

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

December 2, 2019

CALL TO ORDER

Mayor Peterson called the Monday, December 2, 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. Goss, Ms. O'Callaghan, Mr. Rogers, Mr. Earman, Chief Páez, Ms. Burness, Ms. Richison, Mr. Plouck, Mr. Hammersmith, Mr. Boggs, Ms. Rauch, Ms. Husak, Ms. Weisenauer and Mr. Krawetzki.

PLEDGE OF ALLEGIANCE

Ms. Fox led the Pledge of Allegiance.

OTHER

- AEP – Dublin West Innovation District Project Update

Mayor Peterson noted that a very large number of residents are present for this update. Given this, Council is moving this item up on the agenda as the first item tonight. He noted that a staff report will be provided to summarize the process to date. It is important to remember what role the City Council and City of Dublin plays in this process of siting power lines. AEP as a utility is regulated by the Public Utilities Commission of Ohio and the placement of power lines are generally controlled by the Ohio Power Siting Board. These entities are separate from the City and the City has no authority over them. The City can appeal to them and make an appearance before them to attempt to influence their decision, but the decision-making authority for these matters is not City Council. The reason that AEP and Dublin staff are engaged in this conversation is to attempt to arrive at an agreeable resolution with good faith efforts on all sides.

Mr. McDaniel reiterated that staff's goal has been to work proactively with AEP. This specific topic has been worked on since 2017 with AEP. In the process, the dialogue went from a dual circuitry pole to a single circuitry pole. Public meetings have been held by AEP and notices made regarding options relative to the proposed transmission line prior to the Ohio Power Siting Board hearings. Staff has been working with AEP about how the City could help mitigate the impacts of the proposed line – whether through preferred routes, burial options, etc. Tonight, staff will brief the status and what staff is proposing. Staff will provide recommendations to Council at the end of the presentation. AEP representatives are also present tonight to respond to questions.

Ms. O'Callaghan recapped the discussion held at the November 18 Council work session. There have been questions raised subsequent to that work session with regard to the need for the transmission line, which she will also address.

- AEP outlined the benefits of the new transmission line, which will provide an additional power source; increase the electric reliability in the Dublin area; and support current and future economic development in the Dublin area.
- Initially, when AEP reached out to Dublin staff in early 2017, they were planning a double circuit transmission line. After further analysis and evaluation of the project, they are now proposing a single circuit line.
- In response to questions raised by residents, according to AEP staff, AEP does not have plans to add a second circuit at this time. The poles they are proposing for this project are not designed to carry a second circuit.

Mr. McDaniel emphasized that AEP has indicated there is *no plan* for a second circuit.

Ms. O'Callaghan concurred. She continued:

- AEP has been given a mandate by PJM, the regional transmission organization that coordinates the movement of wholesale electricity in 13 states, including Ohio and the District of Columbia. PJM uses data and forecasts to direct the operations of the region's transmission grid. Their purpose is to ensure reliability across the entire grid by making sure current and future needs are met. PJM requires that this transmission line be constructed and be in operation by June 1, 2022. AEP

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staff has indicated that, in working back from that date, allowing time for the engineering to be performed, the acquisition to be conducted and the construction activities to take place, they cannot meet this mandate unless they file with the Ohio Power Siting Board as soon as possible. It is staff's understanding that AEP still plans to file with the OPSB in February.

- AEP staff has provided the report from PJM, staff has reviewed it, and the report will be shared with Council after tonight's meeting.
- She shared two overhead route options that AEP has been studying. They have been garnering public feedback on these two route options, and the two route options have been the focus of AEP's public outreach efforts, including through their website, project fact sheets, open houses, and discussions during the Council work session on November 18.
- The first route option from the east runs along the north side of Shier-Rings until Eiterman Road, where it turns north along Eiterman, then turns west and runs through the undeveloped land just south of Nestle and the OU campus, and then over to the substation. This route would follow the existing distribution line east of Avery Road along Shier-Rings Road. The route would turn away from the existing residential area and the existing distribution lines would remain along the south side of Shier Rings Road, west of Eiterman.
- The second route option would follow straight along the north side of Shier-Rings Road from Emerald Parkway, west to Darree Fields Park. This route would follow the existing distribution line east of Avery as well. This overhead route option, if implemented, would include relocation of the existing distribution that runs along the south side of Shier-Rings, west of Avery, to the other side of the street to follow the new transmission line.
- Staff has been working with AEP to analyze the proposed route options, as well as various options for undergrounding a portion or the entire route, with the goal of ensuring that all options that would minimize the impact are considered and vetted. This information was shared with City Council at the November 18 work session and Council provided input on the options under consideration. Council's feedback has been very helpful, and feedback has also been received from the residents. All of this has helped guide and inform the conversations with AEP.
- She summarized the resident input received at the City and at AEP, which has been consolidated into a few overarching themes.
 - The residents have generally requested burial of the new transmission line.
 - There are suggestions to reroute the line to follow the University Boulevard, which would pull the line up to the north and further away from the residential areas.
 - Concerns have been expressed about the pole height, which started at 90 feet; during the November 18 discussion, AEP indicated that the poles could potentially be 80 feet in height. The concerns relate to how those heights might negatively impact the look of the neighborhood and the adjacent property values.
 - Many residents have indicated they do not see how this project will benefit them and do not understand why this line is needed.
- Staff has taken this input seriously and given it lots of consideration, and has been working with AEP since the work session to explore the options that might address these concerns and minimize the concerns with these improvements. The overarching goal of the efforts has been to minimize the impacts to the community and the residential neighborhoods in the area.
- In terms of the consideration of burying the lines, as Council may recall, staff did request costs from AEP for several burial options. AEP shared those estimated cost differentials – a delta over the overhead construction costs. They shared that information prior to the last work session, and it is summarized on the screen – the same as presented on November 18. The costs would be borne by the City of Dublin per AEP. The costs ranged from \$8 to \$32 million for complete burial of the transmission lines. This would be just to bury the transmission lines. In all these scenarios, the existing distribution lines currently existing along Shier-Rings Road would remain in their current condition. (She shared a photo of the existing distribution line.)

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- For these reasons, staff's opinion is that the transmission line burial options are cost prohibitive.

Mr. McDaniel noted there has been some input about the accuracy of the estimated burial costs. He checked with an independent third party who does this kind of work for companies like AEP, Dominion Electric, Dayton Power & Light, etc. and has locations in five states. Their response was that the average cost per linear foot to bury transmission is \$1,089 to \$1,147. For about 1.5 miles, the cost would therefore be between \$8-10 million; however, that does not include riser poles and other equipment costs associated with undergrounding transmission lines. Based on this third party information from someone who is experienced in this work and has done this work in several states, they are a reliable source. He is confident with the reliability of the costs they have provided.

Ms. O'Callaghan continued:

- Much of the public feedback suggested that AEP route the new line to the north and along the future University Boulevard, away from residential areas. Staff has added this alignment to the exhibit shown on the screen. In discussions with AEP about aligning the transmission line along University Boulevard, they have indicated this was ruled out because of the significant additional cost and because of the challenges of constructing a transmission line along a curved alignment. They have also indicated that the same logic would apply to routing the new line along the US 33 curve adjacent to and on the north side of the planned OSU development.
- Staff met with AEP last week and asked them to explore the feasibility of a new option. This route follows Shier-Rings Road from the east to University Boulevard, where University Boulevard will pick up – essentially in front of the Schools property on Shier-Rings, and then it would sweep northward and away from the residential areas along Shier-Rings. The transmission line would follow along the north side of a conservation easement. This easement is related to the rerouting of the Cosgray Ditch. The line would then cross Eiterman and head north to the substation. This option would have fewer bends than if it were to follow the University Boulevard alignment curves. This concept was discussed with AEP staff on Wednesday and they have looked into the concept. There are details to be worked through with this new concept. They believe it is feasible.
- She shared a zoomed-in view of the future University Boulevard roadway alignment, which has been previously shared at public meetings regarding the roadway network in this area. The green area along the north side of Shier-Rings Road will be a conservation easement area for the Cosgray Ditch that will be relocated next year. Staff would propose to route the new transmission line along the northern side of that conservation easement area. That land the transmission line would cross is City of Dublin property and therefore the opportunity exists to do this.
- She shared a rough drawing to help everyone visualize the proposed alignment of this option 3. The approximate distance from the northern edge of Shier-Rings Road, crossing through utility easements and then across the conservation easement to the center of the proposed transmission line would be approximately 235 feet. This would be a gradual alignment change for the line.
- This alignment would pull it away from the existing residential areas south of Shier-Rings Road.
- This would also preserve the City of Dublin site north of the conservation easement for future development opportunities.
- In regard to the pole height, AEP's standard transmission pole is a 90-foot tall pole. Staff has worked with them on a potential plan to reduce the pole height to 65 feet. (She shared a photo illustration of the pole being discussed, adding that the graphic has been reviewed and approved by AEP staff who indicated it is a close a visual as available at this time.) When the new University Boulevard is built, the City plans include undergrounding the distribution line as part of that infrastructure improvement project. The City would also build Dublink as part of that roadway alignment. Therefore, the cable and telecom providers would be required to go in Dublink and the distribution would be undergrounded as well. That would result in a single transmission line, which would enable AEP to utilize the shorter pole at 65 feet in height.

