

# RECORD OF PROCEEDINGS

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

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held \_\_\_\_\_

January 8, 2019

## CALL TO ORDER

Vice Mayor Amorose Groomes called the Tuesday, January 8, 2019 Regular Meeting of Dublin City Council to order at 5 p.m. in Council Chambers at Dublin City Hall.

## ROLL CALL

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

## ADJOURNMENT TO EXECUTIVE SESSION

Vice Mayor Amorose Groomes moved to adjourn to executive session for discussion of the appointment of a public official.

Mr. Reiner seconded the motion.

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

## RECONVENE

The meeting was reconvened at 7 p.m.

Staff members present were Mr. McDaniel, Ms. Readler, Ms. Mumma, Ms. Crandall, Ms. O'Callaghan, Ms. Goss, Mr. Earman, Mr. Rogers, Chief von Eckartsberg, Deputy Chief Paez, Mr. Stiffler, Ms. Richison, Mr. Hammersmith, Ms. Husak, Ms. Weisenauer, Mr. O'Brien, Mr. Plouck and Mr. Dearth.

## PLEDGE OF ALLEGIANCE

Webelos II of Den 8 from Pack 210 of Scottish Corners Elementary led the Pledge of Allegiance.

## CITIZEN COMMENTS

There were no citizen comments.

## CONSENT AGENDA

- Approval of Minutes of December 3, 2018
- Notice to Legislative Authority of new C1 and C2 liquor permits for TH Midwest, LLC., dba Turkey Hill, SW Corner of Avery Road & Shier Rings Road, Dublin, OH 43016

Vice Mayor Amorose Groomes noted she has a minor question regarding the liquor permits for Turkey Hill, given the location does not currently house a gas station. Ms. Readler responded that, typically, a structure is in place to accommodate a liquor permit user. This site has three existing buildings, but the intent is to build a new convenience store/gas station. There has been no application filed with the City of Dublin for this development to date. However, the Liquor Department assured staff that it is a routine practice to initiate the liquor permit application process prior to the new building being constructed at a location. The permits will not be issued until the final building is approved and is habitable. Staff has no concerns at this time.

Ms. Alutto moved approval of the two items on the Consent Agenda.

Mr. Reiner seconded the motion.

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

## SECOND READING/PUBLIC HEARING – ORDINANCES

### **Ordinance 89-18**

**Rezoning Approximately 8.68 Acres Southwest of Jerome Road, Approximately 1,000 Feet South of the Intersection with McKittrick Road from R, Rural District to PUD, Planned Unit Development District (The Hamlet on Jerome) for 18 Single-family Lots and 2.08 Acres of Open Space and a Preliminary Plat in Accordance with the Subdivision Regulations. (Case 18-030CP/Z/PDP/PP)**

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Vice Mayor Amorose Groomes noted that the applicant for this rezoning has requested tonight that Council postpone the hearing.

Dan Lorenz, 9341 Jerome Road, Dublin requested that Council postpone the hearing for two weeks.

Ms. Alutto moved to postpone Ordinance 89-18 to the January 22, 2019 meeting.

Ms. De Rosa seconded the motion.

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

Vice Mayor Amorose Groomes moved to waive the Rules of Order to address Ordinance Nos. 90-18 through 95-18 together.

Ms. Alutto seconded the motion.

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

(The Clerk read the names and addresses of the property owners into the record.)

## **Ordinance 90-18**

**Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire A 0.306-Acre Fee Simple Warranty Deed for Right-of-Way, Without Limitation of Existing Access Rights; A 0.025 – Acre Standard Highway Easement from Emmanuel Sanchez-Carballo and Yuko Sanchez, Located at 6169 Cara Road, for the Public Purpose of Constructing a New Roadway Which Shall be Open to the Public Without Charge.**

## **Ordinance 91-18**

**Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.011-Acre Temporary Easement from Mary Jo Reimann, Located at 5526 Cara Court, for the Public Purpose of Constructing a New Roadway Which Shall Be Open to the Public Without Charge.**

