

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

November 18, 2019

CALL TO ORDER

Mayor Peterson called the Monday, November 18, 2019 Regular Meeting of Dublin City Council to order at 7:00 p.m. in Council Chambers at Dublin City Hall.

ROLL CALL

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

Staff members present were Mr. McDaniel, Ms. Readler, Mr. Stiffler, Ms. Crandall, Ms. Goss, Ms. O'Callaghan, Mr. Rogers, Mr. Earman, Mr. McCollough, Chief Páez Ms. Burness, Ms. Richison, Mr. Plouck, Mr. Hammersmith, Ms. Gilger, Ms. Rauch, Ms. Husak, Ms. Ray, Ms. O'Malley, Mr. Ashford, Ms. Weisenauer, Mr. Bishop, Mr. O'Brien and Mr. Krawetzki.

PLEDGE OF ALLEGIANCE

Members of Boy Scout Troop 185 led the Pledge of Allegiance.

SPECIAL PRESENTATIONS/RECOGNITION

- Wendy's 50th Anniversary

Mayor Peterson presented a proclamation in recognition of the 50th anniversary of the opening of the first Wendy's Restaurant.

Accepting the proclamation were Mary Schell, Chief Public Affairs Officer and Blaire Luciano, Manager of Public Affairs, The Wendy's Company. Ms. Schell thanked the City of Dublin and City Council for all of their support. Last week, they celebrated "Founder's Week" – an annual event to remember Wendy's founder, Dave Thomas. This year, it culminated on November 15th, the actual opening day of the first Wendy's restaurant in downtown Columbus. She also serves as the Chair of The Dave Thomas Foundation for Adoption and they recently marked the 1,000th Ohio adoption as a direct result of their Foundation work and a program called, "Wendy's Wonderful Kids." The Foundation has grown and will relocate their headquarters back to Dublin, with the City's support. The Foundation is also celebrating 25 years and is on track to achieve their 10,000th adoption in the U.S. and Canada. They call Dublin "home" and deeply appreciate this commendation!

Mayor Peterson noted that Wendy's represents all that is good about Dublin's corporate residents. The Foundation's success in finding forever homes for children is also a measure of their success.

Ms. Schell added that Frosty key tags can be purchased at any Wendy's for \$2, and the proceeds go to the Foundation. These key tags provide one free Frosty Jr. for the entire year!

- Dublin Jerome Girls Tennis Team – State Champions

Mayor Peterson presented a proclamation in recognition of the outstanding achievements of the Dublin Jerome Girls Tennis team. Accepting the proclamation were Arya Dudipala and Lalasa Nagireddy, Division I State Doubles Champions and Reagan Resor and Katherine Wang, Division I State Doubles Runners Up. Coach Ken Berlin joined them in accepting the proclamation. Also acknowledged for the team achievements were teammates Kavya Alagappan, Sudi Pelluri and Ella Oleson.

CITIZEN COMMENTS

Randall Ayres, 5940 Roundstone Place, Dublin stated that he attended the work session earlier tonight and was disappointed with the limited responses by AEP for many of the Council questions -- in particular, the exact location of the poles to be placed on the north side of Shier-Rings. This makes a big difference in terms of aesthetics, a major concern of the Ballantrae residents. The AEP representatives should have been more responsive to questions and better prepared. The City does have the opportunity to go to the Ohio Power Siting Board and represent the City of Dublin and the residents in an effort to

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obtain better information before the decision is made by that Board. He encouraged the City to do so.

Tom Holton, 5957 Roundstone Place, Dublin stated that he found the work session useful. The information from AEP about the transmission and distribution lines was new, and would have been useful information to have been shared back in September. Viewing the difference between the 50-foot poles in place today versus the 90-foot poles proposed was important. As Mr. Keenan indicated, the new poles would be a cleaner line compared with the current ones on the south side. The residents are aware that an underground installation was approved by Council 17 years ago along Emerald Parkway, between the Davidson distribution center and the one on Emerald Parkway. The City paid the difference in the cost of the underground installation versus the aerial. The reason given at that time by Mr. McDaniel, according to the Council minutes, was that the goal was to clean up the line clutter in the City in keeping with aesthetic standards. Ballantrae residents believe that the 90-foot poles are not in keeping with the City's aesthetic standards in the rest of the community. In the Perimeter area, near Dublin Methodist and Kroger center, there are no overhead lines. Although there is not an "apples to apples" comparison given distribution versus transmission lines, the aesthetics have been maintained in that portion of the community. The Ballantrae residents want to see a similar treatment in their area. He is in favor of option 4, a partial underground installation from the Service Center facility down to Cosgray Road. He urged Council to consider option 4.

SECOND READING/PUBLIC HEARING – ORDINANCES

Ordinance 62-19

Authorizing the City Manager to Execute Necessary Conveyance Documents and to Accept Conveyance of a 0.072-Acre Fee Simple Warranty Deed for Right-of-Way, Without Limitation of Existing Access Rights from CBJ on High, LLC, from the Property Located at 158 S. High Street.

Mr. Hammersmith stated there is no new information to report at this time. Staff recommends adoption.

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

Ordinance 63-19

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

Mr. Stiffler stated that Appendix A of the fee schedule was amended at Council's direction at first reading to provide that the fees for commercial PACE projects would be established at \$1,000. There is no additional information to report.

Ms. De Rosa thanked Mr. Stiffler for this change, noting that he has agreed to keep Council apprised throughout the year of the City's costs to provide the services related to PACE projects.

Mr. Stiffler responded that this service will be included in the cost study going forward and evaluated as part of that process each year.

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

Ordinance 64-19

Adopting the Annual Operating Budget for the Fiscal Year Ending December 31, 2020.

Mr. Stiffler noted there was discussion at the first reading regarding one-time or non-recurring revenue and expenditures in 2020 as well as a request to examine the City's spending trend and what that may mean moving forward. Tonight's presentation will address those issues.

The City typically does not have non-recurring revenue, but an example of this would be the sale of City property, particularly land. Revenue collected from land purchases is typically returned to the fund that provided for its purchase, historically not to the General Fund. This non-recurring revenue is a rare event, but is planned to occur in 2020.