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- There was also discussion regarding the natina staining of the pole. Based on feedback received from residents since the work session, the desire is to go with AEP's standard steel pole, as the natina pole may draw more attention to the pole against the sky. (She shared a graphic of the AEP standard steel pole.)
- As discussed, the addition of landscaping and low trees can be considered. Those would be options in certain areas and where permitted within the easement.
- With the new Option 3, staff believes a solution has been developed that is responsive to the public input. This route does guide the pole line away from residential areas and lowers the pole height to 65 feet.

In conclusion, staff's recommendation is:

- Burying transmission lines is cost prohibitive as outlined previously.
- Pursuing route option 3.
- Use 65-foot transmission poles west of Avery Road because there is opportunity there with the University Boulevard project to underground the distribution, require the telecom and cable companies to include their lines in Dublink.
- She noted there will be some poles at corners or where longer spans are required or certain clearances required that may need to be taller than 65 feet, but the majority or typical pole would be 65 feet.
- Staff would also propose exploring burial of the distribution, internet, phone, etc. lines between Avery Road and Emerald Parkway to achieve the 65-foot pole height along that stretch as well because in that portion of the project there is no alternative route available. The estimated cost, based on numbers known at this time would be between \$4-6 million and would require debt financing.
- Based on resident feedback, poles should not include natina finish, but will be the AEP standard steel pole.
- During the work session, the option of adding shared-use path, landscaping options between Avery Road and Emerald Parkway was discussed and these amenities would be considered as part of the annual Five-Year CIP update.
- The existing distribution lines west of Avery would remain as they currently exist because that area will not be impacted. The future burial of those distribution lines could be considered as part of the annual Five-Year CIP update process as well. That project would compete with all other projects submitted for consideration in the CIP update process.

She noted that AEP staff are present to assist with responding to questions.

Ms. Alutto asked how far apart the poles would be placed.

Ms. O'Callaghan responded that AEP indicated today that they would be 300 feet apart. She asked AEP if spacing is the same if the pole is 80 feet or 65 feet in height, and AEP indicated that the spacing would be 300 feet regardless of the pole height of 65 or 80 feet. There will be circumstances along the route where they need to span something, or at a roundabout or intersection where a pole may need to be a little taller or the spacing a bit longer. But in general, there will be 300 feet of spacing between the poles.

Ms. Alutto noted she mentioned economic development and how the different substations interact and back up each other. It is important to understand why these this constitutes an economic development tool.

Mr. McDaniel responded that reliability of power is important for residents and businesses alike. The PJM study references balancing load in the area. Some believe the development in the West Innovation District is strictly driving this, when in reality the problem statement in the PJM study states: "Due to load increase in the area, the Dublin Sawmill substation 138KV circuit (near Summitview Road) will be overloaded to 116 percent under N11 conditions involving the loss of the Bethel Davidson 138KV and Davidson Roberts 138KV circuit starting in 2022." (These are in the Hilliard area.)

"Additionally, AEP Ohio has requested a third 138KV source to the Dublin station (the one at Shier-Rings Road) to maintain acceptable reliability levels for the load at risk. Dublin station serves a 75 NVA of peak demand with minimal load transfer capability and Dublin station serves some critical loads."

He noted that the selected solution is to "construct a single circuit, 138KV line from Amlin station to the Dublin station into a ring configuration." They are ringing these substations together for redundancy and back-up, which is a PJM requirement. This is not just about the West Innovation District. The Amlin substation was located long before Amazon was developed. It was planned many years ago, and the City sold five acres to AEP for this

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substation to help the area and to avoid having the substation being located along 161. The substation was built in anticipation of development planned to occur in the future. All of the substations support growth and development, but there is also need for reliability of existing substations and existing development to the east that is equally important in all of this transmission and distribution being established here.

Mr. Keenan asked if the Sawmill substation serves everything north to US 42.

Mr. McDaniel responded that it generally serves everything up along Sawmill Road, both Columbus and Dublin areas.

Mr. Demaree, AEP, stated that is correct. He is not certain of the exact boundaries. He is on the transmission side, and they serve that substation. AEP Ohio Distribution actually deploys the power to the homes.

Mayor Peterson asked staff to display the overhead route option 3. He understands the difficulty in a route that curves. But is it possible to make the route a straight line from the roundabout shown in the middle of the slide and across the City-owned land?

Mr. McDaniel responded that, in general, the goal is to stay as close to the right-of-way as possible. It is Council's prerogative to route this across the City property, which would make the property non-developable. He would not recommend this as he believes the alternate route option 3 establishes a significant buffer and is routed away from the residential areas. Staff was trying to reach a balance between the value of that City-owned property and the residential property as well and find an option, staying with as many straight lines as possible for the route.

Ms. Fox stated that, originally, the transmission line along Shier-Rings on the north was variable in terms of distance from the pavement. With the proposed route option 3 and 235 feet of distance, it is very difficult to determine the visual impact of a lower pole further away. A small image like this does not provide a good visual. She is asking for clarification about the distance the line will be away from the pavement.

Mr. McDaniel responded that there is existing high powered natural gas line and fiber optic cable in what functions as a utility easement along Shier-Rings Road. He pointed out the existing Cosgray Ditch, the relocated Cosgray Ditch with the conservation easement in green, and added staff is recommending creating a transmission line easement just to the north of the conservation easement of 80 feet in width. From the north edge of the roadway pavement generally to the centerline of that proposed easement would be about 230 feet. Adding the width of the roadway and the easement on the south side of Shier-Rings results in about 300 feet of distance from the residential area.

Ms. Fox asked why the curved line would not work.

Ms. O'Callaghan responded it would require more poles and heftier poles, and the spacing would be pared down to accommodate the curve.

Ms. De Rosa asked if there will be vegetation along that conservation easement.

Ms. O'Callaghan responded that what is currently planned is low-growing vegetation, but depending on what occurs with this route option, it can be explored.

Ms. De Rosa stated that could create more of a natural look.

Mr. McDaniel added that, prior to AEP's notification of the new transmission line for this route, it has always been staff's plan to create a buffer of vegetation or green space in this area, between the residential and commercial development – perhaps neighborhood scale retail development.

Mayor Peterson noted that option 3 with moving the poles back from the road and lowering the poles may accomplish the aesthetic goals for the residential areas. But it is hard to visualize with this image. He appreciates that AEP and staff have worked hard to resolve the concerns.

Mr. Keenan recalled that at the time of a water tower to be built near Llewellyn Farms, balloons were floated to provide a visual from the neighborhoods nearby. It is important to visualize the impacts and the options.

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Vice Mayor Amorose Groomes asked if a multi-use path would be possible with this routing. Connectivity will be important, and that would also provide an additional visual buffer between the stream protection corridor and the poles. Ornamental tree plantings along a multi-use path would enhance the visual separation.

Mr. McDaniel stated that if a utility easement is along the north edge, perhaps higher tree growth would be possible. Caution is needed not to obstruct transmission lines with tall trees. In terms of shared-use path, there is a current path on the south side of Shier-Rings. With any development in the area, the concept of creating neighborhood connectivity via paths is being considered.

He noted there is also a section of Shier-Rings between Avery and Emerald Parkway where overhead distribution lines exist now. For this portion, there is no option of an alternate route and so that distribution line needs to be relocated onto the new transmission line, which staff will explore burying. Staff is also recommending connecting the existing shared-use paths along Shier-Rings or creating a new path if necessary, taking advantage of the transmission easement for that. All of this is possible, based on timing and budgeting in the CIP.

Ms. Fox commented that from the future roundabout on Shier-Rings, there is at least a football field of distance from the edge of the pavement on the south side of Shier-Rings to the centerline of the transmission pole location. She is trying to get a sense of the distance. Going west, it appears that the line goes even farther north. Is there anywhere in the West Innovation District Plan of greenspace/parkland that the City would have incorporated in the Plan on City of Dublin property that could be utilized to move the line farther north?

Mr. McDaniel stated that staff is trying to demonstrate a potential route. It is possible it could be taken further north at a flat angle, with more buffer. But routing through the middle of the parcel or moving it closer up to the University Boulevard is not recommended for all the reasons earlier stated. The desire is to keep this buffered as much as possible.

Ms. Fox stated that in the WID plan, one of the things always considered is connectivity and creating another amenity. There is opportunity here with the conservation area and the stream bank. With almost a football field distance, if the line moves farther north, it is possible the aesthetics would be mitigated by a variety of things – shorter poles, greenspace and distance.

Mr. McDaniel agreed that steps to mitigate can be taken, although it is not possible to screen a pole completely – whether distribution or transmission.

Ms. Alutto agreed that she would be supportive of flattening that angle as much as possible without sacrificing all the land – and including the buffer as discussed.

Mr. McDaniel responded that staff will do what is possible to do, but cannot make promises, given the engineering that needs to be done.

Mr. Keenan stated, assuming that some iteration of Option 3 can move forward, what would it require to make that happen? He assumes sign-off by AEP would be needed and in what timeframe?

