge Park, the 25% that Crawford Hoying receives be made after the 35% reduction that is payable to the DCVB.

Ms. Mumma invited Council members' questions, acknowledging that Council Member De Rosa sent a number of questions to staff on Friday. Staff is working on the responses, which will be sent to all of Council in the next couple of days so that Council will have this information well in advance of the second reading.

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## Council Questions/Discussion:

Ms. De Rosa stated that she has some questions in addition to the ones she sent to Ms. Mumma on Friday:

Ms. De Rosa noted, referring to the first slide, which addresses the anticipated costs of the roadway in 2015 versus the actual costs in 2018, that there is a 50% difference. What makes up the 50%?

Ms. Mumma responded that she will defer the question to Crawford Hoying; the City did not have the same cost escalation. Certainly, part of their Phase 2 Block A costs is likely driven by the fact that additional roadways associated with Block H are included in that.

Vice Mayor Groomes inquired if the City paid the prevailing wage on the work that the City had completed, while the work that the developer had done would not have been subject to that requirement

Ms. Mumma asked Mr. Daniels to respond and noted that for public roadways, the project was subject to the prevailing wage requirement.

Mr. Daniels responded that it was all subject to the prevailing wage requirement.

Mr. Starr responded to Ms. De Rosa's question. The project was bid out to three or four contracts, the same as when they have performed other work for the City, and those were the costs of the bids received. The developer does not set the standards on the streets; those are set by the City. He did not review the City's costs in detail. He will have to research it to understand why there is a difference in costs. However, they are bidding the work to the same three or four general contractors and receiving good coverage.

Mr. Keenan inquired if this includes some of the additions and changes that Council made in terms of the materials. Would that account for some of the cost increase?

Ms. Mumma responded that it was a factor. Although the costs did come in higher than expected, the City had the benefit of having the first roadways constructed here. Phase 2 and Phase 3 occurring nearly four years later are experiencing the cost escalation that has occurred during that time.

Mr. Starr stated that the previous Council memo included private costs, as well. They are now moving from C Block to D Block and are experiencing a 40% cost increase. This cost increase is being seen overall, not just with the roadways. In addition, there could be specific materials with the roads that are driving the costs higher. He would have to look at the line item costs to determine that factor.

Mr. Reiner stated that construction costs, both material and labor, are at an all-time high across the United States. He assumes interest rates will also rise, so will there also be a tradeoff related to the bonds?

Mr. Daniels stated that there will be, but they consider it a good tradeoff. The original agreement anticipated financings in the first five years at a total cost of issuance at four percent. Given the interest rate environment and some of the financing that the developer has been able to identify, so far, they have been able to do all of the financing upfront on all of the blocks. That is very advantageous, because it locks in the lower rates. If they do the long-term financing as they have, it will have a 3.5% cap -- a .5% savings.

Ms. De Rosa referred to the next slide. A comment was made that we estimate that additional revenue is expected to be generated to repay. She requests that staff share what those calculations are prior to the second reading.

Ms. Mumma responded that she does not have the actual figures, because the County has not come out released the values on Bridge Park. What we can estimate is based on the increased private investment. We would expect additional TIF revenues to be generated within these areas.

Ms. De Rosa stated that these are not small increases, but a 50% change in values. It is important for Council to see some estimated ranges.

Mr. Daniels responded that there are projections for that.

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Ms. De Rosa stated that, in reference to Block B, she does not understand the reason it is assumed that there will never be any dollars related to that. Why would a change be needed if there wasn't a consequence to that change? What value accrues to either party with this?

Ms. Mumma responded that when the original development agreement was prepared, it reflected what we believed to be the most conservative financial model. We did not want to use a model that counted on potential future revenues. The models reviewed at that time showed that in future years, there would be some excess revenues once those debt service reserves were established and once the reserves were established. Once all the necessary factors have been met, there might be some excess revenue in the latter years. However, the intent of the agreement was to contain the level of expectation for repayment to the areas where we invested to what we knew and to those areas that are backed by the minimum service payment guarantee. When we say that we did not expect any revenue, that was our conservative approach as a City and City Council at that time – we did not want to show additional revenue that we were not certain would exist. Ms. DeRosa stated that there would be, then, a potential cost implication of moving that waterfall. It was indicated there were projections – those projections would be important to share with Council. If we are going to make that change, it is important that Council and the taxpayers understand the potential cost implication.

Ms. Fox referred to the slide about the waterfall. Her understanding is that in applying the .5% that the NCA can charge, the money would go first and foremost to the \$5 million for the public market.

Mr. Daniels stated that it would be only in the waterfall for Block D because that is where the money is going. There are two improvements in D Block that are eligible for funding: one, if Council approves it, is the public market; the other, already approved under the Development Agreement, is the garage. There would be one financing method that would cover both of those projects.

Ms. Fox inquired if the .5% additional tax would be charged on those properties within Bridge Park.

Mr. Daniels confirmed that is correct.

Ms. Fox stated that the NCA is the authority responsible for levying the tax. She would expect that the NCA would have an opportunity to review how much debt that they want to occur and how much they want to charge the residents and corporations within Bridge Park. How does that conversation occur?

Mr. Daniels stated that there have been preliminary conversations on that, certainly with respect to the garage and overall development agreement. There will need to be further conversations about the financing for this particular block. This amendment needs to go back to the Board, and those discussions need to occur.

Ms. Fox stated that there is the development charge that is placed on the residents, a .5% tax, and the NCA can add others -- rentals, user fees, and other options. Where is the water line for the NCA to avoid overburdening the Bridge Park citizens?