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1. In 2020, there are a number of non-recurring expenditures, particularly those associated with the 27th pay period in 2020 and the final payment for the Rings farm purchase. In addition, there are contractual obligations beginning in 2020 associated with park maintenance, economic development and the City Manager's office that are not planned as recurring in nature.
2. Contractual services planned in the 2020 operating budget total \$18.6 million. A majority of spending in this category in many departments is utilized to provide basic services such as legal review, investment and banking services, commercial and residential plan review, etc. In several departments, such as Engineering and Planning, contractual services are more closely aligned with project execution planned for that year versus daily operations. Many of these projects/contracts could be delayed or eliminated without significantly impacting services to residents, should that become necessary. These expenditures are not necessarily non-recurring, as these departments plan new projects each year. But to the extent these can be delayed or eliminated, if needed, without impacting delivery of basic services, it does represent a potential "cushion" between any potential revenue decline and expenditure reductions that would impact service delivery to residents.
3. He shared slides depicting actual operating revenues versus expenditures from 2016 through 2018. All revenue during this timeframe was recurring, so the green line represents both amounts in this graph. Total actual expenditures are represented by the dark red line, and the total recurring expenditures represented by the lighter red line. Recurring expenditures increased 2.2 percent in 2017 and 1.2 percent in 2018. The difference between these total expenditures in 2016 and 2018 was related to the purchase of capital assets. In 2017, there was an unusual tax refund made of \$2 million. Typically, actual expenditures for all tax refunds across the entire year total \$3.1 million. The slides demonstrate that the City is not using non-recurring revenue to provide for recurring expenditures.

Vice Mayor Amorose Groomes asked if debt service falls under recurring expenditures as shown on the slide.

Mr. Stiffler responded that debt service would be part of the capital improvement program and is not included in the operating budget per se as a revenue or as an expenditure. This analysis focuses only on the General Fund and the 200 Special Revenue Funds that comprise the majority of the operating budget. Anything from a TIF fund, the capital fund, and the debt service fund are not included in an operating budget.

Ms. De Rosa asked for clarification – would not the dollars required to be added to the debt service fund come from the General Fund if for non-TIF related items?

Mr. Stiffler responded they would first flow through the 401 Capital Improvements Tax Fund after the TIF funds. If there would be no revenue available there, ultimately it would be backstopped by the General Fund. That would be unlikely.

4. Beyond recurring and non-recurring expenditure and revenue discussion, an examination of spending trends was requested. He shared a slide that represents actual operating revenues and actual operating expenditures by category. This data is from actual expenditures for 2016 through 2018. The information on this slide places expenditures related to other charges and expenses and capital expenditures in gray and removes them from analysis. These tend to be the non-recurring type charges and are not representative of daily operational costs as are the other three categories. The remaining categories include personal services, contractual services and supplies. These are the categories that most closely align with expenditures to provide City services and daily operations. The orange line on the slide shows the trend in expenditures related to these categories. By focusing on just these categories, one sees the emergence of a trend in expenditures, which reflects an increase in 2017 of 4 percent and in 2018 of 4.1 percent. This expenditure trend is narrowing the difference between operating revenues and expenditures over this timeframe. It is important to discuss several points in relation to this trend:
 - a. First, acknowledge that expenditures most closely aligned with services and daily operations have been increasing at a rate greater than operating revenues. If this would occur indefinitely, it would pose a threat to the

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- City's ability to maintain a balanced budget. Despite this imbalance in expenditure growth as it compares to revenue growth, operating revenues have continued to exceed operating expenditures in each of these years and are expected to continue to do so. Operating revenues, operating expenditures and any trends within them are and will continue to be monitored as proposed operating budgets are brought forward now and into the future.
- b. The narrowing of the positive variance between operating revenues and expenditures is mainly due to the flat revenue line. There are strong indicators pointing to a cautious level of optimism for the future regarding the City's operating revenues. As noted in the October financial report, year-to-date income tax revenue for 2019 is up 6.2 percent compared to 2018. Taking out some of the net profit earnings, the City is still up 2.7 percent year-to-date compared to 2018. For 2020, operating revenues were discussed in detail at a work session, specifically regarding the projected 7 percent increase in 2020 operating revenues as compared to 2019. Staff is projecting some operating revenue increases for 2020.
 - c. Economic development agreements approved by Council in 2019 have identified over 2,100 new jobs that will be created in 2020 or 2021. These new jobs and the increase in income tax revenues in 2019, and the projected increase in 2020 operating revenues call into question a continued trend line of flat revenue. Council and the Administration have taken proactive measures to ensure that expenditure growth related to daily operations remains as flat as possible while maintaining the City's current service levels. As Council is aware, one of the primary drivers in this increase is salary and benefit increases, particularly the addition of new staff. Regarding salary increases during this timeframe and proposed in 2020, current staff have generally received about 2 percent pay increases. The growth is therefore attributable to benefit increases and the addition of new staff. In both of these areas, Council and the Administration are taking action. Council and staff have already identified that a discussion on healthcare benefits will occur in 2020 and potential plan changes will be evaluated. With regard to new staff, as indicated at the initial budget discussions, several positions not included in the proposed budget were put forward for discussion. These positions were ultimately determined not to move forward. Of the 10 new full-time positions in the 2020 operating budget as proposed, only one does not contain a full or significant offset in costs associated with funding the position. By carefully limiting the growth of new staff positions, the City continues to limit the growth of current and future budget expenditures and refrain from increasing that trend line more than what is minimally necessary.
5. In terms of the trends and their impact on future years, he noted that the analysis is very sensitive. Small changes in revenue and expenditure levels compounded over three years can make a large difference in the data selected. The projected expenditures presented are based on the historical spend of the original budget as compared to actual expenditures. Projected revenues are based on year-to-date actual income tax revenues for 2019 and a two percent growth on the recurring income tax estimate for 2019, separating out some of the net profit gains that occurred in October -- using that as the base for 2020 and 2021. The result of these decisions is likely a conservative projection on expenditures and revenues and represents a conservative scenario for 2020 and 2021, absent a third-party event acting upon the model. The graph displays the budgeted and projected revenue for 2019 through 2021. The budgeted expenditures continue to exceed the budgeted revenues through 2021 while the projected revenues remain \$4-6 million ahead of the projected expenditures during this timeframe. Breaking this out, the graph combines all of the information in the previous slides and projects revenues and expenditures through 2020 and 2021. The black line at the top of the graph represents the same revenue line that is displayed on the previous graph. The top of the graph bar chart represents the same figures as the projected expenditure line on the previous chart. As before, capital charges and

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other expenses are grayed out and removed from the analysis to examine the underlying trend in expenditures most closely aligned with City operations. As before, from 2016 to 2018, personal services, contractual services and supplies increased just over 4 percent. In 2019, staff is projecting an increase of 4.2 percent consistent with the previously identified trend. In 2020, due to the non-recurring personal service expenditures associated with the 27th pay and the \$630,000 in non-recurring contractual services previously identified, that trend line grows to 7.3 percent. However, once these non-recurring charges are removed for 2021 and the projected increases in these three categories are added, assuming salary increases are provided in 2021 and assuming a normal level of benefit increases in 2021 – staff projects an increase of 1.4 percent. Together, these two amounts trend back to that 4 percent over the final two years. These percentages can be somewhat misleading, so he shared a final graph of the same information. Instead of a percentage, it shows the dollar value of the change in operating revenues and expenditures on a year over a year basis. This graph and the previous demonstrate that the trend of 4 percent growth in personal services, contractual services and supplies needs to be continuously monitored. The difference between operating revenues and expenditures does continue to narrow, but the variance between operating revenues and all operating expenditures continues to be projected a positive \$4-6 million.