## **Ordinance 92-18**

**Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.086-Acre Standard Highway Easement and a 0.007-Acre Temporary Construction Easement from P. Michael Houser and Judy Faye Houser, Located at 5504 Avery Road, for the Public Purpose of Constructing a New Roadway Which Shall be Open to the Public Without Charge**

## **Ordinance 93-18**

**Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.054-Acre Fee Simple Warranty Deed for Right-of-Way, Without Limitation of Existing Access Rights and a 0.086-Acre Standard Highway Easement from Lynn M. Gray, Trustee of the Lynn M. Gray Revocable Living Trust Agreement, Located at 5544 Avery Road, for the Public Purpose of Constructing a New Roadway Which Shall be Open to the Public Without Charge.**

## **Ordinance 94-18**

**Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire the Entire Parcel from Karen M. Sharp and Michael R. Sharp, Located at 5555 Avery Road, for the Public Purpose of Constructing a New Roadway Which Shall be Open to the Public Without Charge.**

## **Ordinance 95-18**

**Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.030-Acre Standard Highway Easement from John D. Kormanik and Sharon L. Kormanik, Located at 5527 Cara Court, for the Public Purpose of Constructing a New Roadway Which Shall be Open to the Public Without Charge.**

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Mr. Hammersmith stated that there is no additional information to report. These easements and acquisitions are related to the future Tuttle Crossing extension project. In response to Vice Mayor Amorose Groomes, Mr. Hammersmith stated that there are 24 parcels remaining for which easements and acquisitions are needed for this project.

Vote on Ordinance Nos. 90-18 through 95-18: Mr. Reiner, yes; Ms. De Rosa, yes; Ms. Fox, yes; Ms. Alutto, yes; Vice Mayor Amorose Groomes, yes.

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

### **Ordinance 01-19**

**Declaring the Improvement to Certain Parcels of Real Property in the City's Bridge Street District to be a Public Purpose and Exempt from Taxation; Providing for the Collection and Deposit of Service Payments and Specifying the Purposes for Which Those Service Payments May be Expended; and Authorizing Compensation Payments to the Dublin City School District and the Tolles Career and Technical Center.**

Ms. Alutto introduced the Ordinance.

Ms. Mumma stated that this is a request to approve a Commercial TIF on Block D within Bridge Park. The parcels comprising Block D are outlined on the slide shown. Block D has been reviewed and approved previously by both City Council and Planning and Zoning Commission. Council approved the Basic Plan in September of 2017, followed by approval of the Preliminary Plat in October of 2017. In June of 2018, Planning and Zoning Commission approved the Final Plat, which was subsequently approved by City Council in July of 2018. The creation of this TIF is authorized under ORC Section 5709.41, which relates to establishment of Commercial TIFs. In 2015, City Council approved an Incentive District (Residential TIF) that works in conjunction with the Commercial TIF and these will be layered upon each other.

She noted that Block D is planned to be a mixed-use area with a total square footage of each product type as follows:

- Commercial – 51,000 square feet
- Condos – 103,000 square feet
- Office/Retail – 106,000 square feet
- Apartments – 174,000 square feet
- Retail – 9,00 square feet
- Commercial (Public Market) – 34,400 square feet

As Council is aware, Block D includes the Public Market that has been previously discussed. The public improvements are estimated to be valued at \$61.2 million. Based on the minimum values established for each of the product types, it is expected to generate almost \$62 million in TIF revenues throughout the 30-year period. These TIF proceeds will be used to retire the debt on Block D improvements and the Community Facilities, specifically within the Bridge Park development.

The establishment of this TIF is consistent with the other TIFs that have been approved within Bridge Park, namely for Blocks B, C, A and Z – and is essentially required as part of the Development Agreement with Crawford Hoying in order to provide the funding stream needed to finance these Community Facilities.

Staff is recommending approval at the second reading/public hearing on January 22.

Ms. De Rosa stated that the language in the ordinance indicates the funding will be for public road improvements, parking garage and conference/event facility. That is not planned for this block, so why is that language included?