Mr. Daniels stated that the main water line is contained in the Declaration of Covenants that was recorded in 2015. That statement sets limits. The property owners themselves have to agree to all the charges. They agree contractually with the Authority that should the budgets of the Authority demand it, should the needs of the bonds demand it, that the Authority can levy charges up to a certain amount. There is also a petition that was submitted to City Council when the Bridge Park Community Authority was formed that contained similar limits. At that time, City Council approved the amount of the assessed valuation charge – the amount of the sales charge, the hotel-motel tax charge. All the different charges were agreed to by City Council and agreed upon by the property owners. Those are the debt controls on the NCA.

Mr. Keenan noted that City Council invested a great deal of discussion and time in those discussions in the effort to protect the City's interests. What City Council would be doing here is amending the development agreement, but the NCA is the body with the ability to assess the .5% sales tax. The NCA is made up of representatives, four of whom are appointed by City Council and three representatives are appointed by the developer.

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Ms. Fox stated that she understands that. What she is trying to determine is, with Council's approval, the level of potential charges that NCA could levy on the citizens within the development. She inquired how often the sales charge is reviewed and possibly lifted if, for instance, the public market survives for only four to five years, and cannot continue due to the expense.

Mr. Daniels stated that first, there would need to be an alternative use for that space that would qualify as a community facility, as there would be outstanding bonds at that time. The charge would need to remain in place until the bonds are paid. The Community Authority would need to covenant with the bond holders that it will levy the charge necessary to pay them back.

Ms. Fox inquired if the Community Authority conducts an annual review to verify that the sales charge is covering what is necessary to pay the bonds and monitors the community facilities' operating margins and expenses.

Mr. Daniels responded affirmatively.

Ms. Fox inquired if the NCA minutes are provided to City Council.

Mr. Daniels responded that the minutes are publicly available. There is no re-review by City Council. In the past several years, the NCA has had at least one annual meeting to review the budgets and charges.

Mr. Keenan pointed out that there are term limitations on the appointments made by City Council. If Council is concerned about the NCA's actions, it does have the ability to change the makeup of the NCA.

Ms. Fox inquired if the .5% not only pays for the buildout, but also supports the operating expenses of the public market.

Mr. Daniels confirmed that is correct.

Ms. Fox inquired if the public market would be very successful and begin to take care of itself and the money in the remaining .5% charge begins to pay for the D Block parking garage, because it is a community facility and that is paid off – where then is the .5% charge applied, or is it lifted? Can it be used on another facility?

Mr. Daniels responded that it can only flow into the D Block waterfall.

Vice Mayor Amorose Groomes inquired if that is the change that will be made – designating it only to Block D.

Mr. Daniels responded that it is one of the changes. The other is that there is no requirement that the sales charge be levied.

Ms. Fox inquired what would occur if there was a need for funding a community authority in another block. How high can that sales tax go?

Mr. Daniels responded that .5% is the maximum under the current Declaration. The property owners would all have to agree to a higher charge.

Ms. Mumma stated that before a new community authority can be added to the equation, City Council would have to approve it.

Ms. Fox stated that in the original agreement, a cultural arts center was one of the community facilities that was considered, which would have allowed the debt level to include that. If there isn't to be such a community facility there, will it be removed from the list of community facilities in this agreement, or will it remain as a possible community facility in this agreement?

Mr. Daniels responded that it is not in the agreement now. He would have to defer to Crawford Hoying as to whether it remains a possibility within the current footprint of Bridge Park. That facility was removed before the original development agreement was signed.

Ms. Mumma clarified that the \$61 million is for the five parking structures, the conference and events center, and the Phase 2 and Phase 3 roadways.

Ms. Fox stated that, in addition to having fresh foods, bakery, etc., the downtown market has many community activities that contribute to making it a successful entity. In the buildout, are there plans for integrated indoor/outdoor spaces, such as kitchens, meeting spaces, gathering spaces – features that would make it more than just a grocery and food court – a community amenity?

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Mr. Starr stated that they have not yet reached that level of detail, but it will also offer gathering spaces in addition to the opportunity to shop. All those elements are necessary to create a sense of place.

Ms. Fox inquired if there is sufficient flexibility with a one-floor plan. Could they do more? Perhaps the parking garage limits that.

Mr. Starr responded that there is sufficient clear height to add a mezzanine with seating. That is something that could be added in the future.

Ms. Fox inquired if they were considering the dynamics of the market potentially offering more.

Mr. Starr responded affirmatively.

Mr. Keenan stated that the issue with timing of the start of construction is that it is necessary to have a good idea what will be included so it could be built out differently if the initial design doesn't work.

Mr. Starr responded that the market is essentially an improvement project. A mezzanine is a feature that could occur later, if the market is successful; the opportunity could be reevaluated later. The pads are currently being built. There are steps involved with moving up the hill, and the rock in that area imposes some limitations. If the market is successful and the space is needed, it is possible to move the market manager and support staff offices somewhere else.

Vice Mayor Amorose Groomes stated that after Council's last meeting, she visited the North Market in Columbus and observed the operations and surrounding area. That market does have a significant area for outdoor eating. What is the plan for engaging the street network and having outdoor dining? According to the plans, there is a buildout to the portable zones.

Mr. Starr stated that in the West Elevations for Longshore Street, there are plans for five garage doors that could be rolled up. However, a conclusion as to whether the market space could spill out to the street has not been reached. They definitely want something to happen in that space, but it will involve understanding the limits of the right-of-way in the agreement. It has to be an active space both inside and outside.

Vice Mayor Amorose Groomes stated that because the pad is being constructed now, it is important to think through the opportunity for dining outdoors on a regular basis. At the North Market, it appeared that customers did not want to eat inside.

Mr. Starr noted that patrons will also take food to the seating options in the other pocket parks, as well. It is desirable to have that type of activity occurring throughout the neighborhood as well as at the market location.

Vice Mayor Amorose Groomes responded that with the North Market, there aren't many of those types of opportunities surrounding the Market; the adjacent areas have an industrial feel.