In closing, it is important to acknowledge and monitor the trends and expenditures as compared to revenues while continuing to take proactive steps to minimize expenditures and increase revenues, making it likely this trend will not continue.

The 2020 operating budget is contained in Ordinance 64-19 and maintains the City's progress toward priorities identified by Council, will also maintain the high level of City services the residents expect, and continues the practice of having a balanced budget where actual operating revenues exceed actual operating expenditures. As this analysis demonstrates, despite the previously discussed expenditure trends, this situation is not expected to change as operating revenues are projected to continue to exceed operating expenditures under conservative assumptions through 2021. He offered to respond to questions.

Mr. Reiner stated it is prudent not to add some of the new positions that were requested.

Ms. De Rosa thanked Mr. Stiffler for all of his work on this presentation. These slides are very helpful at a high level to see trend lines that are important to monitor as the City grows. It also helps Council to look at what is categorized as non-recurring items and determine if these are going to be recurring. An example is the increase in contractual services for Parks this year. For her, the slides were very helpful to view trends and be able to continue to monitor them.

Vice Mayor Amorose Groomes asked about the 1.5 percent reduction projected in 2021. Is that a conservative estimate, or is there a specific forecast that led to this projection? Mr. Stiffler responded it is a conservative approach, but the non-recurring revenue in 2020 for land sales goes away in 2021, taking the operating revenues down \$3.2 million.

Ms. Fox commented she appreciates the charts that show actuals versus budget as they give good indication of the status. She noted that the line items of other professional services and contractual services represented the largest increases over the last three years. As the City adds amenities and grows, these become a line item that grows faster percentage wise than other line items. It would be interesting to study what those contractual services are over this period of time to see how things have shifted. Mr. Stiffler stated that with a short time horizon of three years, it is hard to predict a trend. One thing observed over the past three years is a shift in IT from capital infrastructure purchases to more of a contractual type service. The City is no longer buying servers, but hosted services. Some of the capital expenditures are therefore moving to the operating budget, and this will continue in the future.

Mayor Peterson commended Mr. Stiffler for his persistence in providing these graphs and charts in response to Council's requests.

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

Ordinance 65-19

Amending Various Sections of Ordinance 15-17 (Compensation Plan for Non-Union Personnel).

Mr. Rogers stated there are no changes since the first reading on November 4.

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

Ordinance 66-19

Authorizing the Provision of Certain Incentives to RenaissanceTech, LLC to Induce it to Purchase a Facility to Retain and Expand its Corporate Headquarters and Its Associated Operations and Workforce, All Within the City, and Authorizing the Execution of an Economic Development Agreement.

Ms. O'Malley noted there is no additional information to report since first reading. She introduced company partners Jeremy Finley and Benjamin Karam.

Mr. Karam noted they are the founders of RenaissanceTech, an enterprise software company with clients throughout the U.S., Canada and now, in the U.K. A local customer is Sutphen Fire Equipment. They have a talented and diverse team, most of whom work in the Dublin office on Venture Drive. They founded the business over six years ago and came to the Dublin Entrepreneurial Center. After that, they leased office space in Historic Dublin for 18 months and then purchased their current building on Perimeter and Venture, renovated it, filled the space to capacity. They are now looking to continue to grow within Dublin. They have moved their families and lives to Dublin and want to continue to grow their business here. He acknowledged all of the support they have received of their company.

In response to Council, he described the various aspects of their business.

Ms. De Rosa noted that she has familiarity with their type of business enterprise, based on her experience. It is great to see the evolution of this work.

Mayor Peterson thanked them for the information they have provided and noted Council is looking forward to their continued presence in Dublin.

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

FIRST READING/PUBLIC HEARING – ORDINANCES

Ordinance 67-19

Authorizing the City Manager to Enter into a Real Estate Transfer and Development Agreement and an Infrastructure Agreement for the Development of The Corners Development in the City and for the Construction of Certain Related Infrastructure and Park Improvements, and Authorizing the Execution of Various Related Agreements and Documents.

Mayor Peterson introduced the Ordinance.

Ms. Goss noted that this project was discussed at the last Council meeting. The project is located along Frantz Road, between Rings Road and Blazer Parkway. There are four pieces of legislation needed to move the project forward. Based upon feedback received about the project at the November 4 Council meeting, the real estate transfer, development agreement and infrastructure agreement is presented tonight, outlining the basic business terms of the agreement. Should Council decide to move forward with the second reading of Ordinance 67-19, the three ordinances that follow will be introduced as listed on the agenda for tonight. These include the TIF modifications, creation and rezoning request. Pending Council's favorable review, staff proposes bringing all four ordinances forward for second reading on December 2, together with a resolution to accept the preliminary plat. If favorable response is not received tonight from Council regarding the terms of the agreements, staff will not present the three other ordinances associated with the project at this time.

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- She noted that Subarea A, outlined in yellow, is the public park area and is approximately four acres with pedestrian/bicycle connections to and through the site.
- Subarea B1, shown in pink, is the commercial development area. It is approximately 6.5 acres and will include approximately 47,000 square feet of restaurant and retail space.
- Subareas B2 and B3, shown in green and purple, are each 1.5 acres and will be built to suit office pad sites and can accommodate approximately 12,000 square feet each.
- The total private improvements are estimated at \$15.4 million, and the total project costs to the City for the park and required public improvements, including the developer financing structure is \$3,895,000.

Staff is seeking Council's authorization to move forward with the business terms as described and articulated in two separate agreements in the packet. These include the real estate transfer and development agreement and the infrastructure agreement.

