

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

January 22, 2019

CALL TO ORDER

Mayor Peterson called the Tuesday, January 22, 2019 Regular Meeting of Dublin City Council to order at 5:30 p.m. in Council Chambers at Dublin City Hall.

ROLL CALL

Present were Mayor Peterson, Vice Mayor Amorose Groomes, Ms. Alutto, Ms. De Rosa, Mr. Keenan and Ms. Fox. Mr. Reiner was absent (excused).
Staff members present were Mr. McDaniel, Ms. Crandall, Ms. Readler, Ms. Mumma, Ms. O'Callaghan, Ms. Goss and Mr. Papsidero.

ADJOURNMENT TO EXECUTIVE SESSION

Mayor Peterson moved to adjourn to executive session for the following purposes:

- Conferences with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action;
- To consider confidential information related to a request for economic development assistance that involves public infrastructure improvements that are directly related to an economic development project, and which executive session is necessary to protect the possible investment or expenditure of public funds to be made in connection with the economic development project; and
- Purchase of property for public purposes.

Ms. Alutto seconded the motion.

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

RECONVENE

The meeting was reconvened at 7 p.m.

Additional staff members present were Chief von Eckartsberg, Mr. Earman, Mr. Rogers, Ms. Husak, Mr. Hammersmith, Ms. Richison, Mr. McCollough, Mr. Stiffler, Ms. Shelley, Ms. Stang, Ms. Gilger, Mr. Ashford, Mr. Plouck, and bond counsel, Mr. Daniels.

PLEDGE OF ALLEGIANCE

Ms. De Rosa led the Pledge of Allegiance.

SPECIAL PRESENTATIONS/RECOGNITION

- Recognition of Mike Duffey

Mayor Peterson read and presented a proclamation to Mike Duffey, who served portions of Dublin, Worthington and Columbus from 2011 through 2018 as the 21st District Representative to the Ohio House of Representatives.

Mr. Duffey expressed appreciation to Council for this special recognition. He announced that he is now serving as the Senior Vice Chancellor at the Ohio Department of Higher Education. He is looking forward to this new opportunity, and is very pleased to be part of Governor DeWine's administration.

Mayor Peterson noted that he will always be welcome in Dublin!

Vice Mayor Amorose Groomes commented regarding his dedication to public service, his courage to take on challenging issues, his willingness to work across party lines and the contributions he made for the benefit of all citizenry during his years of service.

Mr. Keenan noted he has known Mr. Duffey for many years and this recognition is well deserved. He has a passion for all education issues, as demonstrated throughout his service in the House of Representatives. He appreciates the fact that Mr. Duffey always did what was right, despite any political fallout.

Ms. De Rosa noted she appreciates his positivity – no matter the issue – and his willingness to help residents have their issues resolved. She thanked him for his service.

Ms. Fox recalled Mr. Duffey stopping at her house while campaigning for his election. She is thrilled to hear that he is now involved in education, given his enthusiasm and passion for public service. She thanked him for his service!

Ms. Alutto echoed the other members, adding a personal thank you for his support during her first years on Council. Dublin has been fortunate to have him, and looks forward to his future accomplishments.

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

January 22, 2019

Page 2 of 26

Mr. Duffey stated that being able to serve Dublin has been a special privilege for him. Compared to many cities in Ohio, Dublin has raised the bar and expectations from an economic development standpoint and for their relationships with local elected officials. He appreciates the support that Dublin has provided to him during his service in the House of Representatives. He encouraged Dublin to continue to do what they are doing, as it is working! He will always be a friend to Dublin and will advocate for Dublin. He has spoken with his successor, Dr. Beth Liston about some of the issues important to the District, including school funding and the SERP tax issues.

- Honorary Street Renaming for Pandel Savic

Mayor Peterson welcomed Nicholas LaRocca, Chief Operating Officer and Mike McKee, Director of Villa Operations, Muirfield Village Golf Club.

Mayor Peterson noted that they had recently approached the City regarding an honorary street renaming in honor of Pandel Savic, one of the founders of the PGA Memorial Tournament, its inaugural Chairman and eventually its General Chairman Emeritus.

Mr. LaRocca noted that Pandel Savic died in June 2018 and they would like to honor Pandel's memory by renaming a portion of Memorial Drive as "Pandel Savic Way." The City has graciously agreed to do so, and they are present to accept this recognition. This will ensure his memory lives on for many years.

Mayor Peterson read the proclamation into the record, declaring the renaming of this portion of Memorial Drive in honor of Pandel Savic.

[He presented a prototype of the sign to Mr. LaRocca and Mr. McKee.]

Mr. LaRocca stated that during the annual Tournament, Dublin is viewed by 800 million households worldwide. He noted that Pandel was the "boots on the ground" person for the Tournament, given Jack Nicklaus was playing in golf tournaments around the world. Pandel called upon Governor Rhodes, a golfing friend from Scioto Country Club, for whatever assistance could be provided by the state in establishing The Memorial Tournament. The MVGC therefore credits Pandel for his important role in the founding group.

In response to Mayor Peterson, Mr. McDaniel stated that plans call for dedication of the sign around the time of the Legends Luncheon on April 17, as Jack and Barbara Nicklaus will be in town.

Mayor Peterson stated that there was unanimous support among Council members for this renaming.

Vice Mayor Amorose Groomes added that it is fun to honor someone who had such a profound impact. A large part of Dublin's identity is The Memorial Tournament. It is important to celebrate and cherish those who contributed so much to our town.

- SHARE Presentation

Ms. Shelley thanked Council for their support of the Mobility Study and for attending the launch of the Senior Circulator on January 11. A memo in the packet provides details about the circulator operations. She introduced Ryan McManus, the founder and CEO of SHARE.

Ryan McManus, SHARE stated they are pleased to be able to serve the seniors and disabled in Dublin. This is an innovative step for a City to engage in such a project.

- He noted they have now had seven days of operation for the Dublin Senior Circulator. Over 300 seniors attended the informational session regarding this program, which is the culmination of several years of work by the City planners to understand the mobility challenges of the residents of this community. The City has established a mobility mission that evolves around the goals as a City to become a great place to live and to be inclusive for all members of the community.
- This program has been launched by serving the growing number of seniors in Dublin, as well as the disabled – helping them get to places they enjoy – destinations like grocers, retailers. Based on surveys of seniors, the one challenge expressed was with transportation needed to access places. The City planners decided to prioritize a program to bring a circulator with stops at senior living communities and go to popular destinations.
- His goal in founding this company was to have an impact, and transportation is a major problem to be addressed. They are honored to serve seniors in Dublin.

RECORD OF PROCEEDINGS

Held

January 22, 2019

Page 3 of 26

- The pilot program is a six-month project. It began in January and runs through June, providing opportunities for seniors to travel to popular destinations.
- The program offers a fixed-route shuttle, and will ultimately move to a dynamic model, where the seniors will schedule their ride to their desired destination.
- They will also engage with retailers and restaurants in destinations like Tuttle Mall, Avery Square and Bridge Park. These destinations are paying to be sponsors, which provides increased volume of rides and a benefit in terms of a promotion or discount at the destinations. They will demonstrate how transportation creates an increase in economic activity.
- They are also gathering a lot of data. SHARE is a software and transportation company in one. They have an unmatched amount of data about their drivers, the operation of the service and the demand – and this will be shared with the City in order to make better decisions about transportation.
- SHARE is a Columbus-based start-up company that was founded two years ago. Their first rides were provided in December of 2017. This month, they will do their 100,000th ride.
- Their objective is to create the safest transportation service so that riders trust their driver. All of the drivers are background checked, trained, W2 professional drivers that work for SHARE. All of the vehicles are part of their fleet. Over half of their vehicles are wheelchair accessible. They have six-seat or 14-seat vehicles and can scale up or down, based on demand.
- He shared a map with the boundaries for the program. The popular destinations are starred. The facilities included are National Church Residences, Sunrise, Brookdale and Friendship Village. There are three circle loops that are running throughout the City. They operate three days per week from 10-2. He shared the various routes.
- They are working with U-Fit, a gym for the disabled that helps young children through seniors with workouts. They provide access to that gym for a variety of individuals.
- He noted that any retailer working with them will display a window cling, notifying seniors about the discounts available to them. There is a card provided to all seniors with a phone number to contact SHARE for transportation.
- They are working closely with the City on marketing that works with the community so that seniors are aware of the program. He encouraged those who attended the informational session on January 11 to share the information with their friends.
- Ridership is growing. They are now at approximately 10 per day. Their objective is to increase ridership per hour to 4 to 5. As they work with adding more senior communities and create more awareness with seniors, the ridership will grow.
- They constantly survey to obtain input from seniors about the transportation provided. This helps to define the type of service, the days/hours of operation and destinations. The program is built around the customers.
- They have a list of additional attractions they want to add to their destinations. City Council can influence organizations on participation. They would like to see all of the senior communities in Dublin join this program. After the pilot program, the objective is to reach seniors who are living at home. Their dynamic scheduled model of micro transit will be able to accommodate that objective.

Together, SHARE and Dublin will make this a great place to live for seniors, the disabled and for everyone. They will also make this a great place to work. Next month, they will implement a workforce circulator from various stops to employers in the area. He will return to discuss that at a future date.

Ms. Fox asked what age is the eligibility threshold for the rideshare.

Mr. McManus responded that they serve from children to those over 90. This program in Dublin is designed for seniors 55 and over. They also offer this program to the disabled.

Ms. De Rosa asked for confirmation that there is no fee to ride the SHARE circulator.

Mr. McManus responded there is no fare to the rider for this service.

Ms. De Rosa asked about other communities he has worked in across the country, and any information that can be shared.

RECORD OF PROCEEDINGS

Held _____

January 22, 2019

Page 4 of 26

Mr. McManus responded that when they started out, their focus was directly to employers, schools and senior communities. This is the first government that they are working with. It is very novel for a city to undertake this project. There are other examples of buses for seniors operating in communities, but there has never been a program like this one. It is quite innovative and he looks forward to sharing the results and seeing the program grow.