Ms. Mumma responded that all of the Community Facilities that are part of the Bridge Park New Community Authority (NCA) are always outlined in these specific TIFs to be funded by the TIF service payments. These service payments can only be used for those Community Facilities, which does include the conference and event center.

Ms. De Rosa asked if it would be appropriate to add the Public Market to this language.

Ms. Mumma responded this language could be amended for the second reading to include the Public Market.

Ms. De Rosa asked for clarification: the conference and event facility is included as a "placeholder" because it could occur in the future? Why would that language be included and not the Public Market?

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Ms. Mumma responded that all of the TIFs are established with generally the same public improvements listed because, fundamentally, all of the Community Facilities that are part of the Bridge Park NCA are ultimately funded by these TIF proceeds. As each Block has been financed, the financing from that Block is used to fund the debt service on that block. The goal is to have each block be "stand alone." But for flexibility, that language is included in all the Bridge Park TIFs.

Ms. De Rosa stated that it would then be appropriate to add the Public Market in the language.

Ms. Mumma responded affirmatively.

Vice Mayor Amorose Groomes stated her understanding was the Public Market would not be funded with TIF revenue – that it would be NCA monies that would fund the market. Ms. Mumma responded the funding will be a combination of private equity, NCA service charges and TIF revenues.

Ms. De Rosa stated she also has questions regarding the follow-up memo in the packet regarding the development agreement with Crawford Hoying. At what point can this discussion take place – tonight or with the second reading of the TIF ordinance?

Mr. McDaniel suggested that it would be appropriate to discuss the memo at this point.

Ms. De Rosa stated she had sent an e-mail to staff and received a response via e-mail. She asked staff to share how the targeted special principal redemption amounts were identified.

Ms. Mumma responded these remain pending. As Crawford Hoying is working with their lenders, they are establishing these targets. These will be a function of the negotiation that occurs between the developer and their external financing partners that provide for targets that can be redeemed. In the event that the service payments are not in excess and cannot be redeemed, Crawford Hoying would not want to be in default should they not meet the target. These will be finalized as those terms are negotiated with their lenders.

Ms. De Rosa stated that they have put about \$15.8 million, so it could go to \$20 million? This is all dependent on the financing they eventually determine, correct?

Ms. Mumma responded affirmatively, noting she will follow up with them. She would not expect a lot of variation, as they are close to the end of negotiations with their lenders. They are hoping to close this loan by March 1. This was the last version circulated between the two parties and their financial advisers provided this information in response to the City's request. She will follow up for the second reading of the TIF.

Mr. McDaniel added that at the time of the previous discussion, based on the direction Council gave, Crawford Hoying negotiated with their lenders to proceed.

Ms. De Rosa stated that she reviewed a previous discussion of Council about the City's placement in the "waterfall." Council had agreed that they wanted to retain a position in that waterfall, and not be removed from it – and that the City would "share those revenues" along the way.

Mr. McDaniel clarified that the sharing would relate to any upside of the revenue – not any shortfall.

Ms. De Rosa agreed. But as she reads the language, she is struggling with how this will play out. The language is complicated. Before proceeding, she would like some examples of how this will play out. As the waterfall is now, if there would be monies owed to the City on minimum service payments for other blocks, it is now after this minimum payment. She would appreciate more background on how this particular arrangement fits the sharing on the upside model.

Ms. Mumma responded she will provide a follow-up memo for the next meeting with more concise numbers and examples of what occurs if an upside is generated in terms of how it is captured.

Ms. De Rosa stated that the way the language reads currently, the City would participate but is not "sharing" in those upsides -- but instead is participating after all of these payments and any payment not made in a previous year is repaid. She is struggling with the "sharing" part as Council agreed to. Having this illustrated will be very helpful.

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Vice Mayor Amorose Groomes added that the intention of Council was that the City would be part of a pool of people receiving the revenue versus a linear model – that those groups of people would come together for the greater good and will all benefit from this -- that we will all together be in this space for repayment.

Mr. McDaniel responded that he believes that is accurate, but he does believe the City was giving up a little bit. Staff will highlight what was given up under that, the repositioning, how that was done, and provide some walk through scenarios.