Mr. McDaniel referenced the staff recommendation slide. Generally, this is staff's recommendation and he is seeking Council's direction on these recommendations. Given the caveats about trying to create more buffer along Shier-Rings if possible, without giving away all of the developable property, finding some compromise. He emphasized that the finite engineering has not been done yet.

Mr. Keenan stated that, assuming Council took action tonight, the input needed from Council would be to adopt a recommendation, correct?

Mr. McDaniel stated that the goal is to achieve with AEP a solution that can work for everyone. AEP has been very responsive on previous issues where the City has worked with them. If the City can go to the hearings at PUCO or OPSB with a positive recommendation that AEP agrees to, that is the best case scenario.

Mayor Peterson stated that from a procedural aspect, all that Council must do is to vote on whether or not to direct staff to pursue option 3. Option 3 includes the 65-foot poles and not burying the transmission line, and making efforts to the extent possible to mitigate, as discussed tonight.

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Mr. McDaniel agreed. Staff wanted to call out the caveats that are part of the recommendation. Tonight's discussion has been thorough.

Mayor Peterson summarized that the question before Council tonight is whether or not to direct staff to pursue option 3. He reiterated the amount of work put into this issue by Ms. Fox, staff and Council over a long period of time. AEP's willingness to be at the table for this conversation to address all concerns is greatly appreciated.

He invited public testimony.

Sue Day noted she is present with her husband, Brian Day and they live at 6603 Baronscourt Loop, Dublin. They also wrote a letter to Council regarding their concerns about the perceived health issues in living near exposed power lines. Their property values will be reduced by living near a power line. They are near retirement and when they go to sell, they hope that the faith they put into Dublin to maintain a good community will still be there. They believe that industrial poles/electrical poles belong in an industrial area or buried underground. She is aware of the planning that has gone into this. She does not understand the rush for a decision at this point. She hopes Dublin will reconsider burying these power lines by making some changes to the City's budget. Shared-use paths and buffering zones are good, but it is safer to have the power lines buried. She asked that Council consider that.

Cristian Cooney, President of Ballantrae Association, 5835 Baronscourt Way, Dublin shared a PowerPoint presentation.

1. He commended Council for the insightful questions asked at the work session on 11/18.
2. Noted they recently had a neighborhood meeting and 224 residents unanimously supported an acceptable solution of routing the line up University Boulevard, and then west across the line as proposed. In reviewing the option presented, they believe it is close to what is desired.
3. If AEP must move forward to work on an option, there is engineering that can be done immediately. The only issue they have is related to the right angle of the route near the conservation easement. The line coming across to the north is exactly what was expected and what was included in their recommended solution set. The line coming down Eiterman to University Boulevard was the same. The discussion focuses on a very narrow space where the Ballantrae community continues to have concerns.
4. It would be interesting to lay out the potential future development that could occur on the parcel of land between the conservation easement and University Boulevard. It sound like the plan is for one-story retail, and the neighborhood is desirous of more retail near their neighborhood. The conservation easement will block the sound and the visual from the neighborhood and from Shier-Rings. There will be more useful space for development by moving the power lines closer to University Boulevard.
5. He then provided details about the Ballantrae neighborhood boundaries. There are 979 households and approximately \$500 billion of property value in the neighborhood. They are surrounded by a majority of Dublin's undeveloped land. Their communication with the City needs to be improved so that awareness is increased of changes impacting the neighborhood. He provided a timeline of what has occurred with their involvement in the issue since 11/18. He congratulated the neighborhood for rallying so quickly to address the issue.
6. They are pleased to hear that the 90-foot poles have been eliminated from the plans.
7. Of the 224 participants from Ballantrae at their recent meeting, it was unanimously agreed that the following potential routes were the only ones acceptable to the neighborhood. He noted that others brought forward, including running the line further along Shier-Rings Road before turning north, were not found acceptable. The routes that were considered were following University Boulevard. To the greatest extent that staff has been able to put together this route, this has been met. They congratulate staff for doing that.
8. He provided visuals to demonstrate the 60 and 90-foot options from various locations along Shier-Rings Road and throughout Ballantrae. There is extensive vision of a 60-foot pole from throughout the general Shier-Rings Road area. He

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- suggested that more work be done to determine the visibility of the poles from throughout the area.
9. He referenced the area on the option 3 route, pointing out the specific portion of the proposed option 3 route that is bracketed by the new Cosgray Ditch. If that portion of the route were moved up against University Boulevard, all of their work would be done. The residents of Ballantrae ask that staff map out the space – so that the power line route causes the least reduction of the property value of that parcel. If we can't overcome a reduction in value of that real estate space, then burying the lines from the future roundabout to that point would be a much less expensive option.
 10. Regarding the shared-use paths from Avery to Emerald Parkway, it was discussed at the residents' meeting. Uniformly, no one had any interest in this. They are very content with the beautiful parkway established along Woerner-Temple, which has tunnels under Avery. If bike routes are to be done, they would have other suggestions. For \$850,000, other things could be done, such as burying power lines, in that section of the road.
 11. They are delighted with the improvements to the plan that were presented tonight. They substantially meet everything they requested. The 65-foot poles are a material improvement over the 90-foot poles. Church officials from Fellowship Baptist have offered meeting space for them to meet again on Monday, December 16. They will take more drone shots and would like to walk the path with City staff to ensure the locations are accurate. Ideally, they would like the Washington Township Fire Department's ladder to take them up to 65 feet to look at the view of a 65-foot pole from the area. They would invite staff and Council to that meeting on December 16 to finalize discussions – unless relocating that right angle on the route is directed tonight by Council. The meeting will be at 6:30 p.m. on December 16.

Ms. Alutto asked if the poles are 65 feet above the ground. She had understood that the 90 foot poles would actually be 80 feet above ground.

Ms. O'Callaghan confirmed they would be 65 feet above the ground. So it is really a 75-foot pole, but 65 feet of it would be above ground.

Ms. O'Callaghan stated that is correct.

Mayor Peterson reminded everyone that each person has five minutes to make comments. Mr. Cooney was provided more time to represent the position of the Association.

Kathy Butler, 5965 Roundstone Place, Dublin noted she is a 20-year realtor and is knowledgeable of the effect on property values of having power lines up against property. In her experience, no one has ever asked to purchase a home next to power lines. There are studies and statistics about this indicating a huge difference in property values. There are also health concerns related to children and leukemia. When people purchase a home in Dublin, they expect Dublin standards and that the City will take care of the residents' interests. Some homes in Dublin were built after power lines were in place; in this case, the homes were built first. AEP may not care about their health and home values, but she knows that Council does care. In two studies – done by the National Association of Realtors and one done by the appraiser group – lots located near high voltage transmission lines tend to sell for 45 percent less. Lots not adjacent but within 1,000 feet are discounted by 18 percent. Appraisal groups found in recent studies that the range of loss was from 10 to 30 percent of overall property value. Anyone who understands valuations of homes knows that those power lines are going to hurt the home values – both those closest to the lines as well as all of Ballantrae. The residents bought in Ballantrae because they trusted Dublin to take care of them. That is their expectation. She previously lived in northwest Columbus, and she moved to Dublin after fighting Columbus over many zoning issues. She asked for Council's protection. A 65-foot pole, 230 feet away from homes will never be able to be landscaped with vegetation to mitigate the impact. More discussion is needed with Council, because if \$4 million is to be spent to bury along Shier-Rings from Avery to Emerald Parkway in the industrial area, why not use this money plus other funds to bury it closer to Shier-Rings and have the

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poles above ground in the northern portion. The money should be utilized to help them and bury where possible to help the residents.

Kurt Smith, 6692 Roundstone Loop, Dublin noted he serves on the Board of The Lakes – an 80-unit condominium development on the edge of Shier-Rings Road. They will be among the most impacted of the residents of Ballantrae from this power line. He noted that many who came tonight could not find a parking place to attend this meeting and be present. He emphasized that not only the group in Council Chambers, but the lobby and overflow areas are full of concerned residents who implore Council to do the right thing with this decision. Last week's meeting was coordinated by volunteers and he drove the drone car to take photos over the weekend. The drone has a height meter and the photos are accurate. The biggest point he heard tonight that he wants to react to was in regard to straightening the line along University Boulevard. The comment was made that if that is done, Council will have to reconcile the fact that the land will become non-developable. He emphasized that if the route is left at the right angle shown, the land on the other side of that road is undesirable – not non developable. That is going to have an impact on their real estate values. The question is if Council will side with non-developable or undesirable. As residents, they hope that Council will consider the impact to their real estate values. He thanked Council for their time. He added that they still want to be able to say, upon giving directions to their neighborhood, "Come to the bunny park." They don't want to direct visitors to follow the power poles.