Ms. Alutto encouraged him to work with staff as the City works with Syntero to create a hub as part of the City's Aging in Place strategy. Having this information available to seniors and their caregivers would be critical.

Vice Mayor Amorose Grooms noted that the City has provided funding for this six-month trial program. Is the City collecting data? He spoke of the incentives from various organizations for riders. Is this data being tracked in order to find more funding partners for the program? While securing retailers for promotional partnerships is not difficult, it is more challenging to secure funding partners for the rideshare program itself. Is enough information being tracked to assist in obtaining other funding partners after the six-month trial ends?

Ms. Shelley responded affirmatively. Part of the requirements of the response to the RFP was that cost-sharing partners be identified. SHARE is required to identify cost sharing partners as well as provide specific breakdowns in the cost per rider in order to understand the true costs to the City – not just the lump-sum scenario. The financial backing needed must be identified to ensure it can be an ongoing service.

Vice Mayor Amorose Grooms asked if data is available for what the expenditure at a destination would be in order to encourage them to be a funding partner? What is the threshold?

Mr. McManus responded it will vary by destination, based on the value of the individual visit to that location. A movie destination, for example, would be less attractive to a funding partner than an expensive restaurant. On a per location basis, it will vary. Their team member Christine Gross is working with the retailers to obtain a POS code. The riders coming in with their card will get a discount and this can then be tracked and shown to the retailers for potential sponsorship opportunities. So far, in a month of activity, engaging with destinations has resulted in 14 percent more rides.

Vice Mayor Amorose Grooms asked if the City has any ability to tap into the governmental funding sources for senior services, such as through property taxes.

Mr. McManus responded that the funding sources for senior transportation as well as other categories that receive support through federal, local and insurance are siloed. SHARE will work to bring all of that together. Some rides to a medical facility may have an existing funding source based on someone's insurance, where they live, or their age. They will look for all of the existing funding sources and stack those. The model is to share the cost, and they will share it based on everyone benefitting from the program.

Vice Mayor Amorose Grooms stated that they track not only destinations, but the reason for the visit, correct?

Mr. McManus responded it is important for SHARE to get to the point of having profiles for a rider so they can begin to understand individual needs and how they can be helped. The intent of the ride is very important, and is necessary to match up funding sources.

Vice Mayor Amorose Grooms noted this program is one that the City wants to be able to continue for a very long time, but it will be critical for the City to find funding partners and auxiliary partners that will enable this to become a permanent program beyond the pilot program.

Ms. Fox stated that some seniors may not be located in these facilities mentioned, but she understands there will be sandwich board signage to indicate the pick-up locations for SHARE. How can seniors locate the service if they don't live in a facility presently served?

Mr. McManus responded that the website will list all of the destinations. They could pick up a ride at any of the destinations as well as at the senior facilities or Rec Center.

- Columbus 2020 - Kenny McDonald, President and Chief Economic Officer

RECORD OF PROCEEDINGS

Held

January 22, 2019

Page 5 of 26

Ms. Gilger noted that Columbus 2020 covers 11 counties; Dublin is an investor. Mr. McDonald has spent years getting the local communities on board, working toward common goals in economic development. He is present to give an update to Council

Mr. McDonald stated their Board met in Dublin tonight at Bridge Park. Several Board members live in Dublin, and others had not yet visited this great development. He shared the following:

- He appreciates Council's and staff's direct involvement in the strategy over the last nine years.
- Central Ohio is doing quite well in economic development. Central Ohio is the number one metro area in the Midwest for population growth; 43,000 people moved into this region last year, and a good portion moved to places like Dublin. All of these people are employed, and yet jobs remain to be filled, given the labor crunch. The kind of community Dublin is building is one of the reasons these folks are coming to Central Ohio.
- Central Ohio is number one in gross domestic product (GDP) growth. What is being produced from this region is more valuable than it was at the beginning of the decade. The GDP has grown by over \$35 million in the last nine years.
- Central Ohio is in the top 10 in millennial growth in the country, stacking up against Austin, Nashville and other boom cities. Based on census tracts, the second highest density of millennials in this region is in northwest Franklin County in the Dublin market.
- Central Ohio is number one in job growth in the entire Midwest. Typically, Central Ohio is the only location north of the Mason-Dixon Line where job growth is occurring.
- The Columbus 2020 team has done over 600 projects over the last nine years. Notable ones are Amazon, Honda, Veeva and Fastswitch. Columbus 2020 works with Dublin staff every day. Dublin staff is respected throughout Ohio, and are great representatives of the City, region and state throughout the world.
- Columbus 2020 puts millions to work each year to market this region throughout the world. They go direct to the market in high tech centers in Austin, Nashville, Dallas, Silicon Valley and New York to attract businesses and employees to Central Ohio.
- Rev1 will be addressing Council later tonight. They are a terrific partner of Columbus 2020. Every company coming out of that facility or invested in by Rev1 eventually becomes a Columbus 2020 partner as well. There are many such examples in Dublin.
- He thanked Council for investing in entrepreneurship, as the life cycle of the company adds up to major investment and jobs over 5-10 years.
- He also thanked Council for their partnership on the Leaderboard Breakfast, which began five-six years ago. This event reminds all of the power of the business of sports as the region comes together each year during the Memorial Tournament week.
- In terms of the future, they are moving close to their "expiration date" of 2020, although the work needs to be continued and there are no plans to go anywhere!

He closed with the following:

- This is a region of great opportunity and their leadership believes this is only the end of the beginning. All of the work done to date together as a region has set the table for unprecedented growth and prosperity.
- Everything is changing, and literally everything is at risk. Overnight, companies can go away. Companies that have been counted upon to employ our people—small businesses and large businesses alike. There is need to plan for that with constant diversification and improvement. There is need to leverage things the region did not have at the start of the decade, such as the 33 Corridor that is now an international example of innovation; the campus at Ohio University and what opportunities that brings. Dublin's investment in these has been key.
- Dublin needs to keep investing in itself. A great example of that is the Bridge Street District. He continues to see the land investment and infrastructure investment Dublin is making across the community.

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

January 22, 2019

Page 6 of 26

- Columbus 2020 will be working very hard for the next six months on new goals, reflecting the stakeholder meetings they had with a large number of people in the community. They want to reflect ambitions not only to grow, but to address some of the inequities and disparities existing across the region as well. It is clear that two-thirds of the residents of the region have come along and benefitted from the growth. A third remain disconnected from that prosperity, and they will work hard to make sure that some of these disparities go away, as they erode the good things that are happening.

He thanked Council for their leadership and for the staff support that helps Columbus 2020 do their work.

Mayor Peterson commented that the statistics are encouraging and results from the hard work by a lot of people.

Ms. De Rosa thanked Mr. McDonald for the update. She recently had the opportunity to meet with him. One surprising item is the data driven approach the organization has taken, which she appreciates. Given this changing future and opportunities, what are some of the measures and metrics that Columbus 2020 is looking to or that the City of Dublin should be finding ways to measure and manage, too?

Mr. McDonald stated they spent seven months last year looking at regional comparative statistics – the Columbus metro area versus 34 other places of between one and three million people. This region ranks high on many things as he has already mentioned tonight; but the region in general – not within the City of Dublin – lacks broadband connectivity. In terms of future metrics, jobs will still be important. While the unemployment rate is very low today, net new jobs will still be important – how many jobs are retained and how many jobs are added in our community. In terms of measurement of per capita income, they believe median household income is probably a better measure. They want to measure things that are not being directly worked on, but are impacting the growth such as housing affordability index. They want to measure the poverty rate across the region, which has decreased by three percent – from 16 to 13 percent. However, that poverty is not concentrated in just Franklin County, but has moved into more suburban locations. It is important to measure and understand that. Mobility is important in terms of employment and housing locations. The dashboard summary will be expanded to include these other items.

Ms. De Rosa asked what millennials want, based on their surveys.

Mr. McDonald responded that the region is building what the millennials want – a diverse economy with many career choices, different industries and lifestyle choices. The millennials are the biggest homebuyer group in the country for the fourth straight year. Owning a home, having a good career, having paths to make a living in multiple ways is still a bedrock for millennials.

Mayor Peterson thanked Mr. McDonald for his update.

CITIZEN COMMENTS

There were no citizen comments.

CONSENT AGENDA

- Approval of Minutes of January 8, 2019
- Notice to Legislative Authority for New D5J liquor permit for Condado Tacos 9 LLC, 104 N. High Street, Dublin, OH 43017

Mayor Peterson moved approval of the Consent Agenda.

Ms. Alutto seconded the motion.

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

POSTPONED ITEM SCHEDULED FOR HEARING

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

Held _____

January 22, 2019

Page 7 of 26

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)

Ms. Husak stated that the first reading of this Ordinance was held on December 3, 2018. Planning and Zoning Commission recommended approval of this rezoning and preliminary plat at their October 11, 2018 meeting. On January 8, 2019 the applicant requested postponement of the second reading/public hearing to tonight.

The applicant and his team is present to respond to any questions, as well as staff.