Mr. Starr noted that most of the building across the street from the North Market are being torn down for an AC Hotel.

Vice Mayor Amorose Groomes stated that the remainder of her questions are legal in nature, which she will ask in the same order as the memo.

On page two, there is a reference to revenue waterfalls and the .5% retail charge. Is any retail sales charge being assessed in the District today?

Mr. Daniels responded there is not.

Vice Mayor Amorose Groomes asked if there is any NCA charge today that is levied in the hotel spaces?

Mr. Daniels responded affirmatively.

Vice Mayor Amorose Groomes inquired if the NCA is accumulating monies from that hotel charge and where are they being directed at this time.

Mr. Daniels responded that they would flow into the regular waterfall for the other blocks outside of D Block.

Vice Mayor Amorose Groomes stated that the only public amenities that she is aware of in those blocks would be the parking garages, which were City-funded. What other public amenities could those charges be applied to? There may be some component at The Exchange.

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Mr. Starr responded that those revenues are pledged to the Block A bonds specifically. Mr. Daniels stated that the A Block bonds are for the A Block parking garage next to the hotel and also for the event center.

Vice Mayor Amorose Groomes inquired if an additional .5% retail assessed on the hotel would flow to Block D, or are those funds sufficient for what is needed in the A Block. Mr. Starr responded affirmatively; only the .5% would go to Block D.

Vice Mayor Amorose Groomes stated that 1.0% would go to A Block; .5% to D Block.

Vice Mayor Amorose Groomes stated that the 120% coverage requirement is an increase from the 115% requirement. What does that look like in real money?

Mr. Daniels stated that he is unsure, but can obtain that number and forward to Council. However, if we looking at this based on a set of projected assumptions, that could change over time.

Vice Mayor Amorose Groomes stated that there should be some calculation that would provide a ballpark estimate relative to urban walkable districts such as this, which are developing across the country. Some price per square foot is being assigned to those, which could be a plus or minus five/ ten percent.

Mr. Daniels responded that they have projections based on that.

Vice Mayor Amorose Groomes stated that what she would like is a rough estimate regarding what amount these types of developments are generating per square foot, and using this amount of square footage, what that amount would be.

Mr. Daniels indicated that they would provide that information.

Vice Mayor Amorose Groomes inquired if all of the .5% sales tax revenue is designated for D Block, and that will encompass most of the restaurants and would be a big portion of what can be generated there, will any capacity remain to use this same kind of arrangement to fund future development that might occur on subsequent blocks to the east? Would the opportunity for a .5% tax funding remain for them? Her hope is that we reach more of a critical mass, and that the requirement will be that continuing development should have sufficient critical mass to support the entirety of the District. Her concern is that if all of these funds are earmarked exclusively for D Block, where will there be the opportunity to fund the remainder of the blocks similarly?

Mr. Daniels stated that for the balance of the blocks, there will also be the assessed valuation charges. Even on D block, those are still the vast majority of the charges that will fund the bonds. The two remaining blocks, F Block and G Block, will have access to those charges from their blocks as well as anything left over from the other blocks besides Block D.

Vice Mayor Amorose Groomes requested estimates of what percentages of the overall costs that the .5% tax will pay for the cost of D Block versus the percent covered by the other revenues generated there. If all of it is permitted to be designated for one block, what would be left for the balance of the blocks?

Josiah Huber, DiPerna Advisors and Crawford Hoying financial advisor, stated in response to the question of how much of D Block, the garage, the market, and the streets, is being funded from the .5% sales tax charge – that amount would be approximately 18%. The large portion of the repayment for those bonds is coming from the service payments and the assessed valuation charges from D Block itself.

Vice Mayor Amorose Groomes stated that 18% seems a fairly significant amount, which can make a difference between doing or not doing these types of projects, and it encompasses all of the restaurants that are currently present in the development – is that correct?

Mr. Huber responded that it would be everything outside of Block D. It includes all of the retail tenants within the Bridge Park Master Plan.

Mr. Keenan inquired if that would exclude carryout, non-taxable food.

Mr. Huber responded affirmatively.

Vice Mayor Amorose Groomes stated that in thinking through the feasibility of future developments, would other entities be absent that 18% revenue, and how would that gap be filled? She would like that information for the second reading of this ordinance.

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Vice Mayor Amorose Groomes inquired if the City were to grant all of these designees, but the NCA did not give this their blessing, are there any other available financing mechanisms?

Mr. Daniels stated that this is ultimately contingent upon the NCA Board approval, but there is an expectation that the NCA will approve it, because there have been preliminary conversations.

Vice Mayor Amorose Groomes stated in regard to the waterfall that she agrees with Ms. De Rosa that it would be difficult to explain to the taxpayers why the City got out of line if there is any revenue to be realized.

In Section 4 on page 166, there are a series of "If" statements, for which the "Then" appears to be missing. The section addresses the application of service payments and NCA revenue from Blocks A, F, G, H and Z. A statement is made that "if service payments are collected, if they are pursuant of a TIF ordinance...." She requests an explanation for the second reading.

Mr. Daniels responded that information also would be forwarded.

Mayor Peterson invited public testimony.

Linda Kick, Our Cupcakery, Dublin, Ohio stated that she is a small business owner in Historic Dublin. She served on the ARB a few years ago and is a member of the Historic Business Owners Association, although she is not here as a representative. She is present primarily to share a concern. What is the Historic District going to look like in five years and what does Council want it to look like in five years? There have been comments about the attrition of businesses in the areas. When the pedestrian bridge and the new library are completed, why will people want to cross the bridge? Will they walk across the bridge only to walk to The Avenue restaurant or to go to the Library? The businesses in Historic District have developed collaborative relationships to create events. Recently, more professional offices have filled previous retail spaces in Historic District. Retail establishments in the District have decreased over 50% in the last few years. All of the construction, closing the bridge, sections of High Street, temporary loss of the Library – all that has significantly impacted the small businesses. In the recent Farmers Market report, it was reported that the number one reason the Farmers Market was so successful was due to the ease of parking. At an OhioHealth event she attended today at the Brick House Blue, that organization was thrilled that there was free parking there for all of their attendees. Many of the small businesses in the North Market are very similar to those currently located in the Historic District. If Council is going to bring that type of market to this City, what will be the impact on the current Historic District businesses? The Historic Business District has changed significantly since she opened her business there in 2004. She would like City Council to consider the impact of a public market on the Historic District.