Gretchen Tinnerman, 6760 Trafalgar Loop, Dublin stated that she and her husband, Dave, reside in Ballantrae. They also own a growing technology firm housed in the Dublin Entrepreneurial Center. They moved to Dublin six years ago. She has a hard time understanding the initial statements made in tonight's presentation that burying the lines is cost prohibitive. What action and due diligence did City staff and Council do in 2017 to understand the costs? As she has heard tonight, staff is just now understanding the range of \$8 to \$32 million in costs and yet have not done the due diligence prior. To the point others have made, the residents trust the City would not allow the construction of these 90-foot poles and that is why they chose to live in Dublin. She challenges the City and staff now to understand the costs. Will this be done through an RFP? Although she does not devalue the need for additional electric power and economic development, has the City explored the options to bury? She challenges the City to look at this. In driving from Ballantrae tonight, she did not see any power lines like these. If it is cost prohibitive for them at Ballantrae now, why was it not cost prohibitive for the City in prior years?

Mr. Reiner responded that the City passed legislation about 40 years ago that when new developments come into the City, the developer is required to place the power lines underground. Any new subdivisions that are built are required to have underground power lines.

Mayor Peterson pointed out this is an AEP transmission line and this factor is important to keep in mind.

Mr. McDaniel added that there are many legacy overhead lines remaining in the City because they were in place prior to most of the City being developed. As development has occurred, the developers were required to bury the utility lines in those areas. There is a legacy distribution line along Shier-Rings Road that has been in place for many decades. People purchased homes adjacent to those distribution lines that were already in place. The developer of Ballantrae was required to bury the utility lines in the new development. In terms of policy and burial, the City has taken proactive measures to bury legacy power lines whenever possible – typically done when new road construction occurs involving those lines. The distribution line along University Boulevard will be buried; internet and phone will also be buried. There are a number of other neighborhoods who would desire to have legacy distribution lines buried, as well. In terms of transmission lines, these are new coming in and the decision has to be made about how much can be spent to bury those. That is the major policy challenge Council is facing.

Ms. Tinnerman asked if City staff took appropriate actions in 2017 to understand the costs and to plan for this \$8 to \$32 million expenditure. Based on what has been heard tonight about contacting a third party in the industry for information, those costs had not been established. As a resident, she trusts the City and as a business owner, she trusts

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the City. Now she is challenged with trusting the City to which she pays an abundance of taxes to do the right thing aesthetically for citizens.

Mr. McDaniel stated that in 2017, this line was proposed as double circuitry with a much larger impact. This is now single circuitry as a result of much discussion and the need of the transmission system. Therefore, staff has been studying this since 2017.

Discussion continued.

Ms. O'Callaghan responded the costs from 2017 are not relevant at this point in time, given the different project. Staff did have the costs of different options at that time and had discussions with Council in a public meeting. A similar process took place in 2017. Then in 2018, AEP spent the entire year re-evaluating the project and came back early in 2019 to present the single circuit route.

Todd Freeman noted he and his wife, Stephanie live at 6776 Trafalgar Loop, Dublin. He agrees with many of the comments from staff and the residents. He does not understand why Council has not also considered the decreases in property valuations and the impact on tax revenue and applied this factor to the delta. If Ballantrae residents lose \$50,000 - 60,000 of valuation on their homes, that is a significant loss for the City. The City can spend all the money desired to develop a walking bridge in Bridge Park, and can bury lines as long as it is convenient for the City's pocketbook. However, when it comes to residents who have lived here and are established here, it is very clear, based on the renderings that the City does not care about the residents. All the City cares about is what it can do with developing the property across Shier-Rings and development of the OSU land. This is not fair to the Ballantrae residents who pay some of the highest property taxes in the City. The fact that consideration is given to burying lines through the commercial area, but not near the residents makes no sense. Many people are upset with this.

Mr. McDaniel provided clarification. What is proposed for east of Avery Road is to bury the distribution piece, which is much less expensive to do than transmission lines. This is proposed in order to lower that line, because that line has no other alternative route. This was in response to the property owners east of Avery who want the City to be responsive to their requests, similar to those from residents west of Avery. If the distribution piece were buried, it would lower that transmission line like it does to the west to 65 feet. He is not suggesting burying transmission lines east of Avery Road.

Mr. Freeman asked what the cost would be to bury the section of transmission line through the City of Dublin property south of the future University Boulevard.

Mr. McDaniel estimated that would be about \$3 million. It is about \$1,090 per linear foot at the low end and \$1,147 per linear foot on the high end to bury. The challenge AEP needs to respond to is whether it is feasible to bury the line for this short distance.

Mr. Freeman asked if the City has done an assessment of how much property tax value will be lost in Ballantrae.

Mr. Keenan pointed out that the City receives less than one mill of the real estate taxes. The Schools receive 50-60 mills, the Township receives 8-10 mills, and other entities receive significantly more than does the City.

Mr. Freeman responded there are 900 residents in Ballantrae, and the City receives tax dollars from restaurants and businesses they patronize.

Mayor Peterson emphasized that the proposed transmission lines are not being buried anywhere along this route, per the recommendation. The only item staff recommended Council consider is to bury distribution lines on the industrial side. If those are placed underground, that allows the transmission poles being installed to come down to 65 feet for uniformity throughout the route.

Mr. Freeman asked if there are any transmission lines buried in the City of Dublin.

Mr. McDaniel responded there is one line that was buried in 2002. AEP had budgeted significant monies for land acquisition for that route in the Wilcox Road/270 area. They wanted to convert distribution lines in front yards of homes to transmission lines – along Wilcox Road. The City then worked with AEP to resolve this. AEP had over budgeted for land acquisition, which was donated at no cost. The monies set aside by AEP were then invested into the burial of the transmission line, and the City closed the gap of about \$2.5 million to do so. In the present case, the nexus for the City of Dublin to bury this entire route is \$26-30 million, compared to the \$2.5 million to bury the lines in 2002. There is a

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65-foot pole transmission line along Emerald that is routed up through Hemingway. There are other transmission lines in the City, where the lines predated the homes.

Mr. Freeman stated he appreciates Council considering other options. He believes there is a way between AEP, the City and the residents to find a solution that appeases everyone so they can continue to call Dublin home and be proud of the home they live in.

Dan Mowbray, 6648 Carinlough Place, Dublin stated that in 2015, the issue of Amazon coming to Dublin arose. The City entered into an agreement with Amazon granting them \$6.8 million of free land – 70 acres, along with a \$500,000 incentive. What the City did not do was include any provision in the agreement to protect the residents of the area with regard to the location of power lines to this new complex. In the agreement, the City did not look out for the residents. He believes the existing distribution lines along Shier-Rings should be buried in any case. It should be the policy of the City to bury every line they possibly can. Why does the City want to sully this beautiful residential area of Ballantrae with these lines? He understands the economic development aspect, but Amazon has a lot of money; AEP is not hurting for money; and many here tonight do not likely know that AEP and Amazon went to the PUCO and received a 10-year reduction on their rates. Therefore, Amazon pays less for power for a period of 10 years. Meanwhile, AEP gets to build these lines. After 10 years, AEP will make a lot of money passing power through these lines. What do Ballantrae residents get? Abominations down Shier-Rings Road. The communication from City Council to the residents has been awful. He talked with the current President of Ballantrae HOA and to the past three presidents of the Villas of Ballantrae. They were not aware of this issue, which began in 2015. Only in September when there was a mandatory notification to residents in the area by AEP was any information shared. If they had known two years ago, and if Council had done its job in the agreement with Amazon by including some provisions to control this, the residents would not be in this position today. Those lines, if not buried as is the preference, should be as far away from the residential area as possible. The residents were here first, and the businesses that come to the area around University Boulevard will have to take this into their consideration. This is an opportunity for Council to demonstrate that they have the guts to do the right thing. He does not want Amazon and AEP to make money at the expense of the residents who already live in Ballantrae – those Council represents.

Mayor Peterson noted that no one else has signed in to testify. He offered the opportunity to speak to anyone else present.

John Hollow, 6655 Ballantrae, Dublin urged the City to bury the section of the line that would travel across the City-owned parcel to the north of the conservation easement (north of Ballantrae on north side of Shier-Rings.) This would be a compromise. The lines along Shier-Rings front commercial properties, and the poles would not be problematic. But the portion near the residential area of Ballantrae should be buried. This is not a bad compromise.

Mayor Peterson invited additional comments or discussion from Council.

Ms. De Rosa asked about the burial between the lines of the triangle piece as referenced on the slide. The conversation earlier was whether or not that was feasible. A question for staff or AEP is if that is a feasible thing to do.

Mr. McDaniel deferred to AEP staff.

Joe Demaree, AEP Project Outreach Specialist responded that it is feasible, however it is not AEP's preference to underground a line for that short of a distance when the rest of it is overhead.

Ms. De Rosa asked for clarification about why this is the AEP preference.

Mr. Demaree commented that AEP would have concerns with the visual impacts. At last month's meeting, they shared information about the appearance of the riser poles needed to underground a portion of the line. If the appearance is not an issue for the residents, the second issue is with the cost for this portion. AEP does appreciate all of the feedback they have received. They do understand the impacts on the community and economic development, and this information helps drive the decision on the best route.

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Ms. De Rosa asked about the cost to bury this portion, which may depend upon where it goes underground and where it comes above ground. The visuals were not drawn with that in mind. The cost per linear foot indicated previously would result in a total cost of how much?