Real Estate Transfer and Development Agreement

- The Daimler Group, in exchange for the transfer of Subareas B1, B2 and B3 agrees to design, construct, finance a portion of, and install public improvements as well as maintain the public gateway at the corner of the site.
- Ownership of the land will not be transferred until Council's approval of the Final Development Plan, the property transferring Development Agreement, and the Infrastructure Agreement.
- Once Daimler holds ownership of the property, should they desire to transfer any piece or portion of B1, B2 or B3 to an entity other than an affiliated holding group or LLC of The Daimler Group, prior to 20 years from the date of transfer from the City, they will be required to reimburse the City for costs incurred for the land and associated legal expenses on a per acre basis. That has been calculated at \$84,406 per acre.
- Additionally, prior to the City's transfer of ownership, Daimler must obtain approval of an amended Final Development Plan and obtain a lot split for a project on that site, which would be subject to approval by Planning & Zoning Commission.
- Should Subarea B1 remain undeveloped for a period of three years, or should Subareas B2 and B3 remain undeveloped for a period of five years from the date of transfer, the City shall have the option to purchase back each of the subareas for a cost of \$100 plus the documented out-of-pocket costs that were specifically incurred for that subarea.

She offered to respond to questions.

Mr. Reiner asked for clarification of what "development" as referenced means?

Ms. Goss responded that for Subarea B1, what is expected is that 47,000 square feet is anticipated to be built out. If that kind of momentum is occurring, the City will feel Daimler has satisfied their terms under the agreement. Subareas B2 and B3, the office pads, have a longer period in which to move forward. There is some infrastructure that they will want to put into the site, and it will behoove them from an economic standpoint to do that simultaneously. As they market those office pads, there will be some costs incurred. If the City sees that trajectory occurring for the property, the agreement terms will be satisfied.

Ms. Fox asked about the infrastructure agreement and the City's obligation to finish out the park, including various elements. She assumes that is a preliminary agreement about what elements will go into the parks?

Ms. Goss responded that is based upon an estimate put together in working with the civil engineers and the engineers working with the developer. They have come up with that budgeted number that is built into the TIF and financial structure. In terms of the details for the park, those have not yet been determined.

Infrastructure Agreement

Ms. Goss stated this document addresses the terms by which the developer will proceed and complete construction of the public improvements. It also outlines the financing structure of the developer's portion of those public improvements.

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- Section 5 of the agreement provides that the developer will serve as the general contractor for those public improvements with the expectation they will be completed in a manner that is consistent and applicable with City requirements and development regulations. Those should be completed no later than December 31, 2021. If the developer does not meet that deadline, they will be given a 30-day notice to cure any default. Alternatively, the City and/or the developer may also pursue options that are outlined in Section 7.1 of the agreement to remedy that non-performance or compliance.
- The second consideration is the establishment of a Project Fund. As outlined in Section 6 of the agreement, the City would cash fund the first \$1.6 million of cost and Daimler would provide upfront funding for the balance of \$1.765 million. The developer has conceptually agreed to carry the remaining costs up to \$2 million, with annual reimbursement payments of approximately \$230,000 to be made by the City over a 10-year period through the TIF agreement. The expectation is that Daimler will begin to build out the site with Subarea B1 along Frantz Road to include that supporting infrastructure in year 2020 with approximately \$3 million of property improvements in 2021, \$4 million in 2022, and \$3.4 million in 2023 to total the \$10.4 million minimum project value. Thus the City would be receiving property taxes on the full valuation of the improvements beginning in 2024. A conservative approach has been taken in calculating the TIF, as the build out of the office pads has not been figured into that financial scenario. The project cost is expected to be \$15.4 million, and that \$5 million has been taken out and the TIF structure has been based on that \$10.4 million valuation only. All of those calculations will not have any impact on the 2024 CIP, as this project does not utilize any of the income tax revenue and the project is fully funded through the TIF dollars that are not currently programmed for any other specific purpose in the CIP.
- If Council agrees to the key conditions as described in the Infrastructure Agreement, staff will proceed with the legislation tonight to address the modification to and the creation of the TIF to support the project's development.
- Pending approval of this Ordinance, staff will continue with presentation of the remaining legislation – an ordinance to modify the existing TIF, an ordinance to create the new Rings/Frantz TIF, and an ordinance to rezone the parcel.
- Pending Council approval of all four of the ordinances, staff proposes to bring them forward for second reading on December 2, together with a resolution to accept a preliminary plat.

She offered to respond to questions.

Ms. De Rosa asked about the \$1.6 million investment for the first phase of the park – is that to be cash funded, or funded by the General Fund?

Mr. Stiffler responded the \$1.6 million is from the fund balance of the Rings/Frantz TIF.

Ms. De Rosa asked about the timing of the park versus the timing of the remainder of the development.

Ms. Goss responded it is all expected to occur concurrently. When the development on Subarea B1 occurs, the park development will occur as well. There is a timeline of 2021 tied to development of this Subarea. Staff will therefore expect that park development occurs simultaneously.

Vice Mayor Amorose Groomes noted that the memo addresses prevailing wage for the construction of the park. Oftentimes, private entities construct park areas and dedicate them back to the City. Is there such an option available?

Ms. Goss responded that it is not – prevailing wage is stipulated as part of the terms of the agreement.

Ms. Readler added that prevailing wage law must be followed given it is construction of a city park.

Ms. Fox noted that this new TIF is a non-school TIF, and the Schools are made whole. This is an important aspect.

There will be a second reading/public hearing at the December 2 Council meeting.

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Ordinance 68-19

Amending Ordinance No. 83-00 (Rings/Frantz TIF), Passed June 19, 2000, as Subsequently Amended, To Supplement the Public Improvements to be made to Benefit the Property Identified in that Ordinance.

Mayor Peterson introduced the Ordinance.

Mr. Stiffler stated this legislation modifies the existing Rings/Frantz TIF in order to fund the public improvements outlined in the Development Agreement with the Daimler Group. The TIF was established with Ordinance 83-00 in 2000 and has not been previously modified. The modifications in Ordinance 68-19, as listed on the slide, would allow for the public improvements outlined in the development agreement and funded from a transfer from this TIF. The total for this TIF will transfer just over \$3 million over the next eight years in order to pay for the public improvements outlined in the development agreement. This will include the \$1.6 million transfer in year one and an additional \$1.45 million in total over the next seven years. (The funding provided by this TIF is outlined in the fifth column on the slide and the chart detailing the project's cost and funding stream.)