Vice Mayor Amorose Groomes stated that she shares the same concern and has posed the same question to staff. At the second reading, she would like to hear staff's response regarding the impact of the proposed developed on the surrounding areas. The Historic District is the jewel of Dublin, and we need to carefully explore what the unintended consequences might be of this market.

Mr. Reiner stated that when the concept of this District was conceived several years ago, the idea was to create a level of synergy. Worthington and Westerville have it in their downtown areas, but Dublin has a very small area to serve that need. Dublin offered only a small number of restaurants, so many of its residents traveled to the Short North, Grandview or another destination for dinner. The intent of the Bridge Street District was to give Dublin an additional downtown area on the other side of the river. Both sides were seen as one downtown area with the bridge as the unifying element. The goal was to create an interesting synergy in Dublin for everyone. There was never any intent to exclude the Historical District; although there has been concern about that impact. He recently heard from one restaurant owner in the Historic District that their business has improved as a result of the recent development and increased excitement. He anticipates that the pedestrian bridge will be a perfect unifying element.



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Vice Mayor Amorose Groomes stated that the challenge is to make sure that destinations remain on the Historic District side of the river. We have lost eight entities in the last few months. Ms. Kick's concern is valid, and it warrants being fully vetted.

Mayor Peterson stated that there will be a second reading/public hearing on October 22, 2018.

## **OTHER**

### • **Dublin City Schools Update on Issue 5**

Mayor Peterson stated that present tonight are: Dublin City Schools Superintendent, Dr. Todd Hoadley; Dublin Board of Education members: President Scott Melody, Vice President Lynn May, Rick Weininger, Stu Harris and Dublin Schools Treasurer and CFO, Brian Kern. He invited Dr. Hoadley to speak.

Dr. Todd Hoadley, Dublin City Schools Superintendent thanked City Council for allowing them to share briefly about Issue 5, which is on the November 6 ballot. It is important for City Council, due to their leadership role, to have a clear understanding of the school issue that is before the voters. In viewing the last few minutes of this meeting, it is very apparent that Council members are very thoughtful, dedicated leaders, who are devoted to researching and understanding. He thanks Council for their leadership. He will review components of the PowerPoint that will also be shown. While there are certain components to this issue that will mean an increase in tax, what is driving them to the ballot is not a financial issue – they have been able to take the three-year 2012 levy and extend it another six years, so that has not expired. It is really an enrollment issue. He asked Treasurer Kern to share statistics.

#### Enrollment Growth

Brian Kern, Dublin City Schools Treasurer/CFO, stated that the City of Dublin attracts people from a wide area; over 100 different languages are spoken by Dublin School students. The growth of enrollment has created the need for Issue 5. Over the last ten years, Dublin Schools have gained approximately 2,700 students. There are approximately 600 school districts across the state of Ohio; the average size of a district is 2,700-2,800 students. From that perspective, Dublin has gained an additional school district! Over the next 10 years, Dublin will gain another 3,000 students. They have looked at long-range build out reports: in year 2036, the district should top out at 2,100 students, and then begin to level off to 18,000 students. Currently, the student body consists of approximately 16,100 students, and there are already capacity issues. At Dublin Jerome High School, eight learning chalets are used every period of every day. Eli Pinney and Deer Run Elementary Schools have such units, as well. Of the individual Dublin schools, 16 of the 19 will be over capacity by year 2022. From an elementary perspective, in the next five years the District will be 1,200 "seats" short. Currently, three fifth grade classes must walk from Indian Run Elementary to Sells Middle School daily for classes, then walk back for lunch. That is not the ideal learning environment, particularly when the weather changes.

Dr. Hoadley stated that people continue to move to Dublin because of City Council's leadership to attract, refine, and make Dublin one of the finest places, not just in central Ohio, but in this country. Children have moved from over 100 countries into Dublin City Schools in the last 12 months. Dublin is "on the map" in a global context. However, Dublin Schools are out of space.

#### Issue 5:

Although it involves only one vote, the ballot issue has three components: the bond issue to build new facilities; a permanent improvement levy to improve/renovate existing facilities; and an operating levy for staffing. All of the bond issue and permanent improvement components can be achieved without any tax increase; however, the operating levy will mean new dollars. Those dollars will be used to fund new staff, including mental health and drug and alcohol support services for the students. He introduced Deb Papesh, Rebecca Mayer and Katie O'Neil, leaders of Dublin's Good Schools Committee. Their voter education campaign has been tireless! There is also a

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website that is continuously updated with answers to any new questions. He invited School Board president Stu Harris to comment.

Dublin Board of Education Member Stu Harris thanked City Council for the partnership and collaboration that they have enjoyed. At the School Board meeting earlier this evening, they celebrated their 32 National Merit Scholars – a higher number than any other district in Ohio! All of those students will be able to attend the top universities and colleges in the United States. A similar situation has occurred several years in a row. In addition, Dublin Schools Treasurer/CFO Brian Kern received the Auditor of State Award of Distinction for Fiscal Responsibility. Due to the collaboration between the City and the Schools, the Board of Education was able to nominate and present to Mayor Peterson the Ohio School Board Association's "Friend of Education Award." Dublin School Board's goal is to prepare students for the jobs of the future and keep them safe in school buildings. Three things that Council has helped with are: the Emerald Campus (jobs of the future – the Stem Academy); DubLink and the "one to one" chrome books (a computer in the hands of every middle school and high school student); and, most importantly, the School Resource Officers, who are part teachers, counselors and law enforcement.