Mr. McDaniel responded he does not know the linear feet involved, so cannot estimate the cost. Tonight's goal was to reach a good compromise for the line routing. If the residents absolutely want the right angle area revisited, staff can do so. However, Council needs to understand what would be given up with this routing across the City land. He does understand the issues for the residents of Ballantrae. However, the parcel of land under discussion is owned by the entire City and Council has a decision to make relative to that, balancing the interests of all of the residents of the City. If Council desires to make that line straighter as proposed, he does not have an issue with that. But the goal was to find a solution to balance this – take it north as much as possible to move it away from the residents. He understands the visibility issue from the drone shots, but if the line is to stay above ground, staff will work to push this farther to the north.

Mr. Keenan stated that renderings are needed of the risers so that everyone can see what would be in place if a portion is taken underground.

Mr. McDaniel agreed. The riser towers are not attractive.

Vice Mayor Amorose Groomes asked about the relocation of the Cosgray Ditch. If the line were taken further to the north along University Boulevard, is there any opportunity with the parcels of land to the west where the line turns north to relocate the entirety of the Ditch all the way across Eiterman? That might help address the developability of the balance of that parcel, as it would open up a lot of land currently occupied by the ditch relocation. (She pointed this out on the map.)

Mr. McDaniel responded that it was looked at extensively in connection with the ditch relocation. That would be the ultimate plan as the properties redevelop, and the burden would be on the developer to relocate the ditch.

Vice Mayor Amorose Groomes stated that she believes looking at the ditch relocation might make the balance of that land developable.

Mr. McDaniel responded that the desire is to keep the ditch to the south. This has been on the radar for a long time.

Mr. Reiner stated he appreciates staff's efforts to identify a compromise for the line routing. He would like to view a plan redrawn with the University Boulevard alignment as discussed and would like to know the costs to run the line along University and burying it. Those two items would be important information to have. Having risers on either end would not be attractive, but perhaps those could be mitigated with landscaping, etc. Mr. McDaniel stated that when the concept of burying along Shier-Rings Road was considered, the plan was to put the riser pole on the east to the front of the Service Center where it would not be as visible, then taking it down Shier-Rings and then back further west into the park with a riser pole to bring it out. That was part of the original analysis of the costs involved.

Ms. De Rosa asked the height of the risers.

Mr. McDaniel stated the poles are much beefier and are closer to the 70-80 foot level.

Mr. Demaree indicated the riser poles would be closer to 80-90 feet in height.

Ms. Fox stated that there are some options identified and more time is needed to get more facts. There are some options for costs of burial going straight down Shier-Rings. What is needed is the true cost of the option of burying the stretch from the roundabout along Shier-Rings all the way to Cosgray. Most importantly, the costs to run it up buried to University Boulevard. Wouldn't there be a cost savings in building the roadway because of the excavation? Secondly, because AEP does not have to buy land across the City parcel, wouldn't that represent a savings to them?

Mr. McDaniel responded that land is valued at about \$150,000 per acre. Staff can calculate that, but it will not be a significant amount in terms of the burial costs.

Ms. Fox asked how much of the easements and property rights have already been purchased by AEP.

Mr. McDaniel stated that has not occurred yet.

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Ms. Fox stated that it is important to visualize what 230 feet off of Shier-Rings looks like. There is an opportunity here for a short distance of burial. The last consideration is what is there to lose by burying it along University Boulevard, aside from the cost. How would that negatively impact this parcel?

Mr. McDaniel stated that burying it would not negatively impact property.

Ms. Fox responded that there could be a loss in value if the lines were left above ground along the north side of Shier-Rings.

Mayor Peterson stated that Council is very committed to solving problems of the residents. The quality of life of residents is a high priority in every meeting and action of Council. All of the suggestions and questions are valid, but his question is about the mandated timeframe of AEP to complete this project. Can more time be allowed for the City to work on these issues?

Mr. Demaree responded they have been working on this issue for a long time. They do have an in service date that must be met of June 1, 2022. That date is not arbitrary – there is an expected load on that date that they need to hit. If they don't meet the date, they need to have a plan in place for a situation where the lines are over capacity. The plan could include manually shutting load (power) so that the line does not overload. That puts the grid (AEP's lines) in jeopardy, which they are not willing to do. Knowing that the filing at the OPSB must be done in February, engineering on a route needed to begin a month ago. When they go to the Siting Board, they must have a route selected. It cannot be changed later, as it would require another application process and they would then not meet the June 1, 2022 deadline. They will take any suggestions from Council, but they still must justify the route to the Siting Board. They want to minimize impacts as much as possible. The open house they conducted was not required for an accelerated application, but they understand the importance of obtaining feedback and wanted the input. At this point, they do need to move forward with the route and they are seeking a recommendation that Dublin agrees upon as a whole to take to the Siting Board. Following tonight's meeting, they must begin engineering toward a route.

Mayor Peterson stated that unless Council directs otherwise, AEP's preferred route would be the original 85-foot towers along Shier-Rings Road, correct?

Mr. Demaree responded they have not selected a route yet. Initially, they considered two routes: along Shier-Rings all the way to past Darree Fields and then north up to the substation; and along Shier-Rings and then up Eiterman Road. Hearing the feedback, Dublin brought forward two weeks ago a hybrid route up University Boulevard. Originally, they ruled out paralleling University Boulevard closely because the curves in the roads would require bigger poles on concrete bases to support the stress on the structures – making this more costly. Dublin has now brought forward a hybrid as indicated by the blue line on the slide, and AEP has indicated it is feasible and they will consider it strongly. Any one of these three routes is being considered, but by February a route will be selected and engineered.

Mayor Peterson stated that if the City does not recommend Hybrid option 3, AEP will opt for option 1 or option 2.

Mr. Demaree responded that the public comments would drive them to consider hybrid 3 as well. It would be positive to have City buy-in on their preferred option.

Ms. Alutto asked hypothetically, if AEP were to decide to proceed with a route they select, they would have the ability to do that, correct?

Mr. Demaree responded that is true, although that would not be their preference. Their obligation is to deliver power – to make sure the electric grid is safe and reliable. Aside from that, they work to minimize impacts and find a solution that everyone will accept. They are also concerned with cost impacts to the electric rates, and for that reason AEP cannot fund the costs of undergrounding the entire line. It would not be prudent and approval would not be provided.

Mayor Peterson stated that if Council were to vote to support hybrid option 3 and also directed staff to explore what can be done to bend the route to the north if it has to be above ground, as well as obtaining a price for undergrounding that portion – would this slow down the process for AEP?

Mr. Demaree responded it would not. At this point, they can't slow the process and will be moving forward toward a preferred route. If something changes later, they may

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consider it – but there could be costs associated with that. At this point, they will move forward with a route to meet the in service date that has been mandated.

Ms. Fox suggested that the costs be identified to bury the line from the roundabout to the entrance to University Boulevard on the far west. If only buried for that portion, would the Ballantrae residents be comfortable with that?

Mr. Cooney reiterated the feedback from the Ballantrae community from their last meeting. The line, whether buried or not, so long as it traces more closely to University Boulevard and the right angle bend is eliminated is what the residents want. Whether above ground or buried makes no difference – they just don't want that right angle bend in the line. He emphasized that what was submitted to the City earlier cannot be changed. The route was acceptable above ground with 90-foot poles with the changes identified. The poles have now been dropped to 65-foot poles, following the route the residents endorsed at their last meeting. It seems that if tension is put on the lines from bends and curves that a right angle puts a lot more pressure on a line than a 45 or less degree curve. Straightening that above ground line from where it bends straight south to the circle would therefore cost less.

Mr. Demaree confirmed that a right angle line involves one structure. With a slight bend, it involves several structures that are larger.

Mr. McDaniel clarified that what Mr. Cooney has indicated is that the residents have previously indicated their support for what he has presented tonight – and that it would be accepted above ground or not. Based on this, staff was working to find a compromise.

Mr. Cooney stated that determining the cost of burial involves more time and effort than simply having the lines placed above ground.

Mayor Peterson stated that, generally speaking, having a structural idea of the price per linear foot would give a good sense of the cost of burial.

Mayor Peterson acknowledged that all the parties are in a difficult position – AEP, the City, the residents – given the mandated construction of the new transmission line.

Personally, he believes the City needs to support option 3 to keep this process moving forward. He also supports directing staff to continue to work to try to above ground bend that line to the north or investigate what it would cost to put this portion underground to address the developability issues. He asked Mr. McDaniel to comment.

Discussion followed about the costs of burying a portion of the line, which would require that riser poles be used.

Mayor Peterson stated that the visual of the risers may be worse than 65-foot poles above ground. He is simply suggesting that the burial costs for the portion be provided. In addition, regarding the suggestions made about the right-of-way costs and how that could contribute to the burial costs, perhaps at the next meeting the issue can be revisited. Then the City can affirm route option 3 after having this other information.

Ms. Fox stated that if route option 3 means pushing that line up closer to be aligned along University Boulevard, that would be acceptable.

Mayor Peterson moved to support the hybrid overhead option 3 for AEP's purposes, and directing staff to investigate options for any adjustments possible and provide a visual, and fleshing out the issue of burial as discussed tonight for a certain portion of the overhead line in the option 3 route.

Mr. Reiner seconded the motion.