- She shared a slide of the process for a PUD rezoning. At this point, the review is of the zoning that this application establishes as well as the preliminary development plan. If the rezoning and preliminary plat are approved tonight, the application moves to the next step -- the Planning and Zoning Commission reviewing the final development plan for this application.
- She noted that the Tartan West subdivision is to the west and south of the site and is zoned PUD, Planned Unit Development District. To the north are large single-family tracts in unincorporated Jerome Township. To the east are the Tartan Fields subdivision and the Courtyards at Muirfield Ridge development under construction in Concord Township.
- The preliminary development plan includes a total of 8.6 acres, and the request is to rezone that site from its current Rural District to the Planned Unit Development District. The proposal is for 18 lots and the total density is two dwelling units per acre. There are two public streets proposed: one is the extension of Ruma Drive and the second is a new public street, Hamlet Court, which would access all of the new lots as well as the existing lot on the western end of the site.
- The applicant proposes two subareas: Subarea A is the estate lot of one residential lot on three acres. Subarea B is 17 cluster lots of 5,000 square feet with a 45-foot minimum width and 100-foot depth. The lot coverage for Subarea B would be 70 percent.
- The applicant is also proposing two reserve areas. There is a total of nearly three acres of reserves – Reserve B along Jerome Road of about one acre to be owned by the City and maintained by the homeowners association. This includes setback areas for more rural roadways as well as tree replacement areas. There is also a sidewalk from the lots to Jerome Road as well as along Jerome Road. Reserve A is 1.6 acres, which includes a stormwater management pond that exists today, but will be modified with this development to take care of all of the stormwater management for this development.
- In terms of updates since the last reading, the applicant provided additional information regarding the open space treatment. The details for that will be part of the final development plan review at the Planning and Zoning Commission, but the applicant did include some of the inspirational images as well as plantings, seedlings, etc. for this pond in the packet.
- Finally, a discussion at first reading occurred related to parking for residents as well as visitors/guests of the residents. The applicant did provide a study that demonstrates that each of the lots can accommodate two cars within their garage; two cars minimum within their driveway; and cars can be parked along the public rights-of-way where hydrants would not be located. There is a total off-street parking available of 68 spaces, and the on street spaces would total 33.
- As outlined in the memo, staff recommends approval with 14 conditions as recommended by the Commission. The applicant has fulfilled many of the conditions via the plans and updated text. Any outstanding conditions would be addressed at the final development plan stage. To date, about 70 percent of the conditions have been addressed by the applicant. In addition, a sewer issue that the applicant had with a resident of Tartan West has been addressed.

Staff therefore requests two motions:

1. Approval of the ordinance
2. Approval of the preliminary plat

The conditions listed in the preliminary plat have also been addressed with what is before Council tonight.

She noted that Mr. Lorenz, the property owner and developer and his team are present tonight.

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

January 22, 2019

Page 8 of 26

Mayor Peterson invited the applicant and representatives to update Council regarding any items raised at the last hearing.

Dan Lorenz, 8341 Jerome Road, applicant/owner distributed a folder of images to Council.

Ms. Husak noted that she has copies of these materials to display this evening, as well.

Mr. Lorenz stated that it is important to emphasize the quality of this subdivision, based upon the marketplace wants and needs. The concept of this development is cluster homes of high quality, requiring low maintenance and having a layered look. They are being called "cottages." He asked his colleague to provide details.

Dwight McCabe, 7361 Currier Road, Plain City, OH stated that the overall concept of this is having a streetscape that is much more intimate than a typical subdivision. The proximity to the street is layered – not just right at the garage or front door. There is landscaping and features within it that are next to the sidewalk and provide some privacy and separation from the street. These features also address what occurs between houses. Having a pleasant street experience in a small, clustered community like this was the prime principle. In addition, they did not want an environment where all that is seen upon entering the community is cars parked on the street. These will typically be empty nester occupants, whose cars will be garaged. He cited Rivers Gate, a project off of Fishinger Road along the Scioto River as similar in concept in terms of the streetscape. The other aspect is that the owners have had large homes and now desire maintenance-free living. There is some uniqueness of this location, including great public space surrounding this property. There will be limited view of these cluster homes from the surrounding area. It is designed to be intimate, with private homes of high quality. He noted there is an Epcon project under construction across the road, and the sales there are brisk, reflecting the high demand for this type of scaled down housing. This project is the upgrade to the Epcon product.

Mr. Lorenz added that:

- The Epcon project across the road is three dwelling units per acre and is in Concord Township.
- There was a question about the interaction between the existing single-family estate lot home and the cluster homes. The estate lot home is beautiful and adds to this community.
- The first two slides shown on the screen illustrate the quality of the community they want to develop on this land. As the millennials move into Dublin and purchase the larger homes, this development is an opportunity for people moving out of large homes to remain in Dublin.
- There was a question about access to the pond, so detail was added of a gentle ramp down to the pond with some stone benches for people to sit on and observe the pond. This makes the space usable and connected to the community.
- The next page/slide shows the issue of density more broadly. Taking out the common area, the density would be very similar to areas already approved and in place in communities surrounding this property. This information was presented to the Planning and Zoning Commission and they understood the concept and recommended approval.
- The last page/slide relates to tree preservation. They are losing some trees along the driveway, losing some trees in order to rebuild the pond to meet stormwater requirements, and losing some trees by bringing in the sewer line. Aside from this, the site is well designed around the existing trees.

He offered to respond to questions.

Ms. Fox stated that this was reviewed at the Commission. His comparison with densities of surrounding areas indicates the density is fairly typical. However, she measures the density against the Community Plan and the land use principles. As she reviewed these, most land use principles in the Community Plan have been met. He has done some tweaking of the plans, and these can be reviewed by the Commission at the final development plan. These include the sensitivity to establishing the land use in open spaces. As a tradeoff for allowing more density, the applicant was asked for something in

RECORD OF PROCEEDINGS

Held

January 22, 2019

Page 9 of 26

return – creating areas that are designed so that the natural features and the greenway systems/open systems are really appreciated by those who live in the denser area. She appreciates the fact that the pond area will be more usable. The Community Plan looks for social connectivity for development, and this pond area will provide that opportunity. It needs to be an intentional design element.

She noted that the cost for the City to maintain ponds is a Council policy issue. If the City continues to add the costs of maintaining private ponds into the annual budget, it could become burdensome. As for the design, she is looking forward to the next step with landscaping plans.

Ms. De Rosa noted she appreciates the seating area around the pond. Will it be possible to walk around that pond?

Mr. Lorenz responded that there is a level area all the way around the pond. [He shared the view on a slide.] One can easily walk around that flat area. Placing rocks and trees around the area will give it a park-like feel.

Ms. De Rosa commented that is a change from the last time this was reviewed when it was indicated it was not feasible to have this walkway.

Ms. Husak noted there is currently no formal walkway around the pond. There is neither a mulched or paved way around the pond. This relates to the state of the grading and development. In terms of discussion with Engineering and how this pond will shape out, it is not likely there can be a formalized walkway around the pond, based on the grading.

Ms. De Rosa asked for a more definitive response.

Benjamin Miller, P.E., 5120 Pleasant Chapel Road, Newark stated that as part of the requirements for the detention basin, there must be a 15-foot wide maintenance berm. It is basically flat, so one could walk around it, as it is a grass surface.

Ms. De Rosa commented that the conditions described do not seem to accommodate walkability around the pond. At the last discussion of the application, there was discussion of the tradeoffs being made for the density level requested – and that there would be the ability to have this walkability around the pond. Is it feasible to have a walkway around the pond from an engineering perspective? If so, would the applicant be agreeable to doing so in order to make this usable greenspace for the residents?

Mr. Lorenz responded that asphalt would not be possible around the pond, but a mulched area that can be walked would be suitable. Because of the way this is designed, during a storm the water could overflow the bermed area. This would create a maintenance issue for the Association. One of the concepts they proposed was to have the Association decide if they want to set aside funds to maintain this berm area. If the Association does not want to do so, it would not make sense to create this walkway. There is a balance between usable versus not creating a maintenance burden. He is aware that Tartan West residents are concerned with the costs of the maintenance of the towers on their development.

Ms. De Rosa recalled the conversation being the higher density was a tradeoff for the pond space being usable to the residents. She is not certain how this condition can be added and accommodated, but it would be important to her. She also shares the concerns expressed by Ms. Fox about the maintenance of this pond. As she understands the current proposal, that pond would be the City's responsibility to maintain.

Ms. Husak clarified that this resulted from conversations that staff always has with developers when they come in – with Planning, Engineering, Parks & Recreation – to determine what makes sense in terms of the City stormwater system as a whole. There were discussions with the previous Council in the 2014-2016 timeframe, and the discussions included not only ponds that feed into the public stormwater system, but also open spaces within which the ponds are located in – and that these should be maintained by the City. In the early development review of this application, the open space is not publicly accessible and is really accessible only to those living in this area. However, it is a stormwater pond that feeds into the public system, and from a maintenance standpoint, it is very important that it is maintained, inspected and functions well. This is the basis for staff's view regarding the maintenance issue.

Ms. De Rosa stated staff provided a memo previously that indicated the mix of ponds public and private throughout the City and how they are maintained. She is concerned

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

January 22, 2019

Page 10 of 26

with the ongoing costs of such maintenance. For a development of this size, she is not certain the maintenance should be the City's burden.

Ms. Husak responded it is a difficult discussion. Staff often fields phone calls from neighborhoods much larger that are seeking City assistance with maintenance responsibilities for the open space, etc.

Mr. McDaniel noted he had shared information with Council about what prompted the concept of the City taking on more of the pond maintenance responsibilities. The question is, when this developer hands off the responsibilities for maintenance to the homeowners association, can they sustain the maintenance required? Typically, when the City has taken over stormwater maintenance responsibilities it has been the result of a hardship situation where the association has requested relief from the City for certain maintenance functions and costs. Over time, as the City has considered and reviewed such cases, one common theme was that the split of responsibilities seemed to be the mowing responsibilities, maintenance of hardscapes and trees OR the stormwater maintenance. Of that list, if a hardship exists, maintaining the ponds was of most interest to the City to ensure it functioned correctly. Having the right resources and expertise to do this pond maintenance is critical as it ties into the larger stormwater system. If there was relief requested due to a hardship situation, the stormwater was the responsibility that staff would recommend be handled by the City. It was not established as a formal policy, but there has been clear discussion memorialized in Council minutes. He summarized that the question is whether this homeowners association will be able to sustain the level of maintenance this development requires, or will the City be faced with a situation in the future where the HOA comes forward and indicates the maintenance is too much for this number of houses to bear and requests relief. He noted that stormwater is an important item for the City to have engagement in, and it is likely the one piece that the City may have to take over in the future. He would not be surprised if this HOA at a future date seeks relief from the City for the pond maintenance responsibilities. Therein lies the policy question for Council of whether they believe it is appropriate for the City to assume such maintenance responsibilities.

Vice Mayor Amorose Grooms added that there is an additional option for maintenance responsibility division as outlined. There is a clear fourth option of not creating a situation where a future hardship will exist.