Dublin Board of Education Vice President Lynn May stated that there are many good stories about the School and City partnership. She recalls having earlier conversations about a potential project, which is now known as Bridge Park. It is very exciting to learn tonight about other things occurring in the City. Everything they do as a school board, they do for the children of this community. They request City Council's continued support, as they work to secure the needed resources to educate our students

Mayor Peterson stated that City Council meetings and the Dublin Schools Board of Education meetings are on the same nights, so Council appreciates the Board leaving their meeting early and coming to this meeting to share comments. The level of professionalism of the leaders in Dublin Schools is amazing. They have built a school system that attracts people globally. The number one question people have who consider locating in Dublin is about the quality of the Dublin Schools. Dublin Schools attract the people and the businesses who drive the community's economy and maintain the property values. The City-School collaboration is powerful and effective. The City provides the infrastructure for the community, but it is the Schools that provide the heart and soul of the community.

Ms. De Rosa thanked Dr. Hoadley, Mr. Kern and School Board members for sharing this information. She is incredibly proud to be part of a community that prioritizes education, but prioritization only works if everyone participates. She enjoyed attending the recent 30-year anniversary at Wyandot Elementary School, a school which her children once attended. She enjoyed seeing the energy and work that is occurring there. Prioritizing education in this community is one of the most important things we all can do.

Vice Mayor Amorose Groomes thanked the Good Schools Committee, who has been working very hard to spread the message.

Mr. Reiner stated that without a great school system, we would not have this great City. They have done an awesome job! The young people who completed their education, have jobs and are now returning to this community to live are a reflection of Dublin Schools' hard work.

Ms. Fox stated that she has had 10 kids and grandkids who attend Dublin Schools. There cannot be a great city without a great school. We can't have a great future without great kids. These great kids are a result of the great teachers who have prepared our kids so well, the community that embraces them, and the services and support we give them to go out and become the people we all want our children to be.

Mayor Peterson stated that Councilmember Alutto wanted to pass along her appreciation and support, as well, for all that Dublin Schools is doing for our community and schools. He asked staff if it would be possible to put together a resolution of support of Dublin Schools for Council's next meeting.

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Mr. McDaniel responded that it could be prepared for the October 22 Council meeting.

Dr. Hoadley noted that the next Dublin Chamber of Commerce After Hours would be held at the Emerald Campus on October 16. Everyone is invited!

## **Ordinance 71-18**

### **Authorizing the City Manager to Execute an Assignment of a Real Estate Purchase Contract and Other Necessary Documents to Acquire a 28.84 Acre, More or Less, Fee Simple Interest for Three Parcels Located on Eiterman Road from The Robert Weiler Company.**

Mayor Peterson introduced the Ordinance.

Ms. Goss provided some background on the Shier Rings Road Technology Flex Districts. As one of the City's key business districts, this area forms a physical connection between the Emerald Corporate District and the growing West Innovation District. Shier Rings Road provides a direct east-west connection between these two districts while providing access to single-family neighborhoods to the south. Large, undeveloped parcels within the area provide important opportunities for new businesses and/or expansions of existing businesses. In February 2016, to promote economic growth in the area, Council authorized the purchase of approximately 79 acres on Shier Rings Road. Opportunity exists to acquire three contiguous parcels that total approximately 28.84 acres. As a result of this adjacency, acquisition of these parcels presents the opportunity to leverage the existing City asset and increase the likelihood of a broader development strategy as a result of gaining approximately 1,500 feet of highly visible frontage along US33, also gaining approximately 1,000 feet of highly accessible frontage along Eiterman Road, and amassing the total of 100 vacant acres. Based upon cluster-based economic development strategies, the available of developable acreage in this area is advantageous in order to recruit companies desiring to locate in proximity to the growing industry clusters surrounding the northeast US33 corridor. With this acquisition, the City has the opportunity to leverage its existing industry base in both the automotive sector as well as the growing healthcare and bioscience sector. With authorization to acquire the property, further study will proceed to determine strategies to take maximum advantage of the expanded site and further secure the City's position as a preferred location for business growth within central Ohio's broader regional clusters and effectively compete in the regional economy. The purchase price of the three parcels totaling 28.84 acres is \$4.263 million or approximately \$147,000 per acre. This land valuation is consistent with the range of current market values in the area, prepared by The Robert Weiler Company, showing an average price per acre of \$200,000 per acre. Funding to acquire the three parcels will come from the City's General Fund balance, and the Finance Department will bring forward a supplemental appropriation at a future Council meeting. However, staff is proposing to repay the General Fund for this acquisition from the \$500,000 annual allocation for land acquisition that is programmed as part of the Capital Improvements Program. With the acquisition of this property, staff will review existing plans for proposed infrastructure and roadway improvements to Shier Rings Road and Eiterman Road to ensure the cost effective and efficient use of City-owned property and promote economic development in the area.

Mr. Keenan inquired if this is the site that was previously considered for an assisted-living facility.

Mr. McDaniel responded that use was considered for a portion of the previous 79 acres the City purchased.

Mr. Keenan stated that the site is close to that, then, across from the hospital.

Mr. McDaniel responded that is correct.

There will be a second reading/public hearing on October 22, 2018.

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

### **Resolution 62-18**

#### **Accepting the Lowest and Best Bid for the Brand Road Booster Station Improvements. (Project No. 18-012.0-CIP)**

Mayor Peterson introduced the resolution.