Vice Mayor Amorose Groomes stated that a summary on the repositioning and also on the revenue sharing would be useful.

Mr. McDaniel noted that it would be helpful if Council could consider what number they have an interest in so that the walk through can be framed by staff. He asked Council members to indicate to staff what numbers they are interested in.

Vice Mayor Amorose Groomes asked if he is referring to target numbers.

Mr. McDaniel stated that he is aware Council is interested in reviewing scenarios.

Ms. De Rosa added that Council did agree that a turbo made sense. Council also agreed that the City would stay in line and that if there are excesses, the City would share in those. However, the current language does not reflect this. The way it works now is that any outstanding service payments actually move down in that waterfall. She would like to understand how this works.

Mr. McDaniel stated that staff may want to communicate directly with Ms. De Rosa to formulate some of the "what ifs" – unless Council has an objection.

Vice Mayor Amorose Groomes stated that she does not believe the target numbers are as important as the theory.

Ms. De Rosa stated that the language is complex and she wants to understand better how that sharing will occur.

Ms. Mumma pointed out that the new Step 5 in the waterfall is where the turbo bond structure is. As opposed to it being open-ended, what is seen in the first schedule – the Targeted Special Principal Redemption Amount – are the amounts that can be redeemed, above and beyond what the normal debt schedule would call for. For Step 6 of the service payments and NCA revenue – after those other things – the turbo bond structure, the regular principal and interest, and any compensation due to the City to pay the Schools or the county compensation in the last 15 years of the TIF, once the abatement rolls off – that is what is coming to the City in its entirety. Previously, there was a split for this. The amounts seen in the targeted revenue amount will ultimately tie to what the debt service is, what those projected county compensation amounts will be, the School District amounts, and the turbo bonds retirement, with the remainder coming to the City.

Ms. De Rosa stated that her question relates to the turbo bond requirement, as the way it is written is that if there is not enough in a current year, the subsequent year takes the current year plus the past year. Given this, she can't envision how the sharing point will ever occur. She does not understand why No. 7 – "to the City an amount equal to the shortfall, if any, of the minimum service payments on Block B and C" – would not be higher up in that waterfall. It would be considered a guaranteed debt payment, correct? The turbo payments will be made before the City would see any dollars.

Ms. Mumma responded that is correct. That was the premise of the discussion when the public market was considered -- that these TIF dollars would to some extent be utilized to retire that debt service faster. Not only TIF revenues, but any other revenues coming in such as NCA charges would be utilized as well. She will address these questions in the follow-up.

Ms. Fox stated that No. 8 indicates the NCA revenues to restore the maximum O&M reserve for the public market. It seems the public market is far down the list. She asked about the market's ability to be funded, given it is at the bottom of the list.

Ms. Mumma responded that item is an operation and maintenance reserve fund. It is not the debt service for the public market. The debt service for the market, along with the parking garage within Block D and the streets discussed in conjunction with the market discussion, would be accounted for in No. 4 – the amount necessary for payment of principal and interest due on the Columbus-Franklin County Finance Authority and NCA debt. The debt for the market is covered there.

Ms. Fox stated that for the operation and maintenance bucket, given it is the last item in the list, it would likely be an empty bucket. How will these matters be handled?

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Ms. Mumma responded that this is actually a reserve fund for future years when a repair is needed. She will provide clarification on that. There are provisions in the overarching agreement that establish what the operation and maintenance reserve funds need to be for all of the community facilities. If not here, there is a requirement for those buckets to be filled from other sources that would not be the City's and not from these revenues. Mr. McDaniel added that, typically, this kind of reserve is not created but in this case the reserves were addressed to cover future needs.

Ms. Fox stated that the presentation indicates this TIF covers all commercial property. That does include residential that is considered commercial, correct? All revenues from Block D are covered by the TIF, correct?

Ms. Mumma responded that the Residential TIF was established in 2015. This TIF before Council tonight is for just the commercial properties. Once this is in place, both will cover the properties. The City wanted to have flexibility in case apartments were later converted to condos, or if the product type changes, so that these TIFs could be layered upon each other. The Residential TIF is already in place, and this TIF covers the commercial properties. From the county auditor standpoint, apartments are considered commercial.