Total transfers from this TIF will be just over \$3 million. He shared a slide providing the costs for the public improvements associated with the development agreement that will be undertaken as part of the TIF modification.

Staff recommends approval at the second reading on December 2.

Vice Mayor Amorose Groomes stated that some of the improvements that will be done on this parcel were not permitted by the original TIF, so these items are being added, as she understands. The next ordinance will create a new TIF on this property. Is part of the modification of this TIF then removing that parcel? Can a property be under two different TIFs simultaneously?

Mr. Stiffler responded it cannot. The next ordinance that creates the new TIF will remove the project area from the TIF on a parcel-by-parcel basis as there are public improvements on that parcel. This is similar to how the TIF for Home2 Hotel and Cooker was done. The reason the TIF must be modified is because at the time it was drafted, the list of improvements was very prescriptive.

Vice Mayor Amorose Groomes stated that the next ordinance removes this from the previous TIF and creates a new one, and the City is precluded from spending these monies in a new TIF, correct?

Mr. Stiffler responded that is not correct. This particular parcel is in both TIFs.

Vice Mayor Amorose Groomes clarified that if Council approves these expenditures from this TIF and then removes it, can the monies still be allocated?

Mr. Stiffler responded affirmatively. The City can transfer monies between TIFs if a project has a public purpose for both TIFs. A roadway project that connects between two TIFs is a good example of how multiple TIFs can fund the same project. By making this modification, the City is making it clear that it intends this TIF to be allowed to fund the park as a public purpose.

Ms. Fox asked if the monies are moved out, will any funds remain in that TIF to be spent for amenities?

Mr. Stiffler stated that TIF has a fund balance of approximately \$4.7 million. The remainder of the funds are currently programmed in the Five-Year CIP. The \$1.6 million is not programmed in the current CIP, so it will not impact the CIP.

There will be a second reading/public hearing at the December 2 Council meeting.

Ordinance 69-19

Declaring the Improvement to Certain Parcels of Real Property known as The Corners Development 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; Specifying the Public Infrastructure Improvements Directly Benefiting the Parcels; Authorizing Compensation Payments to the Dublin City School District and the Tolles Career and Technical Center; and Repealing Ordinance No. 83-00.

Mayor Peterson introduced the Ordinance.

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Mr. Stiffler stated this creates a new TIF and repeals the existing Rings/Frantz TIF on the project site as development occurs and according to the Development Agreement with The Daimler Group. Private improvements estimated in this TIF are \$15.4 million. The funding model is based on a \$ 10.4 million valuation that supports the public improvements and is the basis for the minimum service payment. At that \$10.4 million valuation, the TIF is expected to generate \$3.5 million in revenues over its 30-year life. These TIF proceeds will be used to fund the public improvements previously discussed and identified as part of the Development Agreement. The funding provided by this TIF is outlined in the sixth column (shown on the slide) and will utilize just under \$850,000 in service payment revenue over its first 10 years. Over the final 20 years, the TIF will generate approximately \$130,000 per year and will end with a fund balance of approximately \$2.6 million.

Staff recommends approval at the second reading.

There will be a second reading/public hearing at the December 2 Council meeting.

Ordinance 70-19

Rezoning Approximately 13.5 Acres, More or Less, Located West of Frantz Road, North of Rings Road and South of Paul Blazer Parkway from OLR, Office, Laboratory and Research District to PUD, Planned Unit Development District (The Corners) for the Future Development of up to 70,000 Square Feet for Commercial and Office Uses and a Public Park. (Case 19-081Z/PDP)

Mayor Peterson introduced the Ordinance.

Ms. Husak stated this ordinance would rezone the site to a PUD. The ordinance would approve a preliminary development plan as well as the development text that accompanies the plan.

- The site is just north of Rings and west of Frantz Road. It includes the stormwater management ponds that the City installed for Cardinal Health. It is currently zoned OLR – a standard district created in the 1970s or prior and would not currently permit the mixed-use environment desired for this project.
- Within the Dublin Corporate Area Plan (DCAP) it lays out future land uses that speak to the type of uses envisioned for this site. The Zoning Code has not yet been updated to include those future land uses, and therefore a PUD is the appropriate mechanism to use to have the zoning in place.
- There are proposed uses – a mix of office, commercial, retail – with the park in the center.
- Development is capped at approximately 70,000 square feet.
- Included in the preliminary development plan are some architectural images that have been vetted through public meetings with the neighborhood as well as the Planning & Zoning Commission. There was a desire for a more rural architectural feel – especially for the retail portions on Frantz that would relate to the Field of Corn, south of Rings. Some images are also included for other developments Daimler has done in town of similar sizes and uses.
- Also included are reference images of what the future park could look like – what kinds of amenities and improvements could be included. The details of the park would be part of the Final Development Plan, reviewed by the Planning & Zoning Commission and staff.
- Planning & Zoning Commission recommended approval to City Council on September 19, 2019 with six conditions. Five of these have been addressed. The sixth condition relates to parking, and there was some discussion at PZC regarding shared parking, how that would lay out and what types of uses/needs would exist for the various buildings.

Staff is recommending approval of the rezoning ordinance at the December 2 Council meeting.

Ms. Fox stated that one item in the development text related to architecture in Subareas B2 and B3 indicates the architecture in those areas is intended to provide a transition between the rural, agriculturally influenced architecture of Subarea B1 and existing contemporary architecture of office developments to the west. This means the architecture would be different on the front of the parcel versus the back of the parcel. They were asking for a transitional contemporary. She believes this is 10 acres and the

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parcel needs cohesiveness in architectural style. She wants to see this changed so that Subareas B2 and B3 would have similar architecture style and not change from the front to the back of the parcel. Especially given the central park, it will appear disconnected if not cohesive. There are no adjacent contemporary buildings near this parcel. For aesthetic reasons, the entire parcel should have similar architecture. There needs to be a change to the development text as proposed.

Ms. Husak responded she is correct that there is a desire to provide a transition from the walkable, more rural farm look envisioned for the Frantz Road frontage to the office parcel, which is more flat and single-story architecture theme. The text includes language about the intent to create contemporary architecture for the development to the west, but also indicates "as otherwise approved by PZC." Therefore, PZC would ultimately have oversight for this, with a user in mind in the future.

Vice Mayor Amorose Groomes commented she understands how a farm architecture could be difficult for an office design. Perhaps the term "contemporary" should be changed to "complementary."

Ms. Fox agreed that complementary would be a better term.