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Mr. Hammersmith stated that these improvements are for the Brand Road Water Booster Station located at 4751 Brand Road, on the southwest corner of Brand and Dublin Roads. On September 25, 2018, three bids were received, publicly opened, and read for the Brand Road Booster Station Improvements project. This project includes the installation of three new pump motors, three new pumps, and various electrical, control panel, and painting upgrades to the existing Brand Road Booster Station. There were two alternate bid items for this project. Alternate 1 includes the base bid items with the addition of pavement resurfacing of the entire site. The Engineer's estimate is \$570,000 for the Base bid; the budgeted funds for the Brand Road Booster Station Improvements project are \$570,000. No interruption in water service is anticipated for residents of Dublin located within the water pressure district served by this booster station. These improvements will result in more reliable water service and improved efficiencies with the new pumps specified. The project will commence in December of this year and is to be complete by June 1, 2019. Peterson Construction Company provided the lowest and best bid for the base bid and Alternate 1 of \$353,640. Staff is satisfied with the references provided by Peterson Construction Company, Inc. and the quality of their completed work. Staff recommends that the project be awarded to the Peterson Construction Company.

Mr. Keenan inquired if the Fire Department is aware of this project.  
Mr. Hammersmith responded that they will be notified.

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

## **OTHER**

### **• Final Plat – Earlington Village, Lot 15**

Ms. Martin stated that this is a request for acceptance of a Final Plat. The platting process is solely for the subdivision of the properties to identify property lines, establish easements, provide open space dedication, and create public rights-of-way. The request is to replat a 0.329-acre lot to permit a modification to the front building line from 70 feet to 45 feet. The lot contains a single-family home located within an existing subdivision on Caplestone Lane, approximately 900 feet south of the intersection with Dublinshire Drive. The entire subdivision plat demonstrates a significant varied setback within the subdivision ranging from 30 feet to 75 feet. The applicant is requesting that the proposed setback line be located at 45 feet, which conforms to the preliminary development plan standards. The zoning requirement is for a minimum frontyard setback of 25 feet. The Planning and Zoning Commission approved an amended final development plan and recommended approval of a final plat for Lot 15 of The Woods of Dublinshire on August 23, 2018.

Mr. Reiner inquired if this would damage any of the cadence of the other setbacks.  
Ms. Martin responded that the setbacks vary significantly. The neighbor to the west has a frontyard setback of 75 feet; the neighbor to the east has a setback of 35 feet. This is in excess of what is typically seen subdivision to subdivision.

Ms. Fox stated that the PZC members visited the site. The owner is proposing to bring the garage out and turn it into a bedroom. The neighbors are aware and have expressed no objections. It will be appropriate with what exists in the neighborhood.

Mayor Peterson moved to approve the final plat for Earlington Village, Lot 15.  
Mr. Reiner seconded the motion.

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

### **• Report re. Airbnbs**

Ms. Readler stated that at a recent Council meeting, the issue of short-term rentals, such as those regulated or advertised by Airbnb, was raised. Legal staff had previously drafted a memo on the topic last year. Council requested an update to that. An updated memo was provided in this packet. Last year, City staff met to discuss considerations and options for regulation of short-term rentals within the City of Dublin. The City Manager's

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Office, Development Department, and Legal staff were represented. This discussion identified the primary reasons that some municipalities have adopted regulations specific to short-term rentals, the application of these to the City of Dublin, and the tradeoffs that would be necessary for the City to implement effective regulation. Some of the main concerns about short-term rentals, such as nuisance and vandalism and noise, can be addressed by existing measures and are not unique to short-term rentals. Recently, the City of Columbus adopted regulations for short-term rentals, which is essentially a registration system. Columbus is the state's largest Airbnb market. They have monitored the listings in the City of Dublin on Airbnb, and the last count was ten properties. On VRBO and HomeAway, there were three advertisements, which were actually hotels. At this time, their recommendation is that the City not develop regulations, because there is not yet sufficient demand in the City. They will continue to closely monitor the situation and bring Council updates as to whether future legislation should become necessary.

Vice Mayor Amorose Groomes stated that she understands the demand may not yet exist; however, having lived on a street where there was a house that was a VRBO rental, she is aware of how disruptive that rental was to the neighborhood. In a neighborhood, typically, neighbors know everyone and have a sense of who is coming and going. In the situation on her street, every time there was a soccer tournament or similar event in the City, there would be 12-18 people staying at the house, cars speeding down the street, and the tenants sometimes using the neighbor's private pool. She is not sure she is willing to wait until a problem occurs before having legislation in place. It may be preferable to be proactive -- not to have police officers monitoring the site, but to provide a tool that could be used, if needed. Because her neighborhood was negatively impacted by having a commercial use in a residential district, she would prefer to have some policies in place that could be applied, if warranted.

Ms. Fox stated that because this could be considered a commercial use in a residential district, perhaps that suggests a way in which this could be controlled.

Ms. Readler responded that if there is rental of a property, as long as it is used for a single-family use, the financial transaction component is not a factor, i.e. renter versus owner-occupied. However, for short-term rentals, because of the potential impact on the community, licensing is an option, and that is what the City of Columbus has put in place. The City can require a permit, and the permit can be revoked if certain behaviors are demonstrated, such as excessive parking, excessive noise, vandalism – Code enforcement issues.

Ms. Fox inquired if there is another way to control it without legislating a permit process. Is it possible to send an etiquette letter to Airbnb providers that the City does not presently have regulations, but outlining the expectations of this community?

Ms. Readler responded that in the past, short-term rental issues have been handled as Code Enforcement issues, and City Code Enforcement Officers have made contact with the property owner. That is the mechanism that staff recommends continue to be used to address those rentals in the near term.

Ms. Fox inquired if that process has proved to be effective? Because short-term rentals currently are very few in Dublin, was Code Enforcement able to resolve the problems, if there were any?