Mr. Reiner noted this is a good point. There was significant discussion in past years about the apartments and potential conversion to condos and being able to preserve the options.

Vice Mayor Amorose Groomes stated that the summary indicates that it is acceptable that the geography of these two TIFs overlaps, which will allow flexibility in the future for any owner-occupied residential units to be converted to apartments or vice versa.

Ms. Mumma agreed that the language provides for apartments becoming condos or condos becoming apartments at a future date.

Mr. McDaniel commented that the use can change over time, as has occurred with multi-family development in Dublin.

Vice Mayor Amorose Groomes noted that the proposed TIF speaks to what would be funded. She notes that the park is noticeably absent from the list of what could be funded from this TIF. What is the reason for that?

Ms. Mumma responded that, with the exceptions of Blocks B and C, all of this TIF revenue will be turned over to fund the Community Facilities. It is her understanding from Legal counsel that once Step 6 in the waterfall occurs, if revenues come to the City, they could be utilized for – depending upon restrictions – public improvements such as the park, the pedestrian bridge, the realignment of the roadway, the roundabout, etc. Vice Mayor Amorose Groomes asked if those items should then be listed, as the summary on page one indicates the service payments generated within Bridge Park TIFs will be used to fund the public roadway improvements, parking garages and a conference/event facility. It does not mention other community facilities like the park.

Mr. McDaniel added that staff will need to check the original Development Agreement with Crawford Hoying and the list of community facilities contained. The original DA drives much of this language.

Ms. De Rosa stated that for Step 6, as it reads now, the funds could be used for "any legal purpose."

Ms. Mumma responded that the City needs to ensure that, should the City be in receipt of any excess TIF funds, the City can then use those for public improvements. As Mr. McDaniel has indicated, aside from Blocks B and C, these are all centered on the community facilities that are part of the Development.

Vice Mayor Amorose Groomes stated that either none should be named or all should be named. It seems the current list is only partial.

Mr. McDaniel stated that staff will check the Development Agreement.

Ms. Fox stated that she believes there is a definition of all the Community Facilities in the original documents.

Vice Mayor Amorose Groomes stated that the public market would not have been one of those items identified in that list. This language just needs to be clarified.

Ms. Mumma responded that if appropriate under the original DA, staff will list some specific items and include some generic language to provide the maximum flexibility.

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Vice Mayor Amorose Groomes noted that in Section 4 of the Ordinance, it indicates: "... Sections 319.302, 321.24, 323.152 and 323.156 of the Ohio Revised Code, as the same may be amended from time to time, or any successor provisions thereto as the same may be amended from time to time (the "Property Tax Rollback Payments"), will be allocated and distributed in accordance with Section 6 of this Ordinance." What would trigger such amendments?

Ms. Mumma responded that this relates to rollback and homestead rules that are overseen by the state.

Mr. McDaniel stated these would not be in the City's control, and the language references the changes that could be made by the state legislature.

Vice Mayor Amorose Groomes stated she would like examples of what would trigger such amendments by the state.

Ms. De Rosa asked if the City is aware of the total amount of the bond issue that they will be seeking. She can provide that information in the follow-up.

Ms. Mumma stated that in October, the amount was expected to be approximately \$32.8 million. If there is an updated estimate, she will provide that in the follow-up memo as well.

There was no public testimony.

There will be a second reading/public hearing at the January 22 Council meeting.

## **INTRODUCTION/PUBLIC HEARING – RESOLUTIONS**

### **Resolution 01-19**

#### **Authorizing the City Manager to Enter into an Agreement with the Delaware City Prosecutor in the Delaware Municipal Court.**

Ms. Alutto introduced the Resolution.

Mr. McDaniel stated this is a standard contract in place each year with Delaware Municipal Court. The minimum payment required under the contract is \$300 per year, whether or not any cases are processed. There is an hourly rate for the services provided. Staff recommends approval.

There were no questions.

There was no public testimony.