Ms. Husak clarified that the paragraph indicates "the existing contemporary architecture" – not that contemporary architecture is required for new buildings.

Vice Mayor Amorose Groomes stated that the balance of this site should be complementary to the new portion along the frontage of Frantz Road.

Ms. Husak stated that staff will provide revised language for the second reading.

Ms. Fox asked for confirmation that the development text allows for flexibility in terms of window fenestrations.

Ms. Husak responded that is correct.

There will be a second reading/public hearing at the December 2 Council meeting.

Ordinance 71-19

Establishing Appropriations Based on the 2020 Operating Budget of the City of Dublin, State of Ohio, for the Fiscal Year Ending December 31, 2020.

Mayor Peterson introduced the Ordinance.

Mr. Stiffler stated that this legislation contains the appropriations for the operating budget adopted earlier this evening. Staff is requesting approval at the second reading on December 2.

There will be a second reading/public hearing at the December 2 Council meeting.

Ordinance 72-19

Amending the Annual Appropriations for the Fiscal Year Ending December 31, 2019.

Mayor Peterson introduced the Ordinance.

Mr. Stiffler noted this ordinance contains amendments to the annual appropriations as outlined in the memo. He offered to respond to questions.

Ms. De Rosa stated that -- based on the information provided that references the current General Fund balance as of November 4, and including this supplemental \$15 million appropriation -- it appears the ending cash balance is about \$ 43.8 million. How close does that come to the required General Fund balance level?

Mr. Stiffler stated that because the \$15 million is an advance, it is an exception to the debt service policy as it will be backfilled with bond proceeds, likely between February and April of 2020. The \$43.8 million is not the number referenced for the General Fund balance – it will instead be the \$43 million plus the \$15 million. The bond proceeds will be \$15.5 million -- \$14 million for the park and \$1.5 million for the sewer – and will be repaid to the General Fund for this advance when the bonds are sold in first quarter 2020.

Ms. De Rosa asked what the anticipated total value of that bond offering will be in 2020.

Mr. Stiffler responded that he does not have that information yet, but it will be at least \$15.5 million, plus \$6 million for the pool. More discussion is also needed about any other projects that may have been budgeted for debt proceeds – particularly sewer projects in 2019 that will be constructed in 2020.

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Vice Mayor Amorose Groomes asked what number is used in terms of the General Fund balance policy – is it the projected or actual numbers?

Mr. Stiffler responded it is the budgeted number from the current year, plus all supplemental appropriations approved throughout the year for January through November. Then in December, it becomes the actual number and the number that is reported in all the budget slides – as soon as that number is available.

Vice Mayor Amorose Groomes asked what the number is. Is the entire \$15.5 million needed?

Mr. Stiffler responded it will be needed. This is not the first time the General Fund balance has gone below the 50 percent threshold in order to advance fund debt service projects.

Ms. De Rosa asked about the thinking behind excluding the debt funding – is there a time window on that policy? There would be a circumstance where Council could opt not to do a debt issuance due to capital market conditions.

Vice Mayor Amorose Groomes added it is somewhat of a commitment to the sale of debt.

Mr. Stiffler responded he will review the General Fund balance policy and provide information to Council in response to their questions.

Ms. De Rosa noted that it is now 45 days out from the end of 2019. She is curious why some of these items are not being included in the 2020 budget – for example, the COIRS item.

Mr. Stiffler stated that is an agency fund and the COIRS Board voted in 2019 to purchase the shelter building. The City of Dublin is simply an agency fund for COIRS.

Ms. De Rosa asked if the work related to the water and sewer fund appropriation will actually be done this year. This is another item that could be included in 2020.

Mr. Stiffler responded that the water and sewer request in Section 9 is actually refunds for overpayments by a developer, and the developer would like to receive this refund as soon as possible.

There will be a second reading/public hearing at the December 2 Council meeting.

INTRODUCTION/PUBLIC HEARING – RESOLUTIONS

Resolution 61-19

Appointing Members to the Historic Dublin Vision Task Force.

Mayor Peterson moved to postpone the introduction of the Resolution to December 2.

Mr. Keenan seconded the motion.

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

Resolution 62-19

Authorizing the City Manager to Enter into a Contract with and Execute a Guaranteed Maximum Price Amendment (GMP) with Ruscilli Construction Co., Inc., Construction Manager at Risk, for the Dublin 5555 Perimeter Drive (Future City Hall) Renovation/Construction Project.

Mayor Peterson introduced the Resolution.

Ms. O'Callaghan stated that the renovation and construction process for the new City Hall is designed to deliver the Administrative offices in the existing 5555 Perimeter Drive building and the new City Hall Council Chambers addition in phases. Staff has previously provided Council with status updates on the project, and that information was included in the packet for this meeting. Following a competitive selection process, Ruscilli Construction Co. was selected to serve as the Construction Manager at Risk for this project. Ruscilli is working closely with the design team and City staff throughout the design development process. Efforts have been focused on designing the renovations needed for existing City Hall staff to relocate to 5555 Perimeter Drive, as well as Human Resources staff who will relocate to 5555 Perimeter Drive from the Service Center. This initial construction phase includes items such as selective interior demolition, flooring, LED lights fixtures, lighting controls, HVAC equipment and fire protection system upgrades. Ruscilli competed its competitive bidding process for these items in late October. Council's approval of this Resolution will allow for construction to begin in early December. This Resolution establishes the first GMP contract in the amount of \$329,854. An amendment to the GMP for the balance of the renovation work, as well as long lead

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time item purchases for the Council Chambers addition will be presented to Council at the December 2 meeting. City staff will begin occupying the new City Hall administrative building in April of 2020. A third amendment to the GMP will encompass the majority of the Council Chambers addition work. That is planned for presentation to Council for approval in May of 2020.

Staff has thoroughly reviewed the pricing and recommends approval of this Resolution. She offered to respond to questions.

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

Resolution 63-19

Authorizing the City Manager to Enter into a Contract with Frost Brown Todd, LLC for the Provision of Legal Services

Mayor Peterson introduced the Resolution.

Mr. McDaniel stated he recommends passage of Resolution 63-19 related to the provision of legal services to the City of Dublin. As Council is aware, per the Revised Charter Article 6.03(b), the Director of Law is appointed by the City Manager, subject to the approval of City Council. The service over the years of the Law Director and her team has been outstanding, and he recommends continued services from the current Law Director and the provision of legal services by Frost Brown Todd, LLC, per the agreement included in the packet.