Ms. Readler responded that she would defer to Code Enforcement for that response. They have offered to meet with some of the communities that have a large number of long-term rentals and discuss the secondary effects of the rentals, and provide a point of contact with the City to help address those problems.

Ms. De Rosa inquired if it would be possible to have expected standards that are articulated. To her knowledge, no such information is provided at the City's website.

Ms. Readler stated that they could work with Communications/Public Information and the Planning Department staff and develop some standards, which could be sent to the properties that are listed. City expectations and contact information can be provided, and staff can meet with residents. It is possible to have such an outreach, if Council would like to try that before pursuing legislation.

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Mayor Peterson stated that Airbnbs are listed on a website. Is it common for Muirfield residents to rent out their homes during the Memorial Tournament?

Ms. Readler responded affirmatively.

Mayor Peterson stated that if the Muirfield rentals are not listed on a website, and the City adopted a regulatory process, how does the City address the properties that are not listed on the website?

Ms. Readler stated that is the issue. Legal staff referred to that situation in the memo, which states that if the City has legislation in place, it would have to be applied uniformly. For example, Columbus requires a permit for any rental that is fewer than 30 days; if the house were rented for one night, a permit would be necessary.

Mayor Peterson stated that perhaps a non-legislative method, a policy, would be preferable. In the absence of regulations, if a complaint is received, information could be forwarded to the party that outlines the City's expectations. He requested Council members' preference.

Vice Mayor Amorose Groomes stated that perhaps a permit could be required for rentals of greater than seven nights a year, which wouldn't apply then to many of the Muirfield Tournament short-term rentals. She understands the hesitation, but until it comes to each person's street, one is not aware of the level of disruption.

Mayor Peterson inquired if it would be appropriate to refer this issue to a Council committee for study.

Ms. Readler responded that the Community Development Committee would be the most appropriate.

Ms. De Rosa inquired if it would be desirable to formulate the City's expectations and standards as a first step.

Mayor Peterson stated that the people who are violating the City's standards probably will not care what the standards are.

Ms. De Rosa stated that they may not, but the neighbors would appreciate having them.

Vice Mayor Groomes inquired if Fire Code issues could be considered. Often, four families would rent a house, with every family having a bedroom. This resulted in 6-8 cars, 20-25 people, and sometimes tailgating in the driveway before games.

Mr. Reiner stated that another interesting component is house trading organizations. This involves a short-term exchange of homes, handled on a very professional level. He is not aware if this could be considered a taxable transaction.

Mayor Peterson moved to refer the issue of Airbnbs to the Community Development Committee for study.

Vice Mayor Amorose Groomes seconded the motion.

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

## STAFF COMMENTS

Mr. McDaniel stated that a detailed memo was provided in Council's previous meeting packet regarding the closure of the roundabout at Riverside and SR161 on Friday, October 19 through Monday, October 22. If weather does not permit the project to occur that weekend, the alternate date would be October 26 through October 29. An aggressive communication plan is in place to inform the public, and Mr. Hammersmith will be doing a "News in 90" spot. In addition, they have brought back the children who did the first roundabout video to make a sequel.

Ms. De Rosa requested clarification of the project. Will movement through the roundabout be unchanged, only signage added?

Mr. McDaniel stated that signage and pavement markings would be added, but the configuration of the roundabout also will be changed – it is actually not round on the south end. Most of what will be addressed is on the northbound approach into the roundabout. In order to make these changes, it will be necessary to close the

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roundabout for a period of time. In addition to the re-configuration, signage and pavement markings, the pavement must be ground and then repaved so that the lane markings can be corrected.

Ms. De Rosa inquired if it would be wise to warn drivers as they approach that the lane movement has been changed.

Mr. McDaniel responded that would definitely occur.

Ms. De Rosa inquired if there will be flashers as well as signage on the approach that warns of a change in lanes ahead.

Ms. O'Callaghan stated that the most notable changes are in the lane assignments in the northbound direction. The change will result in only two lanes going through the circulatory area of the roundabout. That is the focus of the new video that was just released. That is the focus of the City's advance communications, but there will also be signage and messages on the approach. The future configuration will make the far right lane a dedicated right. There will no longer be three lanes entering into the circulatory area.

Ms. De Rosa requested that caution signage regarding the lane change be in place, because the approach is already sufficiently challenging.

Ms. Fox inquired if there will be a divider or median to separate the lane that is a dedicated right.

Ms. O'Callaghan responded that it will be a striped area for now, to allow opportunity to monitor the results of the change. Long term, there is a potential for a raised median.

Ms. Fox stated that with the previous sewer work that impacted the roundabout, the beautiful trees in the center were lost. Will they be replaced?

Ms. O'Callaghan responded that some of the trees have been re-planted, but they are not as large as the original ones. Some of the turf has been replaced, as well. The Parks Operations staff is in the process of restoring that area; they had been waiting for the fall planting season.

Ms. Fox inquired if the space would be returned to the original design.

Ms. O'Callaghan responded affirmatively, although smaller trees were used for the replacements.

## **COUNCIL COMMITTEE REPORTS**

Administrative Committee: Vice Mayor Amorose Groomes stated that they have been working with the City Manager's and Clerk's office on staffing for the board and commission meetings and for preparation of those meeting minutes. The issues have been worked through, and the results will be reflected in the proposed 2019 Operating Budget.

Community Development Committee: Mr. Reiner stated that a CDC meeting will be scheduled in the next two-three weeks to address issues referred to them.

COTA: Ms. De Rosa stated that, as reflected in today's edition of *The Columbus Dispatch*, COTA is embarking on their first major strategic plan. The Board had a quick, but comprehensive overview at their meeting earlier today regarding all of the things occurring in the community. COTA has offered the C-Pass Program, which provides the opportunity to organizations to fund bus passes for their employees, in an effort to improve downtown traffic. The numbers continue to increase; over 300 employers are now providing bus passes for their employees, and over 13,000 riders have taken advantage of the opportunity. This is an example of the community working together to improve mobility.