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

Mr. McDaniel requested direction regarding the potential burial of the distribution lines east of Avery along Shier-Rings Road. Landowners in this portion have also expressed concerns with the height of the poles, etc. He noted that staff would bring back an estimated cost for this and proposed funding options.

Mayor Peterson moved to direct staff to explore the option of the burial of the distribution lines east of Avery along Shier-Rings Road to Emerald Parkway.

Mr. Reiner seconded the motion.

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

(Mayor Peterson announced the Council will take a 10-minute break at this time.)

The meeting resumed at 9:27 p.m.

SPECIAL PRESENTATIONS/RECOGNITION

- 2020-2050 Metropolitan Transportation Plan Overview (MORPC)

Mayor Peterson noted that the MORPC presentation will be rescheduled to a future Council meeting.

CITIZEN COMMENTS

There were no comments from citizens.

APPROVAL OF MINUTES

- Minutes of November 4, 2019

Mayor Peterson moved approval of the November 4, 2019 minutes.

Mr. Reiner 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.

POSTPONED ITEM

Resolution 61-19

Appointing Members to the Historic Dublin Vision Task Force.

Mayor Peterson introduced the resolution.

Mr. McDaniel thanked Council Member Fox for working with him to identify residents willing to serve on this task force. There may be a couple additional appointments needed in the future and those could be added at a later date.

He recommended that Council approve the Resolution.

Ms. Fox commented that a broad representation of residents, particularly from those who have not previously participated was sought. The group includes residents of the Historic District, residents outside of the HD, landowners in the HD, business owners in the HD, and youth representatives.

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

SECOND 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.

Ms. Goss stated that since the first reading, staff and the Legal team has continued to work with the developer to refine the terms of the real estate transfer and development agreement, as well as the infrastructure agreement. Redlined versions have been provided in the packet. She highlighted the key changes, as outlined in the memo:

- Transfer of property. The language as modified allows for the transfer of City-owned property to occur upon approval of the preliminary rather than the final development plan. This will allow the developer to access the site to begin general site work and excavation and create some activity and interest in the property. When the property transfers, the clock begins on the development obligations of Daimler. Should the Daimler group sell any portion of the property to include areas B1, B2 or B3 within 10 years of the date of transfer, the City will be reimbursed at a cost of \$84,406 per acre.
- Establishment of project fund. Staff proposes that the developer be obligated to expend their contribution of \$1.765 million prior to any release of City funds. This is to secure the developer's investment in the site and the project.

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- Repayment schedule from the City to the developer for the remaining balance of the public improvements and the elimination of the minimum service payment. In refining the model, staff believes that the TIF can support a \$250,000 repayment rather than a \$229,000 repayment in the first three years. Thereafter, the repayment would be scaled down to \$200,000 for the next three years, with a \$100,000 final payment. As originally proposed, the City will still reserve the right to prepay at any time without penalty.

Staff believes that these proposed revised terms will deliver a project that aligns with Council's desire to promote development of the Frantz Road corridor as well as support the principles of the Dublin Corporate Area Plan. Staff therefore recommends approval of the business terms of both the real estate transfer and development agreement and the infrastructure agreement with the Daimler Group, and further seeks authorization to revise the final agreements consistent with Council's direction. The developer's representative, Paul Ghidotti, as well as members of the project and legal teams are available to respond to any questions.

There were no questions.

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

Ordinance 68-19

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

Mr. Stiffler stated that no changes have been made to the Ordinance since first reading. There were no questions.

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

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.

Mr. Stiffler stated that no changes have been made to the Ordinance since first reading. There were no questions.

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

Mayor Peterson noted that staff has requested that Resolution 70-19 be considered immediately following the rezoning ordinance. The staff report will address both the rezoning and plat acceptance together.

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)

Resolution 70-19

Approving and Accepting the Plat for The Corners Subdivision.

Mayor Peterson introduced the Resolution.

Ms. Husak noted that the Ordinance was introduced on November 18 and an amendment was made to clarify the architectural language in the development text – more closely aligning the intent of what the architecture ought to be as it transitions to the west. These are the only changes made.

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The Resolution is for the acceptance of the proposed preliminary plat, which typically accompanies legislation for a PUD rezoning. The applicant is proposing, together with the City, to subdivide the land into three lots – the existing parking lot that the City will retain ownership of, the park in the center that the City will retain ownership of, and the remaining lot is the parcel to be developed by Daimler in the future.

The rezoning and the preliminary plat were recommended for approval by the Planning and Zoning Commission on September 19. Staff recommends approval of the two items as well.

Ms. Fox asked about scale and massing in the development text for the two-story office buildings that serve as a transition. The language states it may be monolithic in scale and massing. That seems somewhat narrow. Are the buildings being limited to being monolithic, or is there flexibility?

Ms. Husak responded that the PZC would have flexibility to determine appropriateness, given the language "may" be monolithic.

Vice Mayor Amorose Groomes noted that the discussion at Council focused on complementary architecture. Was that captured in the text?

Ms. Fox responded that has been included. She just wanted clarification about the monolithic aspect.

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

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

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.

Mr. Stiffler noted there are no changes since the first reading.

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

Ordinance 72-19 (Amended)

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

Mr. Stiffler noted two items:

- In the packet was a memo with additional information on the advances contained in the ordinance and how they will impact the General Fund balance policy. It is important to point out that the fund balance and the General Fund expenditures in the timeline provided in the memo are all estimates and are included for representative purposes.
- The ordinance has been amended since introduction. The amended ordinance requests \$145,000 in the Accrued Leave payout instead of the \$90,000 previously requested. Since the time the ordinance was drafted in mid-November, additional information has come to light, as outlined in the memo. It is necessary to make this additional appropriation request.

He offered to respond to any questions.

Ms. De Rosa commented that she had discussion with Mr. Stiffler about the policy discussion that began at the last meeting about the end of year fund balance and the minimum required per policy. As Mr. Stiffler noted, the timeline presented in the memo puts the General Fund balance at approximately 54.9 percent, bringing it back up in February, should there be a bond issuance and bond proceeds. That timing could change, as well as the amount. It would still be a useful thing next year to look at the policy in terms of advances made based on a future bond issuance. Given the conversation that has taken place, it appears the fund balance will continue to rise because of the way the revenues are trending. But she does believe this policy matter should be discussed in a future meeting. Perhaps at the next meeting, could staff provide information on the

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encumbrance balances and the CIP balances? This was done previously and would be useful information in reviewing these fund levels.

Vice Mayor Amorose Groomes noted that the many "but for" comments in the staff memo prompt the need for more discussion. While it is important to allow for unusual events, these occur each year. More conversation is warranted.

Mr. Stiffler stated that the policy is silent on many issues, and it would be important to discuss Council's expectations in this regard.

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

FIRST READING/PUBLIC HEARING – ORDINANCES

Ordinance 73-19

Adopting Chapter 122 Under Title XI of the City of Dublin Codified Ordinances to Regulate Short-Term Rental Facilities.

Vice Mayor Amorose Groomes introduced the Ordinance.

Mr. Boggs noted that this legislation is the product of a number of years of study of this topic and some revisions from the Community Development Committee review in the past few months. The short-term rental industry has grown from nothing 10 years ago to being very prominent now. What has caused revisiting this matter are concerns raised by residents of the community experiencing persistent problems with short-term rental units in their neighborhood.

This topic was reviewed by the Committee on two occasions. The Ordinance before Council tonight received a positive recommendation at the Committee meeting on November 6, 2019.

He noted the following:

- The Ordinance creates a new Chapter of the Code under the Business Regulations. It requires registration of all people who wish to operate short-term rentals and limits the maximum number of nights that a property may be rented as a short-term rental to 14 nights (not necessarily consecutive) in a calendar year.
- The reason there is a distinction between the 14 nights and capping that transient guest definition at 30 days is:
 - That is what is used in state law
 - That is used in the hotel-motel tax code to define transient guests
 - This also avoids bringing in traditional residential tenancies that may be month to month or annual.
- There is a yearly registration fee of \$225. In working with staff, it was determined that would at least cover the cost of administering in terms of preparing and receiving applications, as well as enforcing this Code.
- The new Code will require name and contact information of the homeowner or resident of the property.
- Names of all hosting platforms as well as other methods of advertisement are required. Both types of entities must be listed in the registration application. The person requesting registration must attest they are complying with all local, state and federal health and safety type of codes that would apply.
- In term of each individual rental, the person must indicate when the property is to be rented, the maximum number of guests who will be in the property, and provide a 24/7 local contact. If there are problems with parties, littering or noise, there will be someone who can be contacted by Code Enforcement staff and who will be accountable.
- The legislation requires that the host is the full-time resident or owner of the unit.
- Records must be maintained, and there is the ability for the registrations to be denied or revoked if problems occur with an applicant who demonstrates an inability to operate this type of short-term rental responsibly.
- It prohibits transfer of the registration. If the property changes hands, the new property owner must come in again and register.
- It prohibits discrimination.