He offered to respond to any questions.

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

Resolution 64-19

Authorizing the City Manager to Enter into a Collective Bargaining Agreement with United Steelworkers of America Regarding Wages, Hours, and Terms and Conditions of Employment for Employees within the Maintenance Worker, Fleet Technician I, Electrical Worker, and Custodial Worker Bargaining Unit.

Mayor Peterson introduced the Resolution.

Mr. Rogers stated the agreement is for a three-year period and calls for a re-opener in two specific areas in one year – wages and health benefits. Wage increases for all workers covered by this agreement for the first year of this three-year agreement is two percent, effective January 1, 2020, and subsequent increases for 2021 and 2022 are to be determined. Both parties agree to leave the health insurance benefits status quo during the first year of the contract in order to facilitate further research and analysis of the health insurance program as it pertains to rising costs.

He thanked the members of the USW and City of Dublin management bargaining teams for their professional efforts on an agreement that works for both sides. Staff recommends approval of the Resolution.

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

Resolution 65-19

Requesting the Delaware, Franklin and Union County Auditors to Draw Money that May be in the County Treasuries and to Issue a Draft to the Director of Finance of the City of Dublin for any Money that May be in the Accounts for the City of Dublin.

Mayor Peterson introduced the Resolution.

Mr. Stiffler stated this is routine, housekeeping legislation to receive the property tax revenue currently held by the county auditors at an earlier point so that the monies can be invested and earn interest during that three-month time period.

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

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Resolution 66-19

Appointment of a Member to an Unexpired Term on the Community Services Advisory Commission.

Mayor Peterson introduced the Resolution.

Vice Mayor Amorose Groomes stated that interviews were recently completed with candidates for CSAC. A resignation from a CSAC member prompted the need to fill this position. Alice Kananchoff is recommended for appointment to the unexpired term. A talented group of applicants were interviewed. She congratulated Ms. Kananchoff on her new appointment.

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

OTHER

- Riverside Crossing Park Master Sign Plan

Ms. Rauch noted that Council approved the Site Plan for this project in December of 2018. She shared a slide that focuses on the request before Council tonight. During the construction of the park, there will be a temporary pathway to the bridge in order to provide safe access to the bridge on both sides of the river. A construction fence will be located on either side of the river, and Council has requested that temporary fence graphics be included to showcase the future appearance of the park, as well as helping to inform about Dublin and promote activities. (She shared a rendering of the graphics.) The graphics will be a mesh fabric and will be installed in panels to cover the entire construction fence leading into the park, as well as along Riverside Drive. Staff recommends approval of the Master Sign Plan with no conditions.

Vice Mayor Amorose Groomes asked if there is information about the timing of the signage installation.

Ms. Rauch responded it will be within the park in the next month or so, and on Riverside Drive after the end of snow season due to impacts on this type of fencing.

Vice Mayor Amorose Groomes suggested it would be nice to coordinate the installation for when pedestrians are expected to be in the area. It may not be needed until spring, and at that time it would still be fresh and nice.

Mr. Keenan asked how long these graphics will be in place and how it is expected to wear.

Ms. Rauch responded it will likely be 8-10 months and is expected to wear well for that period of time.

Mr. Reiner added it is a great idea, and staff has done a good job with the graphics, which will facilitate a lot of positive comments about the upcoming park.

Mayor Peterson moved to approve the Master Sign Plan.

Vice Mayor Amorose Groomes seconded the motion.

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

- Field Trip Options

Ms. Husak stated this is an ongoing discussion that came out of the Council goals. A development tour was undertaken this time last year with some Council and PZC members. It was a local tour, including Westerville, New Albany, Grandview Yard, and Franklinton. Staff would like input from Council for planning purposes for tours next year. In the past, field trips have occurred out of state, requiring more coordination and advance planning. Council plans to have more joint meetings with PZC and ARB in the future, so that could be discussed in that setting. Staff is seeking guidance on tour locations and who should participate.

Mayor Peterson stated that Ms. Fox, as a Council member and PZC member would have some ideas for this.

Mr. Reiner recalled that Council previously had indicated an interest in viewing finished structures and the consultants engaged in the process noted they would return with some suggestions. The consultants indicate Dublin was being promoted as a model city

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for redevelopment. Having such a list would help Council advance the next steps for field trips.

Ms. De Rosa stated that as the future of the DEC and entrepreneurial centers is considered, it would be helpful to engage with other cities about their experiences.

Mr. McDaniel recalled that this is on the list of pending items for Ms. Gilger and Economic Development.

Ms. Husak added that there was discussion about places that were the inspiration for the Dublin Corporate Area Plan. Visiting these would require travel, but there are case studies in the professional literature as well as inspirational images in that plan.

Ms. Fox added that perhaps Council could make a list of things they want to see -- a variety of housing, great placemaking examples, trends for millennials and flexible zonings. Perhaps there are cities that have developed around some of the things Dublin is interested in having, including public art.

Ms. Alutto stated she would be interested in identifying cities that have successfully integrated some different housing options, including affordable housing for seniors that maintains the look and feel of the City in which the housing is located.

Ms. Husak stated that these suggestions offer a good starting point for staff to propose some field trips.

STAFF COMMENTS

Mr. McDaniel:

1. Noted that the City made application for the State Capital Budget funds, as outlined in a memo in the packet. The City applied for funds for the reconstruction of a log cabin discovered under the house along Riverside Drive to be relocated to Ferris Wright Park.
2. Noted he is seeking guidance in regard to the VIP clubs at the Dublin Irish Festival and proposed changes. These include lowering the cost of membership to the Emerald Club by \$50 and having members purchase alcoholic beverages separately. Staff would make every effort to have the purchase of the alcoholic beverages as convenient as possible for the club members. The sponsors will receive a certain amount of beverage tokens with their sponsorship package. All of these changes will help with compliance for legal and state auditor requirements. Staff is also proposing an increase in price for the other VIP clubs due to the strong demand for memberships. Those changes are outlined in the memo. He is seeking Council's concurrence with the proposed changes.

Mayor Peterson stated that the alcohol policy is consistent with the changes made at the City villa at the Muirfield Tournament. It is the responsible and right thing to do.

Mr. Keenan asked for confirmation that tokens will be available for purchase at the Emerald Club venue.

Ms. LeRoy responded that alcohol will still be served in the Emerald Club. Staff's plan is to provide for token sale in the Emerald Club in order to purchase alcohol. Another change will be that alcohol purchased in the Emerald Club will now be able to be taken outside the club, as it has been purchased. The same tokens for alcohol purchase in the Emerald Club will be able to be used throughout the Festival grounds.