Dublin Community Foundation: Vice Mayor Amorose Groomes stated that the Foundation began their first cycle of grant request hearings on October 4 and reviewed half of the requests; the balance will be heard at their next meeting. Following that meeting, she anticipates being able to provide a list of the grant recipients.

MORPC: Vice Mayor Amorose Groomes stated that the Executive Committee met on October 4, which was primarily for the purpose of the Executive Director review.

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US33 Innovation Corridor Group: Ms. De Rosa reported that the group will meeting this Friday, October 12.

Dublin Arts Council: Mr. Reiner reminded Council members of the B.R.E.A.D. Festival, which will be held this Sunday, October 13, beginning at 12 noon in Coffman Park. There will be live entertainment.

Washington Township: Mayor Peterson recognized the firefighters who serve this community. Every October, the National Fallen Firefighters Foundation sponsors the official national tribute to all firefighters who have died in the line of duty during the previous year. This memorial weekend was October 6 and 7. Governor Kasich authorized flags to be flown at half-staff yesterday on all public buildings and grounds throughout the state in honor and memory of the brave men and women who have lost their lives in the line of duty. City Council joins in remembering them and offers our sincere condolences to the families. Council also would like to recognize and offer their gratitude to the brave men and women with the Washington Township Fire Department, who serve to protect the residents of Dublin every day. Along with the Dublin City Schools Administration and Board of Education, Dublin City Council will be at the Dublin Coffman Football Game this Friday to pay their respects to the Fire and Police first responders.

## **COUNCIL ROUNDTABLE**

Ms. Fox stated that:

1. Tomorrow evening, a Historic Dublin Design Guidelines workshop will be held at 6:30 p.m. at the Dublin Community Church. As a Council, it is important to ensure our focus is balanced on both sides of the river, so that the Historic District receives the attention that it needs. As Mr. Dring mentioned, there are ongoing meetings focusing on defining ways to energize this District. Often, it is not as necessary to contribute money as it is to contribute ideas to ensure everything possible is being done to encourage the kind of vitality that can naturally occur.
2. There have been recent discussions about the street layouts. To help address the issue, a valet will be provided as a backup in front of The Avenue restaurant. The street is narrow at that point, and four or five cars pulled up in that location would back up traffic on the entire street. Going forward, Council must remember that it is essential to serve the buildings that have been built. In this mobility study, there is a need to be aware of the fact that there will be more bikes on the street in the District. If the walkable community occurs as planned, there will be people using the street, not just cars.

Ms. De Rosa:

1. Reported that the Mayor, Vice Mayor and she had the opportunity to attend the 30-year anniversary of some of the Dublin elementary schools – Scottish Corners and Wyandot.
2. Not only are those elementary schools 30 years old, the North Pool is, as well. Over 800 residents have provided input on the North Pool renovations project; she thanks them for that feedback.
3. Congratulated Mr. McDaniel for being recognized by Columbus *Business First* as one of 2018's most admired executives.

Mr. Reiner:

1. Reported that a couple of weeks ago, there was a tribute to Bob Weiler in the Business section of the Sunday edition of The Dispatch. Mr. Weiler is responsible for many significant projects in this area. Mr. Weiler shared in the article that many people were not familiar with one of his favorite projects, which was Asherton in Dublin, Ohio. It was interesting that he pointed to a Dublin project as one of which he was most proud.
2. Invited Council members to the Blue Zone presentation on Thursday, November 15 at 6 p.m. at the Dublin Recreation Center. Council is focused on improving the health, safety and welfare of this community, and this is a major health initiative. As reported: "Blue Zone communities have experienced drops in obesity, smoking and blood pressure, among other health factors, and have saved millions of



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dollars in annual health care costs. The Blue Zone project has replicated their findings in cities around the United States. The Blue Zone's keynote event will help those interested to better understand what a Blue Zone Community entails." He encourages Council members to stop by to learn about this opportunity and see if perhaps Council might want to become involved.

3. On a side note, he asked when scooters are expected to come to Dublin.

Ms. Readler responded that topic is scheduled for discussion at tomorrow evening's Community Services Advisory Commission meeting.

Vice Mayor Amorose Groomes thanked Public Works staff for the recent SnowGo event — it was a very nice way to gear staff up for the coming season!

Mayor Peterson:

1. Congratulated Mr. McDaniel on the well-deserved Columbus *Business First* award; it is nice to see a person who deserves recognition receive it.
2. Thanked Mr. De Rosa for his pink tie!
3. Expressed his deep condolences to Council Member Reiner on the recent passing of his brother Walt Reiner. It is apparent that their parents successfully instilled a commitment to community service in their children. Not only has Council Member Reiner served this community for decades, his brother Walt did the same in the Linden area. Did his brother also serve in the Army in the Vietnam conflict?

Mr. Reiner stated that his brother Walt was a decorated veteran.

4. On another somber note, long-time community resident Chi Weber passed away today. Mr. Weber participated in the recent Dublin Storytellers project. The feature on Mr. Weber is extremely interesting and well worth reading. It was interesting that Chi Weber's parents graduated from Dublin High School in 1907. Mr. Weber served on the Board of Education for two terms and participated in the purchase of the land on Coffman Road for the site of the Dublin Coffman High School. The land included part of what had once been his father's farm. The article reads: "The Board made a very wise decision in buying the land for about \$1,500 an acre, but people could not understand why we needed 50 acres for a school." He had heard so much about Mr. Weber, and when he became Mayor, he made a point of going to visit with him. He was captivated just listening to him. Mr. Weber was a fantastic asset for this community!

## ADJOURNMENT

The meeting was adjourned at 10:20 p.m.

\_\_\_\_\_  
Mayor – Presiding Officer

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