Mr. McDaniel agreed, noting this is the point he is making about a policy question for Council. If the request is for the City to assume this maintenance responsibility, or if the City believes it is appropriate to do so, then the applicant needs to convince Council that the HOA can sustain these responsibilities into the future; or the City takes it over now; or there is some other direction given to the applicant.

Vice Mayor Amorose Grooms stated that the cost of maintaining this pond, including power to operate the aeration system would total about \$4,000 per year. That translates to \$223 per unit. In reference to the Concord Township project under construction, she is not certain what association their dues will be, given the maintenance responsibilities are handled by the association. What is the intent for these homes in terms of maintenance?

Mr. Lorenz responded that a budget was assembled for what they believe would be included in the maintenance. It totals about \$250 per month per unit, which is consistent with the neighbors around their area. In addition, they believe snow removal for driveways needs to be an option, which would be \$50/month additional. The \$4,000 pond maintenance would be another \$40 per month per homeowner. The buyers will be given information about what specific items will be maintained by the association – landscaping and not hardscape. It includes maintenance of the common areas. The vision is to leave the decision up to the HOA to decide what they want to include in the maintenance.

Vice Mayor Amorose Grooms asked staff to show the slide with the roadway network that includes Roma Drive.

Ms. Husak stated that Roma Drive, as well as Corazon and Hamlet are all public streets.

Vice Mayor Amorose Grooms asked about Donatello Drive and the last section to the vacant land. She assumes Roma Drive is intended to connect at that spot, and there will likely be some more development coming in for the adjacent land.

Mr. Lorenz clarified that the land she references at the corner is to be a future fire station for Washington Township.

Vice Mayor Amorose Grooms stated that her concern is with creating a hardship situation. It is not appropriate for the City to take on the maintenance for what will be

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

January 22, 2019

Page 11 of 26

essentially a private pond. If that is the City policy moving forward, there will likely be many requesting this relief. She asked staff for the total number of ponds in the City of Dublin and how many are maintained by the City.

Ms. Husak responded that it is approximately a 50/50 split in terms of maintenance by the City or an HOA.

Vice Mayor Amorose Groomes noted it cannot be a 50/50 split, as she is aware there are 22 ponds in Muirfield that the City does not maintain. She believes there are 100 ponds in the City that are not maintained by the City.

Ms. Husak clarified that the open space in Muirfield with the ponds is not owned by the City. In the other neighborhoods, the open space is dedicated to and owned by the City, which is a distinguishing factor.

Vice Mayor Amorose Groomes stated that, regardless, she cannot see how the City could take on this pond maintenance and afford this in the future. In terms of the layout and the density, there are not many options given the T-shaped parcels and the roadway access. But she is not willing for the City to take on the maintenance and ownership of the pond, because it is government's responsibility to have a level field and everyone should participate in the same fashion. If the City is going to maintain this pond, then it needs to maintain all ponds. For every 18 homes, the expense of annual pond maintenance cannot be justified let alone the capital costs for long-term maintenance of the pond. She does not want to create a hardship situation for future homeowners.

Mr. Keenan noted that the City has a difficult time in denying a response for relief in a hardship situation, as evidenced in past cases. What is the legal recourse for the City for an association that does not maintain the property?

Ms. Readler responded that the development text lists the responsibilities for the HOA. From that point forward, the City has no additional technical liability. It is the responsibility of the HOA. There could be Code enforcement issues if the landscaping becomes overgrown, based on aesthetics.

Mr. Keenan asked, to the extent the pond is not operating correctly for the stormwater system, if the City would have any recourse.

Ms. Readler responded if it is impacting to a degree of creating a public nuisance, the City could correct the situation and place a lien on the property to cover those costs.

Mr. Keenan noted that has never been done previously.

Ms. Husak noted that the applicant did not propose this arrangement for maintenance. It was based on discussion with staff and the last several developments that have come in for approval.

Mr. Keenan stated that this is as broader policy discussion for Council – perhaps as a retreat topic.

Vice Mayor Amorose Groomes noted that this applicant is unfortunately caught in the middle of this policy issue.

Ms. De Rosa stated that the challenge is the City is not budgeting for this citywide maintenance. She agrees with the Vice Mayor that, based on the number of units in this proposed development, the price of the homes, and the fees that would be needed for the maintenance, it doesn't seem to be a hardship situation. This should be included in the homeowner association responsibilities.

Mr. Keenan pointed out that, consistent with history, the homeowners may return to the City in the future seeking relief. He doesn't object to having the association be responsible for the pond maintenance for this development. However, going forward, the overall policy discussion needs to occur and made very clear.

Ms. Alutto agreed this is a policy discussion needed by Council. If the cost for pond maintenance operations is approximately \$4,000 per year, this translates to \$20 per home over and above the other maintenance responsibilities outlined in the budget that was prepared. Her preference is that the estate property be part of the HOA, but it is not, based on the current schedule. Another item of concern is the HOA cost breakdown, and how does that become scalable for cost of living increases over time. Having a flat fee schedule would not account for increasing costs in the future.

Mr. McCabe noted that other communities in Central Ohio have taken on this challenge in different ways. Other cities have water and sewer tap fees, capacity fees, etc., but they

RECORD OF PROCEEDINGS

January 22, 2019

Page 12 of 26

Held _____

also have a stormwater fee applied for the development project and the funds are pooled. The basin is constructed to meet not only the City's standards, but is also an Ohio EPA matter. A stormwater management plan is required to be submitted to the State of Ohio, and that is the overriding permit that has the enforcement "teeth." The enforcement falls on the underlying landowner of the stormwater basin. So when the City takes ownership of the pond, the State of Ohio will look to the City for its maintenance. This is something to consider as Council determines their future policy. In addition to the additional stormwater impact fee, some cities actually have an ongoing assessment. There is an operational fund, but the impact fee is somewhat of an insurance policy to cover capital needs that arise.

Mr. McDaniel noted that the City has considered establishing a stormwater utility in past years, and this could be part of the policy discussion.

Mr. McCabe added that there is an evolution of stormwater regulation that continues. Council is facing a condition that has been growing and compounding over the years. It is appropriate to have that dialogue and discussion.

Ms. Fox noted that the City performed a study on pond maintenance and found that there is an option for powering aerators with solar energy. This reduces the cost significantly. A discussion is needed about this maintenance citywide, as the capacity for stormwater is limited, especially as the City is built out. Adding more ponds becomes more of a burden for maintenance for taxpayers. The developer could be responsible for the initial aeration system installation, and if it is a solar installation, the power costs would be much less for operation.

Vice Mayor Amorose Groomes clarified that the developer is responsible for the initial set-up of such an aeration system; this discussion relates to the ongoing maintenance costs for a system.

Ms. Husak noted that the developer pays for the aeration system, and if a City takes on the maintenance responsibility, the City pays for the electricity to operate the system.

Ms. Fox asked staff for an update on the solar aeration system.

Mr. McDaniel responded that beta testing for these systems began on some ponds in late 2018; they seem to be operating well. Staff will continue to monitor that and implement a couple more solar systems.

Ms. Alutto asked the applicant to respond to her question about the HOA cost breakdown and how a flat monthly fee for the homeowners can be maintained over time and continue to provide the level of service and maintenance described in the budget.

Mr. Lorenz responded the homeowners association will decide what they want to maintain and manage the budget to do so into the future. The budget represents the amount of area to maintain and is competitive with the costs for communities around them.

Ms. Alutto asked if they have considered tying the fees to the value of the home – making it a percentage of the value of the home. As the homes increase in value over time, so then would the fees paid for maintenance

Mr. Lorenz responded that the decision regarding fees will be up to the HOA in the future. He would prefer it be kept a more simple calculation. The homes are all of a similar size.

Mr. Keenan stated that this developer has invested significant time and money in bringing this project to this point. They have responded to the questions raised by Council. He believes the matter should be put on the floor for a vote, recognizing that a broader discussion of the policy issues is needed going forward.

Vice Mayor Amorose Groomes asked if the applicant is willing to assume responsibility for the maintenance of the pond – which means the homeowners association would have the responsibility going forward. Would he be in agreement with adding this as a condition?

Mr. Lorenz responded affirmatively.

Mr. Keenan moved approval of Ordinance 89-18 with the addition of a 15th condition – that the HOA will assume all responsibility for the pond maintenance and associated grounds.

Mayor Peterson seconded the motion.

Mr. Lorenz confirmed he accepts this condition.

RECORD OF PROCEEDINGS

January 22, 2019

Page 13 of 26

Held _____

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

Mayor Peterson moved approval of the preliminary plat.

Ms. Alutto seconded the motion.

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

SECOND READING/PUBLIC HEARING – 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. Mumma stated that Ordinance 01-19 establishes a commercial TIF over Block D of the Bridge Park development. Provided in Council's packet was a follow-up memo that addressed questions of Council at the last meeting.

- o *Question regarding the improvements that can be funded through the service payments generated within the TIF area*

Section 2 of the TIF Ordinance provides very broad language regarding the improvements that can be funded using the monies deposited into the TIF Fund. Her first staff memo indicated the language was more restrictive, and she will ensure that future memos regarding the Bridge Park District TIFs are not similarly misleading. The improvements listed in Section 2 provide a broad flexibility to use those TIF proceeds for some of the improvements that were noted at the last meeting, including the park, the roundabout, various roadway improvements, greenways, etc., in addition to the base needs within the Bridge Park Development, which are its roadways, the community facilities – all as part of the development agreement.

- o *Question regarding what could trigger an amendment, as referenced in Section 4 of the Ordinance. which states in part, "The Service Payments, and any other payments with respect to each Improvement that are received by the County Treasurer in connection with the reduction required by 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.*

As explained in the second staff memo provided for this packet, the General Assembly can establish "discounts" to property owners, also known as "Rollbacks." The language of Section 4 is standard language within commercial TIF ordinances, and it simply indicates that service payments, along with any other payments received by the County, such as the state's reimbursement amount for rollback (which can be amended by the General Assembly at any point in time) are to be allocated and distributed to the City and deposited into the TIF Fund.