Brief discussion followed about the various club memberships offered.

Mayor Peterson moved approval of the policy changes outlined in the memo with respect to the Dublin Irish Festival.

Vice Mayor Amorose Groomes seconded the motion.

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

Mr. McDaniel continued:

3. Reported that a memo was included in the packet regarding the pedestrian bridge and whether the project is within budget. This memo offers assurance that the project remains within budget. The original timeframe proposed has not been met, but the bridge is very close to completion.

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Mr. Reiner praised Ms. O'Callaghan for her efforts in keeping the bridge on budget, given its complexity.

4. Noted that a 90 percent design update for the Riverside Crossing Park was included in the packet.
5. Stated that a comprehensive mobility update was provided in the packet. There are lots of parts, including the Forever Dublin initiative, mobility with businesses and otherwise, and some Smart City initiatives. All of this was pulled together in the memo.

Ms. De Rosa asked for his thoughts about when the Mobility Pilot program will be brought back to Council for discussion. She is aware that some additional grants have been secured for work on that pilot. More discussion is needed about moving from a pilot to either something more permanent or not doing the program. What is the current thinking?

Mr. McDaniel responded he is not certain at this time. He believes staff is still trying to sort out the fact that the grant was obtained and how to proceed.

Ms. De Rosa stated that perhaps another six-month pilot phase could continue, if feasible. Mr. McDaniel agreed, noting that staff will be reporting out on the status to Council.

COUNCIL COMMITTEE REPORTS

Community Development Committee

Mr. Reiner, Chair, reported that:

1. The Committee met on November 6 on three items. One item was short-term rentals and Legal staff will bring back draft legislation that includes a registration fee and limits such rentals to a two-week period. A number of citizens testified on the problems they were experiencing with short-term rentals in their neighborhoods.
2. The Committee reviewed temporary and commercial signage Code changes, which will be reviewed by PZC.
3. The Committee reviewed the streetscape/tree selection in Historic Dublin. The Committee proposes that the trees are the same on each street in order to unify the street and all the various architecture and beautify it. The City should return to the practice of grouping the trees on each street to create uniformity.

Vice Mayor Amorose Groomes added that the legislation regarding street trees should be reviewed, but it can be interpreted in a couple of ways. The City created its own problems by overusing a single tree in the past, such as the example of the ash tree. She does not believe the Code language precludes the City from doing what is desired in the Historic District.

Ms. De Rosa recalled that the follow-up was that staff was to bring back a comprehensive street treescape plan for the Historic District to the Committee.

Mr. Reiner added that there was also a desire to increase the cadence, tightening up the lineal footage between the trees.

Mr. McDaniel suggested that Mr. Earman summarize the direction to staff.

Mr. Earman noted in regard to South High Street that the City is under great constraints to plant what is desired to obtain the desired appearance. He would recommend a site visit by the Committee to tour it. This would be a better way to determine the options available.

The Committee members were in concurrence with a site visit.

Mr. Earman stated that staff will also bring back to the Committee some amended Code language regarding street trees for review.

Ms. De Rosa asked for confirmation that Mr. Earman will then bring back a design streetscape for the trees, correct?

Mr. Earman responded that is correct.

Finance Committee

Mr. Keenan, Chair reported a meeting was held on November 13 and the hotel-motel tax grant recommendations will be brought forward for the December 2 Council meeting.

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Central Ohio Transit Authority (COTA)

Ms. De Rosa, Board Member, reported that the new COTA customer service center opened today at 33 N. High Street in Columbus. The focus of the center is not just purchasing COTA tickets, but trying to solve mobility needs. She encouraged everyone to stop in to the new center.

Dublin Friendship Association

Ms. Alutto, Council representative reported that the group meets tomorrow.

Mid-Ohio Regional Planning Commission (MORPC)

Vice Mayor Amorose Groomes reported that an Executive Committee meeting as well as a Board meeting took place last week. Council has previously discussed the PACE financing process and some of the challenges and costs incurred. Thea Walsh offered to take forward to the oversight group some of the concerns. Hopefully, some streamlining in this area will be the result.

LUC Regional Planning Commission

Ms. De Rosa reported that the annual dinner is on Thursday, and she and some City staff members plan to attend.

Dublin Arts Council

Mr. Reiner, Council representative reported that Masayuki Miyajima, ceramic artist from Moteji, Tochigi Prefecture, Japan has returned to the DAC gallery to close the 2019 Visual Arts Series. The exhibit opened on Tuesday evening and he encouraged everyone to visit the gallery.

COUNCIL ROUNDTABLE

Ms. Fox commented regarding the topic of property maintenance codes. There have been conversations recently about the existing vacant properties in Dublin. She has brought up to the City Manager and Law Director that there is a vacant building ordinance that 116 different communities in Ohio are now using to prevent vacant buildings from falling into disrepair. Leaving vacant buildings in a state of disrepair decreases property values for nearby properties, impacts tax revenue, and changes neighborhoods. She does not anticipate that occurring in Dublin, but encourages Dublin to consider adopting such legislation. This could include required registration by the landowner.

Ms. Readler responded this is a pending topic for the Public Services Committee, and is to be rescheduled.

Ms. De Rosa thanked staff for their overtime efforts with leaf pick-up in the neighborhoods. It is much appreciated!

Mr. Reiner noted that he is looking forward to the site visit in Historic Dublin with the Committee members and Mr. Earman.

Vice Mayor Amorose Groomes:

1. Reported that the Veterans Day celebration was very nice and well executed.
2. Thanked Senator Kunze for sending the letters to seek input about the state budget.
3. Congratulated the honorees recognized at the Dublin Irish Festival annual meeting on Thursday evening.

Mayor Peterson:

1. Echoed the positive comments about the large number of residents involved in the Dublin Irish Festival. It is truly a Dublin community event!
2. Encouraged everyone to come to the Ohio University Dublin Integrated Education Center on Wednesday evening to honor outgoing Council Member Keenan for his long career in public service to the Dublin community.

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Mr. McDaniel added that this is Ms. Crandall's last Council meeting in Dublin, after 27 years of service to the City. He acknowledged her for all of her work in Dublin. The City will host a public reception in her honor on Tuesday, December 10.

ADJOURNMENT

The meeting was adjourned at 9:12 p.m.

Mayor – Presiding Officer

Clerk of Council