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- The enforcement mechanism would be through Planning and the Code Enforcement process.
- The first violation is an unclassified misdemeanor. The Committee discussed this and determined that a \$250 fine was significant enough to send a message of the need for compliance, while not so onerous as to be burdensome. Subsequent convictions do elevate to a third degree misdemeanor. There is a possibility of jail time and fine of \$500 with those, but that is only intended to apply to repeat offenders. That does provide the opportunity for community control sanctions, where conditions could be attached to allow ongoing monitoring through that court system.

He offered to respond to questions.

Mayor Peterson asked if the GoDublin app will allow for reporting of complaints or violations regarding short-term rentals.

Mr. Boggs stated he is not certain about that specifically. However, meetings have been held about how enforcement would be done. Building the registration fees online and publicizing the existence of the ordinance and publicizing the ability to communicate complaints to the City should ensure people are aware of the new law.

Vice Mayor Amorose Groomes stated that there is an entire online registration existing for rentals for the Memorial Tournament. There was discussion about using the same platform for this program. There are not many short-term rentals in the community, so it may be possible to communicate this information easily to that number of people.

Mr. Keenan stated the City has a service that tracks all news coverage about Dublin from many sources. Perhaps that could be used to find those offering short-term rentals. It would also be interesting to review whether there should be an insurance requirement for these short-term rentals.

Mr. Boggs responded that many ordinances do include insurance requirements – some a \$300,000 general liability policy, and others \$1 million. From the perspective of writing municipal code, when there is a risk distributed between the guest and the operator, leaving it to the parties to the transaction to set the appropriate amount may be best.

Mr. Keenan suggested that Mr. Whittington be consulted about this.

Mr. Keenan asked if the rental applications would be considered a public record and available online.

Mr. Boggs responded they are intended to be online.

Ms. Fox stated that this applies to both residential and commercial areas citywide. How do short-term rental laws apply to a bed and breakfast?

Mr. Boggs responded that in the zoning code, bed and breakfasts are defined as providing lodging accommodations and accessory services, including meals and sale of gift items. There is a use difference from the typical short-term rental. The other component of a bed and breakfast under state code is that if an owner has five or more rooms that are offered as guest rooms, the property falls under a provision of state fire code that regulates hotels, motels and bed and breakfasts. This would draw the distinction between the short-term rentals and those professional types of operations.

Mayor Peterson stated that perhaps language should be added indicating that this ordinance does not apply to a bed and breakfast as defined in Dublin's Code.

Ms. Fox stated that it would be important not to have opportunity for a loophole.

Mr. Boggs noted that bed and breakfasts are allowed in only two zoning districts in Dublin – the Historic Core and Historic South Bridge Street District.

Ms. Fox stated there is an Airbnb in a historic home in downtown Dublin currently.

Mr. Boggs stated that this ordinance would apply citywide to any short-term rental.

Ms. Alutto asked about the discrimination provision, and if this reflects the federal standard. Does it also include LGBTQ discrimination and where to file a complaint?

Mr. Boggs responded it does include sexual orientation discrimination as being prohibited. That would likewise be a violation that could be reported to Code Enforcement.

Ms. Alutto stated that if a repeat offender has a license revoked for short-term rentals, is there a period of time it is revoked or is it permanent.

Mr. Boggs responded there is the ability to deny ongoing requests.

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Ms. Alutto summarized that the applicant could request a permit again, and the City could disapprove it. But there is nothing that precludes the person from applying again.

There will be a second reading/public hearing at the January 6, 2020 Council meeting.

INTRODUCTION/PUBLIC HEARING – RESOLUTIONS

Resolution 67-19

Accepting the Lowest and Best Bid for the Sanitary Sewer Extensions Areas 4B, 4C, Water Line Extensions Areas 4B, 4C and Bright Road Cul-de-Sac Project.

Mayor Peterson introduced the Resolution.

Mr. Hammersmith stated this project will provide water and sanitary sewer services to the Bright Road area, including Grandee Cliffs Drive and Jenmar Court. This is the second utility extension project to be implemented. This project also includes the construction of the cul-de-sac at the Riverside Drive/Bright Road intersection. The last four acquisitions of property related to this project were approved by Council in October of 2019. On November 20, four bids were received, publicly opened and read for the project. The Engineer's estimate for this project was \$2.8 million, while the available funding was \$2,795,000. Elite Excavating Company of Ohio, Inc. submitted the lowest and best bid of \$2,588,607.70. Construction activities are anticipated to begin in early 2020. Access to all the properties will be maintained during construction. The project is scheduled for substantial completion by July 31, 2020. This work is to be complete by the opening of the new Hopewell Elementary School. Previous experience with this company in 2017 was excellent. Staff recommends approval of the Resolution.

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

Resolution 68-19

Accepting the Lowest and Best Bid for the 2019 Sanitary Manhole Rehabilitation Program.

Mayor Peterson introduced the Resolution.

Mr. Hammersmith stated that the 2019 Sanitary Manhole Rehabilitation Program provides for the repair of 136 manholes throughout the City. The estimate for the project was \$300,000, which was the same as the available funding. Municipal & Contractors Sealing Products, Inc. submitted the lowest and best bid of \$199,955. This project will commence in December and is expected to be completed by July 1, 2020. Traffic will be maintained in all areas throughout the duration of the project. Previous experience with this contractor has been very good. Staff recommends approval of the Resolution.

Vice Mayor Amorose Groomes stated that the memo indicates the work includes structural repair, internal chimney seals, and cementitious grouting and lining. Will there be any elevation adjustments made as many of the manholes are at incorrect elevations. Mr. Hammersmith responded affirmatively. Adjustments are done to the type of castings, as necessary.

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

Resolution 69-19

Authorizing the City Manager to Enter into a Contract with and Execute a Guaranteed Maximum Price Amendment (GMP) with Turner Construction Company, Construction Manager at Risk, for the Construction of the Riverside Crossing Park Project.

Mayor Peterson introduced the Resolution.

Mr. Earman stated this authorizes a construction agreement with Turner Construction Company. This is a Construction Manager at Risk contract for the Riverside Crossing Park East Phase 1 project, which includes the upper and lower plaza construction work, the restroom pavilion facility, water features, seating, and landscaping in and around the plaza areas. It does not include the Phase 2 portion, which is the lawn area, the shared-use paths, and some restoration work on the west side of the river. That part of the project is programmed in the 2020-2021 CIP. The construction for the contract before Council tonight is expected to begin within a few weeks of execution of the contract. The

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amount of the GMP contract is \$12,956,921.00. Staff has thoroughly reviewed the pricing and is recommending approval of the Resolution.

Mr. Keenan asked what the premium was for using a GMP contract. He does believe this method is an excellent way to do business.

Mr. Earman responded he is not certain. He will follow up on this question and provide more details.

Ms. De Rosa stated that Council has just approved an increase in the 2019 appropriations from \$10.9 to \$14 million. This constitutes about \$13 million of that. What comprises the remaining million dollars?

Mr. Earman responded there are other soft costs associated with the project that the City will pay for outside of this contract. Some of these are add-ons the City may want to consider in the future. For the most part, there are contingency factors in play and it is important to cover any change orders that can be accommodated in the project.

Ms. Fox stated that it has been some time since Council reviewed the Master Plan and at this point the design is at 90 percent. Have there been any major changes in this phase that Council may or may not be aware of?

Mr. Earman responded that a memo was provided in the last meeting packet that outlined some of the modifications made from the 60 percent to 90 percent of design completion. None of the changes were significant in scope. There were some material adjustments made for efficiency purposes.

Ms. Fox stated that in the future second phase, there was a lot of discussion about the area along Riverside Drive – the swings, landscaping, etc. Is all of that still in the plans for the future?

Mr. Earman responded it is in the site plan that was approved, but is not yet programmed in the capital budget. The lawn space areas, the shared-use paths, the lighting, and the overlook areas that were redesigned are included in the next phase for 2021. She is referencing the promenade area along Riverside Drive and it is not yet programmed in the capital budget.

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

Resolution 71-19

Authorizing the City Manager to Enter into a Contract with and Execute a Guaranteed Maximum Price Amendment with Ruscilli Construction Co., Inc., Construction Manager at Risk, for Phase 2 of 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 and Council Chambers is designed to deliver the administrative offices in the existing 5555 Perimeter Drive building and the new Council Chambers addition in phases. On November 18, 2019, Council authorized the initial phase of renovations to the existing building and Ruscilli plans to begin on-site construction activities later this week. Ruscilli completed its competitive bidding process in late November for the second phase of work. This second phase includes the balance of the renovation work to the existing building, including drywall painting, finish carpentry and electrical. This phase also includes purchase of equipment that has long lead times and preparatory work necessary for construction of the Council Chambers addition. This resolution establishes a second phase Guaranteed Maximum Price in the amount of \$1,504,388 and a third amendment to the GMP will encompass the balance of the Council Chambers construction addition work. That is planned to be presented to Council in May of 2020. Construction of the new Council Chambers addition is currently anticipated to be complete in the spring/summer of 2021. Staff has thoroughly reviewed the pricing and recommends approval of the Resolution. She offered to respond to questions.