Mr. Keenan stated that situation could go the other way, as well. For example, about a year ago, the Homestead Exemption for homeowners turning age 65 was eliminated.

Ms. Mumma stated that there was also significant conversation at the first reading about the amendments to the Development Agreement. She would like to request that those issues be discussed separately on the basis that these are two different issues. She would be happy to address questions related to the development agreement at a later point in the meeting.

Ms. De Rosa requested clarification of her comment about the improvements that can be funded with the TIF. Was she indicating that she would be changing the language to be broader going forward?

Ms. Mumma responded that the language in Section 2 of the ordinance is very broad. It does not list any specific roadways and is very generic in nature.

Ms. De Rosa stated that three items are listed there.

RECORD OF PROCEEDINGS

Held

January 22, 2019

Page 14 of 26

Ms. Mumma responded that Section 2 specifically states:

"Money deposited into the TIF Fund may be used to pay for or finance the costs of improvements to or on, or servicing, the Parcels or the Project, including but not limited to water, sewer and storm sewer improvements, parks and recreation improvements, roadway improvements, parking facilities, the acquisition of real estate and interests in real estate, and site preparation, for those improvements and for the Project, together with all necessary appurtenances and related costs ..."

Vice Mayor Amorose Groomes stated that only the language in the first reading memo was incorrect – not the language in the ordinance.

Ms. Mumma stated that she will ensure the language in that memo does not appear again in a future memo.

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

INTRODUCTION/FIRST READING – ORDINANCES

Ordinance 02-19

Rezoning Approximately 13.76 Acres Located at the Northwest Corner of the Intersection of Blazer Parkway and Frantz Road from OLR (Office, Laboratory and Research) to SO (Suburban Office and Institutional District).

Mayor Peterson introduced the ordinance.

Mr. Logan stated that this ordinance is for a proposed standard district rezoning for the Dublin TechMart Complex. The 13.7-acre site is located on the northwest corner of the intersection of Blazer Parkway and Frantz Road. The applicant is proposing to rezone the property from OLR, Office, Laboratory, and Research District to SO, Suburban Office and Institutional District.

- The current zoning permits Office, R&D and light manufacturing, while the proposed zoning classification permits a number of professional and administrative uses, such as a General and Medical Office. Specifically, this applicant is requesting the rezoning to allow for institutional type uses for a future tenant.
- The Suburban Office District also outlines a number of Conditional Uses, including auto-oriented uses, personal services such as beauty and barber shops, eating and drinking establishments, fitness centers, and animal services such as grooming, training, and veterinarians.
- Upon approval of the rezoning, any future development proposals would be subject to the requirements of the City's Zoning Code and would file directly for building permits.
- Based on the Thoroughfare Plan, this property abuts two corridors identified in the plan. Blazer Parkway is a collector street and Frantz Road is a minor arterial. The planned right-of-way outlined in the Thoroughfare Plan has been met by the existing conditions of both corridors; therefore, the applicant is not required to dedicate any right-of-way as part of this proposal.
- The property also falls within the Dublin Corporate Area Plan boundary, which was adopted by City Council in September 2018.
- The Future Land Use designation included in this plan is the Mixed-Use Regional Metro Blazer Subdistrict. The Subdistrict focuses on the introduction of a mix of uses. Future Land Uses identified in the District include: Office, Personal Services, Retail and Restaurants. The proposed SO District allows for uses either Permitted or Conditional that align with this Future Land Use designation.
- The Dublin Corporate Area Plan also includes recommendations to further refine development or redevelopment in the area. Recommendations include: improved streetscape treatment on Frantz Road along with the creation of gateways.

RECORD OF PROCEEDINGS

Held _____

January 22, 2019

Page 15 of 26

- The applicant is not proposing any modifications at this time, but the proposed rezoning would allow for those recommendations to be met at a later date.
- The Planning and Zoning Commission recommended approval of this rezoning at their December 6, 2018 meeting, and staff recommends Council approval of this rezoning at the second reading on February 11.

Vice Mayor Amorose Grooms stated that signage for this building has been a significant topic of conversation for at least the last 15 years. With this rezoning, what would be the optional changes in the signage package, as opposed to the existing signage on the facility?

Mr. Stang responded that there would be no difference. Standard districts refer to the standard sign code that is listed in the City's Zoning Code, so the same standards that are in place today would apply to the property moving forward.

Vice Mayor Amorose Grooms inquired if staff has heard anything from the applicant about returning with an amended sign package for the site.

Mr. Stang responded that they have not.

Vice Mayor Amorose Grooms stated that she reviewed the December 6 PZC meeting minutes, which reflected their concerns regarding use. The most concerning uses to the Commission were Conditional Uses. Has staff received any indication from the applicant that after the rezoning is approved, their intent is to pursue some of the Conditional Uses?

Mr. Stang responded that aside from the prospective tenant that is in place for the rezoning, the applicant has not indicated any additional uses. However, Conditional Uses that are outlined in the SO District would require review and approval by the Planning and Zoning Commission.

Vice Mayor Amorose Grooms inquired if the contemplated tenant for this building would require an additional Conditional Use, or is it satisfied through this SO zoning district?

Mr. Stang responded that it would be satisfied through this zoning; it is listed as a Permitted Use in the SO District.

Ms. Fox stated that she believes the Permitted Use is an educational use.

Mr. Stang indicated that is correct.

Ms. Fox stated that a level of protection is provided by the requirement that any Conditional Use must receive Planning and Zoning Commission review.

There will be a second reading/public hearing at the February 11 Council meeting.

INTRODUCTION/PUBLIC HEARING – RESOLUTIONS

Resolution 04-19

Authorizing the City Manager to Enter into Memorandums of Understanding with the Franklin County Board of Elections for Use of Municipal Property in the Administration of Public Elections.

Ms. Alutto introduced the Resolution.

Mr. McDaniel stated that, per the memo included with the packet item, this legislation authorizes memorandums of understanding with the Franklin County Board of Elections for public elections to be administered in City Hall and the Dublin Community Recreation Center during the calendar year 2019. The City provides these sites for the benefit of its citizens.

Council had no questions.

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

Resolution 05-19

Authorizing the City Manager to Enter into an Agreement with Rev1 Ventures.

Ms. Alutto introduced the Resolution.

Ms. Gilger stated that a copy of the contract attachment inadvertently was not included in Council's packet. Staff has included it in the updated packet item, so it should now be viewable in Council's online packet. A printed copy has also been provided in Council's meeting folders on the dais. If Council members have any specific questions related to the agreement, she would be happy to discuss it. Also in Council's packet is a one-page

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

January 22, 2019

Page 16 of 26

update from Rev1 that shows their annual report with some financial statistics. The agreement authorizes a continuation of the services that the City receives from Rev1, which is tied to the Third Frontier grant program. The City's contribution is matched by State dollars for the funding of entrepreneurs within Dublin. The contract, which remains relatively unchanged from previous years, is tied to facilitation and promotion of the Dublin entrepreneurial network. The company assists the City by assessing the potential and legitimacies of startups in this community, and by providing a significant level of training and mentorship to the tenants of the Dublin Entrepreneurial Center. A new item in this contract provides for Rev1 assistance to the City team as the City investigates some innovation planning around research and development in the West Innovation District. After some of those plans are formulated, staff will be providing follow-up information for Council. Thomas Walker, Rev1 Ventures president and CEO, is present to provide information and respond to Council questions.

Thomas Walker, Rev1 Ventures president and CEO, stated that five years ago, they presented a vision to City Council for providing assistance to entrepreneurs within the region. He is proud to report that those efforts have been successful in driving the creation of new companies within the region, making an estimated \$1.7 billion impact over those five years. The City and the entrepreneurs in this community have been the primary cause of that impact. One of the fastest-growing companies in Central Ohio at this time is Updox, with headquarters in the Bridge Street District. They were the "first and best" in that box several years ago. There are two or three other companies in Dublin that are anticipated to follow suit.

Ms. De Rosa inquired the percentage of new entrepreneurs using the Rev1 Ventures facility versus the Dublin Entrepreneurial Center (DEC).

Mr. Walker responded that they do not compare the Rev1 facility and the DEC. The two facilities have completely different missions and scope. Rev1 is an 80,000 square foot facility and is one of the largest innovation centers in Ohio and the third largest in the Midwest region. The Dublin facility currently houses 54 companies. They churn over that building by approximately 40% per year. Their model is significantly different from any other innovation center in the nation -- their model is to get companies in and move them out, so many companies transition through their building. The average tenant remains approximately two years.

Ms. De Rosa inquired what are the requirements they must meet for the time they are located at Rev1.

Mr. Walker responded that to be located in their facility, the company must be engaged with Rev1, which means it must have a high growth potential. The company must be willing to work with Rev1 as much as Rev1 wants to work with them. They check with them on a quarterly basis in terms of their growth. Rev1 does invest in some, but not all, of the companies that are in their facility. They now have data that shows that if the company is located in the Rev1 facility, they will grow approximately two times faster than those not located there, and they will raise approximately two times the amount of capital. Rev1 also has specialized facilities, including 16 wet labs, so it is typical for biotech companies to approach the Rev1 facility.

Ms. De Rosa inquired what has changed in the way they provide services today. How does the future look, moving forward?

Mr. Walker responded that because they have a building, there is an association that a building is where the activity happens. However, they view the building and any facility as tools in the toolbox. A building is not "the" tool that will drive the growth. Their focus is on four key items this year and probably over the next few years:

- Talent. There is a battle for talent in this region, and they are recruiting talent for Dublin. They are attempting to access diverse talent. Their model is for inclusive entrepreneurship, and attracting diverse talent in central Ohio is very achievable.
- Capital. The capital gap in Ohio and central Ohio is large for high growth companies. Because banks will not finance them, they must look to angel investment or venture capital to fill that gap. They are extending efforts to continue to increase capital sources.