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

### **Resolution 02-19**

#### **Adopting a Statement of Services for a Proposed Annexation of 4.816 Acres, More or Less, from Jerome Township, Union County to the City of Dublin.**

Ms. Alutto introduced the Resolution.

Ms. Readler stated that Washington Township filed this Regular Annexation petition on November 19, 2018. The Union County Commissioners have scheduled the hearing on the annexation petition on Tuesday, February 5 at 9:15 a.m. City Council is required to provide a Statement of Services no later than 20 days in advance of that hearing. Staff provided a memo and Resolution outlining all of the City services that the City plans to provide to the property upon annexation. The property is within Dublin's exclusive annexation area pursuant to the Community Plan and is located in the exclusive Dublin service agreement as defined in the agreements with the City of Columbus. [Staff shared a depiction of the property that is located at the corner of McKittrick and Jerome Roads.] Staff recommends approval of Resolution 02-19.

#### Fee Waiver request

In conjunction with filing the annexation petition, Washington Township has requested the City waive its annexation petition processing fee of \$4,150, based on the fact that Washington Township is the primary provider of fire and EMS services for the City of Dublin and this property will be used to enhance those services. Staff recommends approval of the annexation fee waiver.

Eric Richter, Washington Township Administrator is present for questions and she can also respond to any questions.

Ms. De Rosa asked for clarification of the zoning classification upon annexation.

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Ms. Readler responded that upon annexation to Dublin, a property is automatically zoned Rural. When the owner wants to develop the property, they will need to seek a rezoning.

Mr. Reiner asked for the density calculation for Rural zoning category.  
Ms. Husak responded it is one dwelling unit per acre.

Vice Mayor Amorose Groomes noted that her understanding is that Washington Township's five-year plan does not include construction of a fire station in this location, but this is related to future planning for these services.  
Mr. Richter indicated that is correct.

There was no public testimony.

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

Vice Mayor Amorose Groomes moved to waive the \$4,150 annexation petition processing fee.

Mr. Reiner seconded the motion.

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

## **Resolution 03-19**

### **Appointing a Member to an Unexpired Term on the Architectural Review Board.**

Ms. Alutto introduced the Resolution.

Vice Mayor Amorose Groomes, Administrative Chair, stated that Council has conducted interviews for this position and is appointing Kathleen Bryan to an unexpired term on ARB. This term expires on March 31, 2020.

She added that the City is fortunate to have many qualified candidates interested in serving on boards and commissions, and such was the case with this recruitment.

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

## **STAFF COMMENTS**

Mr. McDaniel:

1. Noted a memo was included in the packet regarding the need for two Council members to serve on the Stakeholder Committee for the review of Bridge Street District Code amendments and design guidelines. A list of community members who have volunteered to participate was included in the memo.

Vice Mayor Amorose Groomes stated this was her topic at last year's retreat, so she would be interested in participating.

Ms. Fox indicated she would also be interested in participating in this committee.

Ms. Fox noted she would suggest the stakeholder committee be enlarged to include an ARB member, and a Historic District representative, as Waterford is not within the HD. This would create a more balanced stakeholder group. She can provide some names for consideration.

Mr. McDaniel asked for guidance from Council – how does Council want to review the additional names suggested for the Committee?

Vice Mayor Amorose Groomes stated that it seems fair to allow all Council members to suggest names and then the names could be vetted by Council. She recalls that the initial meeting is scheduled for early February.

Mr. McDaniel suggested that the names be submitted to staff so that staff can contact those individuals regarding their interest in serving.

Ms. Fox clarified she is more interested in the groups that should be represented versus individuals.

Vice Mayor Amorose Groomes summarized that Ms. Fox is suggesting that the Historic District be represented.

Ms. Fox added that she definitely supports having a representative of the ARB, as they address process and guidelines for the District on a regular basis.



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There will be representatives from Planning and Zoning Commission as well. They have not yet been designated.

Mr. McDaniel asked Ms. Husak to comment.