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

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OTHER

- Update to Chapter 33 – Human Resources Policies

Mr. Rogers stated that Section 33.07 of Chapter 33, Human Resources Policies in the City Code provides a process by which the Chapter is amended. It calls for amendments to be reported to Council and -- unless Council amends or disapproves such amendments or they are contrary to the City Charter -- the amendments shall go into effect in 30 days after such report. The amendments proposed will bring Chapter 33 in line with previous Council-approved actions in the non-union compensation ordinance, specifically the following positions are added under the unclassified services: the two Deputy City Manager positions, the Chief Operating Officer and Chief Finance and Development Officer; the Assistant City Manager/Chief Strategy and Innovation Officer; and the Director of Performance Analytics. The position of Director of Strategic Initiatives/Special Projects Officer is eliminated. The position of Deputy Chief of Police is added to the list of personnel requiring a one-year probationary period when appointed. Subject to any questions of Council, staff recommends the amendments as outlined in the report be allowed to go into effect in 30 days.

Mayor Peterson asked Council if they desired to take any action.

Hearing no response, Mayor Peterson stated the amendments will go into effect in 30 days.

COUNCIL COMMITTEE REPORTS

- Hotel-Motel Tax Grant Recommendations – Finance Committee

Mr. Keenan, Chair reported that the Committee reviewed hotel-motel tax grant recommendations on November 13. The following recommendations, totaling \$203,785 were made:

- Arthritis Foundation Classic Auto Show & Cruise-in – Cost of City services not to exceed \$10,000
- Club Ohio Soccer Nike Challenge Cup – Cost of City services not to exceed \$5,000
- Crawford Hoying Foundation (Dublin Market) – Not to exceed \$15,000 as itemized in grant application
- Crawford Hoying Foundation (Fore!Fest) - Not to exceed \$22,000 as itemized in grant application
- Crohn's and Colitis Foundation Take Steps Walk – Cost of City services not to exceed \$500
- Dublin AM Rotary/HDBA annual car show – Not to exceed \$2,000 as itemized in grant application
- Dublin Arts Council – Art & Wellness Discovery Series Event - Not to exceed \$20,000 as itemized in grant application
- DJHS homecoming parade – Cost of City services not to exceed \$1,685
- Dublin Music Boosters – Dublin Band Showcase – Cost of City services not to exceed \$1,100
- Dublin Scioto Lacrosse Boosters – Ohio Middle School Lacrosse Tournament - Cost of City services not to exceed \$3,000
- Dublin Soccer League – Dublin Charity Cup – Not to exceed \$9,000 as itemized in grant application
- Dublin Special Olympics Shamrock Games – Not to exceed \$2,000 as itemized in grant application
- Dublin United Soccer Club – Dublin United Champions Cup– Cost of City services not to exceed \$5,000
- Dublin Youth Athletics Wayne Williams Memorial Tournament – Cost of City services not to exceed \$20,000
- Historic Dublin Business Association – Community engagement not to exceed \$50,000
- Kiwanis Club of Dublin Frog Jump – Cost of City services not to exceed \$5,000
- Ohio Premier Soccer Club – Ohio Premier Invitational – Cost of City services not to exceed \$7,500
- World Archery of Ohio – Buckeye Classic - Not to exceed \$25,000 as itemized in

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grant application and subject to successful resolution with City staff regarding all safety related concerns.

Mr. Keenan moved approval of the Finance Committee recommendations.

Ms. Alutto seconded the motion.

Ms. Fox asked for clarification, as HDBA was granted \$2,000 with the Dublin Rotary and also another grant to HDBA or \$50,000.

It was explained that there were two separate grant applications – Dublin AM Rotary/HDBA auto show and the HDBA engagement campaign.

Ms. Fox asked if the Dublin Historical Society submitted a grant application.

Mr. Keenan responded there was no application from DHS.

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

COUNCIL COMMITTEE REPORTS

Administrative Committee

Vice Mayor Amorose Groomes stated the Committee met tonight regarding the Rules of Order and a Code of Conduct. Updates will be forthcoming.

Mid-Ohio Regional Planning Commission (MORPC)

Vice Mayor Amorose Groomes stated that the Executive Committee meets on Wednesday.

STAFF COMMENTS

Mr. McDaniel commented:

1. Ms. Crandall provided a Council retreat goal update in the packet. The items in green are those considered completed. He is requesting Council's concurrence about their completion.

Mayor Peterson requested that Council provide input to the City Manager within a week about any item they believe is not completed.

In regard to other staff memos in the packet:

- Ms. De Rosa stated she has some feedback about the economic development portion of the performance measurement memo. She is not certain the action plan is included and she cannot consider this complete.
- Vice Mayor Amorose Groomes requested that the brick paver intersection maintenance be a topic for Council discussion at a later date.
- Mr. Reiner asked for additional clarification about the Blue Zone initiative.

Mr. McDaniel responded that staff had believed that only a \$50,000 commitment was needed for the study in order to move to the next phase. What staff learned was that both phases must be done at once, which requires a very significant investment of \$1 million. At this point, staff will review other ideas for community wellness and bring that information back to Council.

Mr. Reiner suggested that it may be possible for the City to do its own "Blue Zone" program.

Mr. McDaniel continued:

2. In regard to the Human Rights Campaign Equality Index, he pointed out that staff has done everything possible relative to internal policies. The next level in the index would involve more of a community dialogue and other items Council could consider. Perhaps a dialogue could be held at a Committee level about such a process.
3. Reminded everyone of the open house tomorrow evening at the 5555 Perimeter Drive future City Hall building.
4. Thanked former Mayor and Council Member Keenan for all of his great service and support to staff. On behalf of staff, he thanked Mr. Keenan for all he has done!

COUNCIL ROUNDTABLE

Ms. Fox noted it has been a pleasure working with Mr. Keenan. Over his public service to the community, all of the people he has worked with, all of the policies in place, and all the good things he has done for the City are amazing. Thank you!

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Ms. De Rosa thanked Mr. Keenan for his long service to the City. What he has done in Dublin is amazing, and Council wishes him well!

Mr. Reiner noted that Mr. Keenan joined Council in 2004, after serving as a Washington Township Trustee since 1983. He thanked him for all of his public service and for making many tough decisions. Not many can say they helped develop a City in a short period of time! He is one of few in the country who can say they built an entire city in the Bridge Street District and had it be a success – in spite of those who were against the project. It set the economic base for the future of Dublin. Compliments to all who were part of this amazing project. It was a pleasure serving with him and congratulations!

Ms. Alutto commented she has sat next to Mr. Keenan for her four years on Council and thanked him for his guidance and support. She will miss him, and it was an honor to serve with him!

Vice Mayor Amorose Groomes echoed the many positive comments of her colleagues. She noted was not able to be present at Mr. Keenan's reception due to attendance at the National League of Cities conference. She appreciated the opportunity to attend NLC and will report more in the future about what she has learned.

Mayor Peterson noted that the reception for Mr. Keenan was very nice and was attended by more former Mayors, Council Members and Managers than other City receptions in recent years. This was a testament to the respect Mr. Keenan has earned over the years in working with all of these people. He has brought a constant, steady, calming hand on the "rudder" of the ship that is Dublin. A measure of a man's success is if he leaves a place better off than he found it. Mr. Keenan has certainly left Dublin immensely better off than as he found it. As a resident and as a parent raising children in Dublin, he greatly appreciates his service. It has been an honor to serve with him, and he will miss his guidance, advice, and more than that his friendship. He wishes him the best!

Mr. Keenan stated:

- Dublin is an extraordinary community and Dublin's elected leadership has always been willing to take the "risks" necessary to move to the next level of greatness. A few years ago, a Council member shared a quote during goal setting: "The big thing is the next big thing," encouraging fellow Council members to be visionary. Some of the big things Council has worked on over the years include the Recreation Center, the design and build out of Emerald Parkway, advancing the I-270 interchange construction, the library and a 529-space parking garage; Ohio University's Heritage College of Osteopathic Medicine; significant parkland acquisition; parkland development, including the Riverside Crossing Park; the Dublin Entrepreneurial Center; improving fiber capacity; and intensive efforts to plan the development of the US 33 corridor.
- He believes that the US 33 Corridor is one of the major challenges going forward; many people hard to develop the relationships and many of those people are now retiring.
- Council's job is to formulate policy and to be visionaries. There is much to be done and many big things left to do – continue the improvement of the zoning code with specific emphasis on the Historic District; completion of Bridge Park and the Riverside Crossing Park; continued strong efforts on the US 33 corridor and development of Union County relationships; consideration of the proposed Bridge Park arena; perhaps a future performing arts center; continued development of high-tech capabilities for Dublin; continued exploration of how the use of data can help Council deliver the very best services to both residential and corporate citizens; and many other opportunities too numerous to list.
- Many of the City's accomplishments originated with goal setting, such as the desire for a university presence in Dublin, which has become a reality with Ohio University. What will this Council's "next big thing" be? He encouraged Council to value the incredible staff that this Council and past Councils have helped assemble; value their experience and professionalism; and give them the respect

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they deserve.

- It has been a great honor and privilege to serve this special community where he and his wife, Jill, have lived and raised their family since 1978. Thanks again for the extraordinary sendoff last week!

ADJOURNMENT

The meeting was adjourned at 10:30 p.m.

Mayor – Presiding Officer

Clerk of Council