RECORD OF PROCEEDINGS

Held

January 22, 2019

Page 17 of 26

- Infrastructure. As the economy and cities grow, the kind of infrastructure is needed that will attract and house the companies that are growing here, such as wet labs and innovative space for software I.T. companies.
- Connection to the vibrant corporate community in central Ohio. This is a significant asset for all the companies, and a primary part of their mission has been connecting startup companies to that asset. Their data shows that connection will help both to grow, and they work with Cardinal Health and other companies within the region to help build innovation programs that will help them link to the startup companies.

Vice Mayor Amorose Groomes inquired what are the new gaps or requirements that they foresee will be essential in helping new companies achieve success.

Mr. Walker responded that capital is the most significant, and capital will solve many of the other gaps. If there is sufficient risk capital in a region, it will attract talent to the region. When he first presented to Council five years ago, they had no funds under management. Today, they have approximately \$100 million of venture capital under management, and all of those funds have been raised since 2014. Rev1 Venture is often the first investor in many of the new companies. They now have a healthy roster of such companies in Dublin. They attempt to go in early and provide the companies the opportunity they need. He anticipates continuing to raise more capital.

Vice Mayor Amorose Groomes inquired if they are an early investor in some of companies, do they maintain an investment stake in that company? If so, have they realized returns on those investments?

Mr. Walker responded that they have an equity stake and they have had exits. Last year, they began to realize some of their first exits.

Vice Mayor Amorose Groomes stated that when she attended the National League of Cities (NLC) Conference in Los Angeles, she had the opportunity to visit the LACI facility on the La Kretz Innovation Campus. They have an Advanced Prototyping Center. At the time, they had the largest 3D printer available on the market, and use of the prototyping lab was encouraged. They had quite a few success stories, as the center had the ability to build a prototype of nearly everything, using the 3D model and the many metal and woodmaking tools available there. Would there be a market for this type of facility in the Columbus market?

Mr. Walker responded that it is part of the needed infrastructure. Companies that are building a hard product need to have rapid prototyping available. There is also a need for high-speed internet for developing software I.T. companies.

Vice Mayor Amorose Groomes noted that they also had computer labs with a variety of computers. The Center's computers contained more than \$10 million worth of software, which enabled developers to create prototypes for both new physical and software products. They obtained the \$10M worth of software through a Federal grant. Is there an opportunity to access this type of prototyping lab here, as it would be essential for a new developer to have access to the proper software to be able to develop a prototype?

Mr. Walker responded that he would need to have more information about the Federal grant program she is referencing to determine their grant opportunities. Having the right kind of computer labs is essential, not only for building prototypes but also for training opportunities.

Mr. McDaniel stated that he would like to draw some connectivity. Often a correlation is made between the type of work Rev1 does and the DEC. However, Rev1 is really the regional incubator, and state and federal grant funding can flow through Rev1 as the regional agency for entrepreneurship. Dublin's Entrepreneurial Center was intended to provide a local portal for entrepreneurs and to function as an extension of what Rev1 (formerly Tech Columbus) does. The DEC attempts to bring Rev1's service closer to the 70,000 workers in Dublin – a portal to access Rev1's service and get their ideas to the right people, the right networking environment, and potentially, access to capital, and the needed training and development. The DEC has been focused on technology, differing from "maker spaces," which provide access to welding, printing, woodworking and metal working and "maker spaces." The DEC provides a 100-gigabyte broadband capacity, as well as access to the National Science Foundation GENI rack, which is a different kind of maker space. There are regional maker spaces in Franklinton, at the Rev1 incubator, and

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

January 22, 2019

Page 18 of 26

Westerville recently opened up a new maker space. Dublin has had an I.T. focus and provided a software type of maker space. However, all of this is intended to provide an integrated network of entrepreneurship opportunities. He encouraged Council members to visit the Rev1 facility, the Franklinton facility and others.

Ms. Fox requested clarification of the new additions to the proposed contract. Ms. Gilger responded that now that the model of the DEC has changed somewhat, staff wants to make sure that there is a continuation of the focus on "What's Next?" The West Innovation District not only provides the City with the site but it also provides many partners, including Ohio University and Amazon. The City wants to determine how best to leverage its infrastructure in that District, and our partners and our experts at Rev1, and identify the next innovation ideas and places. We are spending the next several months and developing a strategic plan to lay the groundwork of what those items will be. Rev1 will be assisting the City with much of that visioning opportunity. There are some gaps in the market that need to be filled, and the City has always attempted to be first to fill gaps.

Ms. Fox stated that with Rev1's proven success history and its access to capital, and with the City's DEC facility, she is hopeful that the City will be able to utilize Rev1's advice on how the City could build its own Rev1 as a small satellite, thereby growing new Dublin companies. She appreciates that this partnership will flow back as advice to the City as well as to entrepreneurs. Of the Rev1 companies that have experienced growth, what percent have headquartered or located in Dublin within the last three years?

Mr. Walker responded that Updax is the largest such company. Healthy Roster is a company that started in Dublin and never moved; they were actually never in the Rev1 facility. That is an important clarification – Rev1 does not require that all their companies "live" within the Rev1 facility initially. A company that started at the DEC by Steve Johnson, is "Off the Beaten Path Coffee." This is a new company that Rev1 is interested in investing in. The company has a very interesting nitrogen delivery mechanism for coffee, and they have been able to introduce Mr. Johnson to some Rev1 partners, such as Smucker's.

Ms. Gilger noted that the new SHARE ridership program is also a new portfolio company at Rev1.

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

Resolution 06-19

Accepting the Lowest and Best Bid for the 5800 Building Roof Replacement.

(Project No. 18-006.2-FAC)

Ms. Alutto introduced the Resolution.

Ms. O'Callaghan stated that three bids were received for this roof replacement project, which will consist of removal and replacement of the existing membrane roofing system and insulation. After review of the bids, staff determined that the lowest and best bid was submitted by the Harold J. Becker Company. Staff recommends Council approval of this Resolution, providing authorization to accept their bid and enter into contract for the project.

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

STAFF COMMENTS

Mr. McDaniel stated he has four items to address:

- Follow-Up regarding Crawford Hoying Development Agreement modifications

In Council's Informational Packet was a follow-up memo regarding the Crawford Hoying development agreement. Bond counsel, Mr. Daniels, is present if there are any Council questions.

Ms. De Rosa inquired if this agreement has been finalized and the bonds been issued.

Ms. Mumma stated that the bonds have not been issued yet. Crawford Hoying is working with their lenders, and they anticipate closing on those bonds around March 1.

RECORD OF PROCEEDINGS

Held _____

January 22, 2019

Page 19 of 26

Ms. De Rosa stated that in the attachment that Council received, the first payments are indicated as occurring in early 2019.

Ms. Mumma stated that the development agreement modifications have not yet been executed. In the fall, Council discussed the proposed public market. The numbers that are included in the agreement are driven by how these bonds close, and those numbers are needed to insert in the agreement, to know how much additional par can be called each year, and to set the targets. The language included in the agreement reflects Council's discussions, i.e. setting a dollar amount that – should revenues exceed that amount, the City would capture all of that revenue. That language is in Waterfall #6.

Ms. De Rosa stated that her confusion relates to the new language inserted at Line Item 5, which states "the sharing would only occur after which time all debt payments are made, all turbo payments are made, any past catch-up is made, and if that identified revenue gap is passed." The revenue target amount covers all expenses. Given this, she does not understand how the City is sharing anything. As it is stated, the City has actually removed itself out of line until all those expenses are paid. She is not sure this language meets the spirit of what she thought was Council's direction. She understood it was to be on an annual basis. The way it would work with turbos, additional revenue would be applied to catch up any turbo that was not funded in the year prior. The City would only share when and at which time everything has been paid, so she doesn't see any real sharing component.

Mr. Daniels responded that would depend on how revenues come in. The way it is structured with the turbos is that there is a limit on the turbos that are paid in any particular year – those are the targeted turbos.

Ms. De Rosa noted that the language states that if that objective was not met the previous year, in the following year, it would need to be caught up the following year before the City could share in any revenue.

Mr. Daniels responded that is correct; if a turbo payment has been missed, it would need to be caught up.

Ms. De Rosa asked at what point does the actual sharing occur.

Mr. Daniels stated that it occurs in two places. First, at the bottom of the waterfall, there has always been a sharing component – no changes occurred to this portion. Second, if the revenues exceed the expectations, sharing occurs. A conservative bond model is put together when underwriting occurs, and sharing occurs when those targets are exceeded. This was not in the original language. Per the original language, there would be a hope for additional revenues, but those would continue to move down the waterfall and be shared at the very bottom.

Mr. Keenan stated that with the original agreement, the bonds could be paid off early – which he prefers.

Ms. Mumma stated that the City was sharing 50-50 in the original development agreement. The City did not receive 100% of anything in excess, but the 50% retained by the developer could be used to advance pay the debt service.

Ms. De Rosa stated that the new language provides for advance payments on all the debt service and everything in arrears; only then the City can participate in the sharing arrangement.

Ms. Mumma stated that was the intent of the turbo bond structure. The original development agreement did not contemplate any, which is why that sharing with the City received 50% of any revenue remaining after everything else was paid. Part of the discussion regarding the public market was to allow the opportunity for the bonds to be paid off earlier, but then, instead of splitting any excess revenue 50-50, the City would capture all of it.

Ms. De Rosa stated that therein lies the confusion. Previously, any excess revenue was shared 50-50. Now, in any given year, any excess revenue must first be used to pay anything that is reflected in the table that is now included, but was not included in Council's previous discussion. The City would now share in the excess only if all the items in arrears were paid. That is not what she thought the intent was from a sharing perspective. At this point it seems to be a "done deal," but she is not sure this meets the spirit of the earlier discussion.

Ms. Mumma responded that when the development agreement modifications were brought forward, they did not have a preconceived notion that there would be a set dollar

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

January 22, 2019

Page 20 of 26

amount that could be redeemed. Through Council's discussion, especially the second reading discussion of the development agreement modifications, it was left that parameters would be included as to the extent of the callability of that debt service. The thought was that placing a cap on it would provide some assurance. They view the revenues as "floors" based on a set dollar amount, which was very conservative in nature. This Block has higher use and more square footage than what was originally contemplated. The possibility for excess revenue now exists, although likely not in the next ten – fifteen years -- but that was not the anticipation when the City originally entered into the agreement.