Ms. Husak noted that this stakeholder group is for the BSD Code update and new guidelines, which would not encompass the Architectural Review District. The ARB Code and guidelines are a separate and simultaneous process. The Monterey/Waterford area was included in the stakeholder committee for BSD updated code and new guidelines as they are involved in development proposals in the City. This BSD Code update takes the Architectural Review District out of the Bridge Street Code. For that reason, ARB is not involved.

Ms. Fox asked if the Indian Run neighborhood will be represented.

Ms. Husak responded they will not.

Vice Mayor Amorose Groomes commented that this stakeholder list is good, considering the clarification made by Ms. Husak about the two processes underway.

Mr. McDaniel agreed that there is some confusion about the simultaneous review processes.

Vice Mayor Amorose Groomes summarized that the list is therefore acceptable as proposed.

Mr. McDaniel noted that additional members can be added during the process if needed.

Vice Mayor Amorose Groomes moved that she and Ms. Fox be designated as Council representatives to the Stakeholder Committee for the Bridge Street Code update and design guidelines.

Ms. De Rosa seconded the motion.

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

Mr. McDaniel continued:

2. Noted that Lt. Steve Farmer is leaving Dublin to become the Chief of Police for the City of Upper Arlington. A reception is scheduled on Friday, January 11 at 3:30 p.m. at the Dublin Justice Center. Everyone is welcome to attend. On behalf of staff, he praised the leadership and contributions of Lt. Farmer during his service to the City. Congratulations to him on this appointment!

Vice Mayor Amorose Groomes noted it is always an affirmation of the City when other communities hire our employees. Congratulations to Lt. Farmer and his family!

## **COUNCIL COMMITTEE REPORTS**

### Planning and Zoning Commission representative

Ms. Fox reported that a topic at their recent meeting was the Historic and Cultural Assessment recommendations to Council and the priorities for this, as recommended by ARB. Priorities are identified as educating the public about the Historic District, discussing incorporation of the Indian Run neighborhood into a historic category; protecting the stone walls; potentially looking at the restoration of the Indian Run cemetery; looking at financing incentives to help maintain and restore some of the historic properties. These recommendations primarily came from ARB, were reviewed by PZC, and will be coming to Council.

PZC is also working on a formalized training programming for Commissioners, which will provide ongoing training throughout their service.

Vice Mayor Amorose Groomes added that this training program is long overdue.

### Administrative Committee

Vice Mayor Amorose Groomes, Chair stated that:

- ARB interviews were held earlier this evening and great candidates were reviewed for the appointment made tonight.
- Interviews for Planning and Zoning Commission candidates will be scheduled.
- All Council members have received an e-mail from Ms. Crandall with a questionnaire to provide input for the upcoming retreat. In addition, some topics

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are proposed, largely related to policy development. She asked Council members to review this e-mail and respond, adding items that should be included in the retreat discussion. The retreat dates are Thursday evening, February 21 and all day Friday, February 22.

- Reminded everyone of the performance reviews for the City Manager and the Clerk of Council on Wednesday, February 27. She is gathering materials for that in order to have a successful time together.

#### Community Development Committee

Mr. Reiner, Chair reported that a meeting is scheduled on Monday, February 4 at 6 p.m. to review the Bridge Street District Code approval process amendments and the parkland fees.

Vice Mayor Amorose Groomes stated that the Committee review date for the Beautify Your Neighborhood grant applications will be scheduled in March.

#### Finance Committee

Ms. Alutto, Committee member stated that the hotel-motel tax policy discussion will be part of the overall policy discussion at the Council retreat. If additional discussion as a Committee is needed, that will occur moving forward.

#### Public Services Committee

Ms. Alutto, Chair, stated:

- The Committee met on December 5 to review the Dublin Arts Council Public Art Plan. It was a wonderful and rich discussion with good input from members. The DAC has retained a world-renowned individual to prepare a public art plan and she has done an excellent job. The DAC will report back to the Committee about the direction they will be taking, once the plan is complete.
- A speedy recovery is hoped for Mr. Guion, Executive Director, following an emergency hip replacement surgery.

#### Dublin Community Foundation

Vice Mayor Amorose Groomes, representative, stated that they have not yet met in 2019, but she will report back when they do meet.