Ms. Fox stated that it was indicated earlier that by utilizing the turbo bond structure, bonds are paid off sooner, and therefore, the City would realize revenue sooner than it would have had they not utilized a turbo bond structure. Previously, there was a 50-50 sharing arrangement; now, once the turbo bonds are paid off, which will be earlier than anticipated, the City would gain 100% of that revenue. Is that correct?

Ms. Mumma responded affirmatively.

Ms. Fox asked how much difference annually would there be, given that the turbo bond would be paid off earlier than a traditional bond would be.

Mr. Daniels that it is difficult to make a comparison. The turbo bond essentially allows the debt to be paid down faster, which saves money, and thus financing for the market. Absent the turbo structure, they would be talking about a smaller bond issue that wouldn't have the public market.

Ms. Fox stated that it isn't really a quicker payoff, then.

Ms. De Rosa stated that the way the revenue schedule is structured, even when the bonds are paid off, the floor remains high because the taxes kick in. The City does not participate until that threshold is met, and even when the bonds are paid off, the threshold remains at 2.8-2.9%, because that is when the School and other payments begin. Unless the 2.9% threshold is exceeded, the City does not share in the revenue. Mr. Daniels inquired if she is referring to the targeted revenue.

Ms. De Rosa responded affirmatively.

Mr. Daniels stated that with those, the City participates at 100% above those levels. Based on cash flows, there is participation even at revenues below those levels.

Ms. De Rosa stated that the language reads that it has to exceed those levels.

Mr. Daniels responded that is for the City to take the first cut of it, but there are other waterfall buckets that would be filled first. The schedule was designed to have more money that would ultimately fall down to the City's bottom line, but as a special exception, the City was put a little higher than the placement that occurred with the original 50-50 split.

Mr. McDaniel stated that from a policy perspective, it is necessary to determine if the public market should be accepted and added as a public facility. That is a policy decision that has an impact, including a negative impact on the City's ability to collect. On the other hand, is it an amenity that would add value to the overall development area? While the City may have been conservatively projecting its potential to earn, these kind of amenities add overall value and bolster the development. In the long run, the City would benefit.

Ms. De Rosa stated that she agrees with that point and supports the public market. Her concern was with the way the agreement is written, which does not seem to provide ability for the City to share until much later in the cycle.

Mr. McDaniel stated that he does not want to execute an agreement that does not meet Council's expectations. Staff believed that the modified language reflected that, but if Council does not believe it meets their intent, he will not execute the agreement and Crawford Hoying would be advised accordingly.

Ms. De Rosa responded that the City's position in the cycle, as currently designated, does not meet Council's expectations. Unfortunately, they are now shopping the bonds with this structure.

Mr. Daniels stated that he would like to clarify those expectations, but he will reiterate bond counsel's perspective was that the original proposal by Crawford Hoying was that all the revenue, whether or not it exceeded a particular revenue target, would be used for

RECORD OF PROCEEDINGS

January 22, 2019

Page 21 of 26

Held _____

the turbo redemption. Until the bonds are entirely paid off, 100% of the revenue would go to turbo pay the bonds.

Ms. De Rosa stated that the language of the schedule provides for essentially the same, because the City does not participate until those turbos are paid, including any payments in arrears – a schedule that Council has not seen previously.

Mr. Daniels stated that to get bondholders to invest, they need to see a defined payoff time period. Implicit in their analysis must be a certain amount of turbo payoff annually. If that is met, we can say that because the bondholders' expectations are met, and, rather than redeem the bonds beyond their expectations, any additional revenue would come back to the City, and the City would decide how to use the money. Those are the improvements to this document that they have attempted to provide. If they have not met Council's expectations for improvement, they would need to clarify the expectations. Perhaps there is still the ability to meet Council's expectation while still meeting bondholders' expectations.

Mr. Keenan inquired if it would be preferable to return to the original development agreement wherein all of the excess revenue was designated to paying off the bonds early. Would they obtain a better rate?

Mr. Daniels responded that he would check into that; he is not sure they would.

Mr. Keenan stated that, regardless, if the bonds are paid off early, there is significant savings in terms of the interest charged.

Mr. Daniels responded that the City would save the financing charges.

Mr. Keenan stated that after the bonds are paid off, the City would share 50-50 after that, which was the way it was originally structured.

Mr. Daniels clarified that the original 50-50 structure was not a 50-50 split between the City and the developer; it was a 50-50 split between paying the bonds off faster and the City. Once the bonds are paid off in either case, all the excess goes to the City and the City determines how to spend the money.

Vice Mayor Amorose Groomes stated that it was her understanding that in the previous discussion, Council had made some concessions in the rewrite that benefitted the developer, but also benefitted other people in the waterfall who would share earlier in the turbo bond payoffs than originally structured. It would be advantageous to other entities than just the City, primarily those who were in line just behind the City.

Mr. Daniels responded that there are many items in the waterfall, but first in order is the School and the County, then the bondholders, then, as originally structured, a contribution to the developer to help defray some of those costs, then escalated redemption of bonds from 50% of any excess revenue, and then 50% to the City, which the City could also use to redeem bonds more quickly, as the faster that bonds are redeemed, the more money is left over. It would be up to Council to determine how to direct any money remaining at the bottom of the waterfall.

Vice Mayor Amorose Groomes inquired, other than the developer, who are the benefactors of these modifications to the development agreement.

Mr. Daniels responded that the primary benefactor is the City. They could get to the point that if there are other infrastructure improvements that the City and other potential beneficiaries agree to build, which would be years out, this type of structure could facilitate that. However, the change that was made for the Block D waterfall was to facilitate a public market and the necessary financing for it. That is the essential policy question – is it worth it to change the standard policy that governs all the other blocks for this one particular block in order to have a public market and financing that works for it.

Mayor Peterson inquired if we now have a draft that contains all of this language.

Mr. McDaniel stated that there is an ordinance in effect that authorizes him to sign the agreement. Although he is authorized to do so, he was not going to do so without meeting the commitment that he made to this Council that he would report back to Council with the revised language. Staff believes this is an appropriate position to take to help ensure that adding a public market as an amenity meets the intent of Council's policy decision. Long term, the value of this facility will continue to increase. They have been utilizing conservative estimates, including estimation for low values; those values have already been exceeded. To the extent that the bonds can be paid off more quickly

RECORD OF PROCEEDINGS

Held

January 22, 2019

Page 22 of 26

as a result, the City will be able to take advantage of its position in the waterfall more quickly.

Mayor Peterson stated that these are extremely complicated documents to review, and staff has made a good faith effort to capture and incorporate them in this agreement. There is not consensus of Council to approve a motion that undoes what Council previously structured and its policy decision to move forward. Unless there a desire on Council's part to start over, he would recommend moving forward.

Mr. McDaniel stated that the disappointment seems to reflect Council's desire to take advantage of revenue sharing a little sooner versus an assurance that the bonds will be paid off and Council have the ability to take advantage of revenue sharing a little further along in the process than it would have originally. A new dimension and cost will be added to this project, and it will therefore take a little longer for the City to realize the extra revenue. However, that was a conscious decision.

Ms. De Rosa stated that she is not recommending that this be revisited. Because these types of documents are complex, in the future she would like Council to have the schedules and the numbers to review so they can see the actual financial consequences of making changes.

Mr. Keenan stated that the challenge is that there is a moving target.

Ms. Mumma stated that we are one month from them closing the bonds. Five months ago, they were in a much different place. She would like to reiterate that they genuinely believed they were meeting the intent of Council. What has been included in the modified agreement is more restrictive by setting limits, even though it rolls over from year to year. They are committed to meeting the intent of Council, and she extends apologies if they missed doing so.

Mr. Keenan recommends moving forward with the agreement.

Mayor Peterson stated that he does not want Council's position to be that if they had better information, their decision might be different.

Mr. McDaniel noted that sometimes when staff is asked about putting numbers into tables and analyzing them, it is only a guess. He is concerned those estimates could be held against staff down the road. To the extent solid numbers or estimates with a high probability can be used, that would be acceptable; but there would be many footnotes associated with it. It is better to be cautious.

Mayor Peterson clarified that charts, etc. don't change for him the policy decision that Council made. Council consensus was to make no further changes to the agreement. Mr. McDaniel stated that they would proceed with execution of the agreement.

- Office hours for state legislators held at City of Dublin Municipal Building

Mr. McDaniel stated that State Senator Kunze and State Representative Liston will be holding joint office hours at the Dublin Municipal Building on Monday, February 4 from 3:30-5:30 p.m. Appointments can be made beforehand by contacting the legislators' offices.

- 2019 State of the City

The 2019 State of the City will be held Thursday, March 14 at The Exchange. There will a reception from 6-7 p.m. and presentations from 7-8 p.m.

- 2019 Year-End Financial Report

Ms. Mumma highlighted a few items, which were also included in the standard quarterly financial report in Council's meeting packet.

- The General Fund Expenditures for the year exceeded revenue by \$2.9 million. As a result, the General Fund Balance decreased by the same amount. Despite that, the General Fund Balance remains strong at 74% of Actual Expenditures. This amount is \$18.8 million above the required 50% reserve level.
- The most notable reason for the Expenditures exceeding Revenues is because in 2018, the General Fund funded nearly \$9.9 million for the acquisition of three

RECORD OF PROCEEDINGS

Held _____

January 22, 2019

Page 23 of 26

properties: the Young property, the Thomas property, and the property at 5555 Perimeter Drive, also known as the Delta building. These three purchases were in addition to the \$1.9 million that was transferred to the Capital Improvement Tax Fund pursuant to the General Fund Balance Policy, so in total, there were approximately \$11.8 million of Expenditures out of the General Fund for the year that were essentially one-time purchases or purchases that will be used to leverage future economic development. Excluding those items, the General Fund Expenditures were \$7.9 million less than the Revenue Received. From an operational standpoint – the day-to-day expenses of the City – the City did not operate from in a deficit position.

- The City's financial position remains strong. The fact that the City invested \$11.9 million in capital assets and infrastructure out of the General Fund alone in the year shows the City's continued financial strength.

Vice Mayor Amorose Groomes:

- Stated that this is Council's first opportunity to see what happened in totality in 2018. The memo indicates that 90.4% of the General Fund budget was actually spent. Is it possible to generate a summary of what budgeted items either were not spent or over-spent and in which departments that occurred?

Ms. Mumma responded that it would be an easy report to provide. However, she emphasized that no Department overspent its budget.

Vice Mayor Amorose Groomes clarified that perhaps it was not overspent; perhaps adjustments were made to the Budget for valid reasons. It would be helpful to see a summary of those changes at year end.

Ms. Mumma indicated that a summary of that information would be provided in one of the next two packets.

- It was indicated that revenues generated from service payments and payments of fee lieu of taxes have decreased 1.9% over 2017. Total collections for 2018 were \$9,015,909. In the future, could Council receive an explanation of why the City's TIF payments decreased? Did some TIFs roll off or not realize their valuations? She would like to have an explanation of those changes.

Ms. Mumma responded that information is provided annually for the Tax Incentive Review Council, which is held in April or May. At that time, a comprehensive look will be taken of the City's TIFs and detailed information provided. Would it be satisfactory to provide in conjunction with that report, or does Council desire it sooner?

Vice Mayor Amorose Groomes clarified that she would like to have a summary explanation only -- not details on each TIF -- sooner than the TIRC meeting, if possible.

Ms. Mumma responded that a summary would be provided.

- In the Munis reports provided in the Quarterly Financial Update, most of the revised budget amounts for Revenues are negatives.

Ms. Mumma explained that Revenues are always reported as negatives in the City's accounting system. Because the Column Title is "Year-to-Date Expended," the amounts in the column are negative.

Vice Mayor Amorose Groomes stated that it would be helpful for Council to digest in small portions of information related to actuals versus budgets throughout the year preceding the Annual Operating Budget process that occurs later in the year.

Ms. Mumma stated that this report does provide that detail; there is no more granular detail available. For example, "Intergovernmental" includes cigarette taxes, Franklin, Union and Delaware Local Government Funds, liquor permits – these reports show detail in every Revenue and Expenditure Account, the Original Budget, any adjustments, and the actual brought in for the year.

Vice Mayor Amorose Groomes stated that this is a cumbersome document to attempt to read. Is another format possible, perhaps similar to the Annual Budget documents, which reflect clearly and concisely what monies are being spent? That Annual Report documents are not nearly as voluminous as this one, which is 232 pages.

Mr. McDaniel stated that staff will see what type of report could be produced. If there is something in particular Council would prefer to see, he asked that they share that with staff.

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

January 22, 2019

Page 24 of 26

Vice Mayor Amorose Groomes suggested using both the 2018 Operating Budget number and a corresponding Actual Spent number.

Ms. De Rosa inquired if staff could produce a similar Budget amount compared to Actual Spent to Date for the CIP budget.

Ms. Mumma responded that staff is still working on that. The Capital Budget is tracked manually, which is different than the Operating Budget. It is not a simple report.

Ms. De Rosa suggested that the comparison could be provided quarterly rather than monthly. At the beginning of a new year, it would be helpful to begin a quarterly tracking report.

Ms. Mumma stated that staff has been discussing how best to implement that tracking report.

COUNCIL COMMITTEE REPORTS

Planning & Zoning Commission:

Ms. Fox, PZC representative reported that with the recent focus on more information, training and resources for the Commission members, at the January 19 Planning and Zoning Commission meeting, staff provided the members with a new education and training document. The resource contains more than just orientation material, and more material will continue to be added to it. Hopefully, the Commission members will be able to use this resource in electronic format as well as hard copy and keep the members up to date on training opportunities. She thanks staff for developing the resource.

Administrative Committee:

Vice Mayor Amorose Groomes, Chair thanked Council members for filling out the survey regarding Retreat topics. She will be meeting with staff this week to further develop the draft agenda for the Retreat, which will be forwarded to Council members for review and comment. A date will be scheduled for the upcoming PZC interviews. Employee performance reviews are scheduled with Council on February 27.

Community Development Committee:

Mayor Peterson noted that Chair Reiner is not present this evening but has provided the following information. The next meeting of this committee is scheduled for February 4 to review the following:

- Proposed Bridge Street District Code Amendment, Phase 1 regarding Approval Process (Section 153.066);
- Code Section 152.086(C) of the Subdivision Regulations regarding Fee in Lieu of Land Dedication.

Upcoming Topics for review:

- Beautify Your Neighborhood (BYN) grant applications;
- Air BnB Update

Vice Mayor Amorose Groomes stated that it would be good to set a date for the BYN Grant application hearings.

The Clerk indicated that a tentative date in early March is being considered.

Vice Mayor Amorose Groomes inquired what the deadline for the BYN grant application submission. Typically, the BYN grant applications are reviewed a couple of times a year or until there are no more grant funds remaining for that year.

Finance Committee:

Mr. Keenan, Chair stated that discussion of the City's Hotel-Motel Tax Fund Policy was originally intended for Finance Committee consideration early in 2019; however, this topic will be discussed at Council's Goal-Setting Retreat. Discussion in that venue is appropriate due to other policy considerations for that Fund. That policy consideration is a broader discussion for the entire Council, not just the Committee. That item should be included on the Retreat agenda, along with the other policies that will be discussed. On his Retreat survey, he stated that all of the City policies that the Council has discussed about this past year should be listed on the Retreat agenda. Council could look at the intersecting points and prioritize them accordingly.

RECORD OF PROCEEDINGS

Held _____

January 22, 2019

Page 25 of 26

Public Services Committee:

Ms. Alutto, Chair, thanked Council members who scheduled their one-on-one discussions with the Dublin Arts Council consultant, Helen Lessick, regarding the Dublin Arts Council Strategic Plan. DAC will be providing a final report of that analysis.

MORPC:

Vice Mayor Amorose Groomes, Council representative stated that she, Mr. McDaniel and several staff members participated in a MORPC-led visit to the HyperLoop prototype in Nevada. It was a fascinating retreat, and a discussion of what the potential might be for this community will be scheduled on Council's Goal Setting Retreat agenda. It was very interesting to validate the technology and the ability to apply it, once the monetization of that technology is defined. She believes this is an area in which Dublin wants to participate. This technology will change the way in which people move in the future. Mr. McDaniel will be compiling a summary of everyone's follow-up notes about the visit and providing to Council.

Dublin Bridges:

Ms. Fox, Liaison reported that:

- Last year, Dublin Bridges touched 1,862 families. This community gave \$82,967 via hand-to-hand sharing, and Dublin was the top community in reaching out and filling the needs submitted, in comparison to the other community bridges groups.
- In addition, 20 personal care pantries have been established by Dublin Bridges in all of the Dublin Schools. Each school building has a personal care pantry, and if a school nurse or guidance counselor observes a child in need, they can access items from that pantry for that child.
- Dublin Bridges is partnering with most of the non-profit groups. Many churches are becoming members, and Washington Township Fire Department and Dublin Syntero are members.
- Dublin Bridges has brought together all the kind hands from every sector of the City to create a place where every identified need will be filled anonymously by members of this community. Over 98% of all the needs are filled. The other 2% are not submitted to be filled.
- If you believe in the type of kindness Dublin Bridges is extending, go to DublinBridges.org and submit a request to be included on their email list. Thereby, you will begin to receive email notification of any "kindness needed." Typically, responses are received quickly, so a speedy response would be necessary!

Mayor Peterson stated that having the Washington Township Fire Department involved with this outreach is excellent. These members are in many homes in the City that are experiencing needs. With their awareness of those needs, having ability to connect a resource for them is valuable.

Ms. Fox noted that another slogan warrants association with the City. In addition to the "We Grow in Dublin," perhaps "We are Kind in Dublin."

Vice Mayor Amorose Groomes stated that she has one item to add related to this topic. Recently, Ms. De Rosa expressed concern about Federal employees in the area who might be on furlough and experiencing lack of ability to meet their needs. She spoke with one of the Dublin Bridges directors today, who indicated that they would be sending out an email to all Dublin School guidance counselors to try to identify any furloughed Federal workers experiencing needs. In addition, she would extend an invitation to Washington Township Administrator Eric Richter to send out a similar request to his contact list to make anyone in need aware of the resources at Dublin Welcome Warehouse, the Dublin Food Pantry and Dublin Bridges. Notification needs to go to all the appropriate outreaches to be aware and participate in meeting any unmet needs. She also expressed the City's willingness to participate in any need that might be appropriate. Hopefully, the right "givers" can be connected to those in need.

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council _____

Meeting _____

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

January 22, 2019

Page 26 of 26

COUNCIL ROUNDTABLE

Vice Mayor Amorose Groomes extended a belated birthday greeting to the City Manager. She had the good fortune of being able to travel with him on his birthday!

Mayor Peterson stated that he visited the 10TV studio today, where Dublin honored Dom Tiberi as a Stem Star. COSI will be hosting the Science Festival in May, and of the four suburbs participating, each was invited to nominate a Stem Star – someone who facilitated technology that helped their community. Mr. Tiberi was present in the studio and displayed one of the driving simulators associated with the “Maria’s Ride Distracted Driving Campaign.” Dom Tiberi, a pillar of this community, has focused on this outreach since losing his daughter approximately five years ago to distracted driving. Mr. Tiberi shared with him that in the time since, he has become an outreach to those who are experiencing similar loss of a child for that reason. Recently, he has become interested in starting a free school with 20 driving simulators, and has been collaborating with Dr. Hoadley to provide a classroom at the Emerald Campus and include this topic in the school curriculum. Distracted driving has become the number #1 killer of our students. Other community leaders are interested in supporting Mr. Tiberi’s attempts to share this important message with the community.

ADJOURNMENT

The meeting was adjourned at 10:05 p.m.

Mayor – Presiding Officer

Clerk of Council