#### Dublin Friendship Association

Ms. Alutto representative, stated that a meeting is scheduled later in January.

#### MORPC

Vice Mayor Amorose Groomes, Council representative stated that MORPC has scheduled a tour of the working prototype for the HyperLoop. She and Mr. McDaniel will travel tomorrow to Nevada to view this prototype. She will follow-up with their findings when they return.

#### Logan-Union-Champaign County Regional Planning Commission

Ms. De Rosa, Council representative stated that David Gulden, Exec. Director has accepted a job as Director of Development for the City of Pickerington. Brad Bodenmiller will serve as the new Executive Director of the RPC. He has worked with LUC RPC since 2014. Congratulations to Mr. Gulden and to Mr. Bodenmiller!

#### Dublin Arts Council

Mr. Reiner, Council representative stated there will be a new exhibit of Dublin student artwork, which will run from January 8 through January 22. He encouraged everyone to visit and witness the talent in the community.

#### Washington Township

Mr. Richter, Administrator stated there is nothing to report at this time.

#### Dublin Bridges

Ms. Fox, Council liaison stated they will meet later in January.

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## **COUNCIL ROUNDTABLE**

Ms. Fox thanked Mr. McDaniel and staff for their efforts with parking code enforcement in the Historic District, particularly the Darby lot. The efforts have been very effective, based on the feedback from the HDBA.

### Ms. De Rosa:

1. Thanked the Clerk's office for their work on BoardPaq implementation. A great feature is the ability to add presentations and background materials to the library to reference in later discussions. She appreciates the work on this initiative!
2. Reported that she had the pleasure of attending Union County Commissioner Gary Lee's retirement event. The event was very well attended, given his decades of service. Council wishes him well in his retirement! She also had the opportunity to meet the new Union County Commissioner, Chris Schmenk, who was recently installed in office.

### Mr. Reiner:

1. On behalf of Council, extended condolences to the Hidaka family on the loss of their son. The Hidaka family is deeply involved in many aspects of the Dublin community, and our hearts and prayers go out to them.
2. Commended Don Piunno on coordinating the Wreaths Across America project in Dublin. Mr. Piunno secured funding sponsors for the program, which acknowledged the various branches of the military. This was a wonderful program and a big thanks to Mr. Piunno!

Vice Mayor Amorose Groomes stated that she heard Mr. Reiner did a great job of representing Council at the ceremonies.

### Ms. Alutto:

1. Noted her heartfelt sympathies to the Hidaka family. She spent a fair amount of time with Akihiro Hidaka, and he was a delightful young man. This is a great loss.
2. Thanked staff for the Senior Circulator kick-off, scheduled for Friday, January 11. This is a very positive step and a welcome service for many people.
3. Commented that she recently observed a Bird scooter at the northwest corner of Glick and Dublin Roads. Is staff aware of these operating in Dublin? Are any surrounding communities using them?

Mr. McDaniel responded he is not aware of any in Dublin. Staff is monitoring this issue.

Ms. Crandall added that staff has been in communication with Lime Bikes, and the suburban model doesn't fit for them for the scooters. They have no plans to come to Dublin anytime soon.

Ms. Alutto clarified that this was a Bird scooter.

Ms. Crandall responded that CSAC is reviewing the scooter issue and will bring information back to Council in the next couple of months.

### Vice Mayor Amorose Groomes:

1. Noted that in the memo about surrounding jurisdictions, it was indicated there is a new Administrator in Shawnee Hills. Has the City had the opportunity to reach out to him?

Mr. McDaniel responded that he had lunch with new Administrator Craig Thompson, the outgoing Administrator, Steve DeBolt and Mayor Monahan immediately prior to the holidays. There is also a new Administrator in Plain City, and he has a meeting scheduled with him as well.

Vice Mayor Amorose Groomes asked him to convey Council's congratulations and welcome!

2. Thanked Council for their support as she chaired the meeting in Mayor Peterson's absence.

## **ADJOURNMENT**

The meeting was adjourned at 8:05 p.m.

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Vice Mayor – Presiding Officer

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