

RECORD OF PROCEEDINGS

Minutes of _____

Dublin City Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

March 22, 2021

CALL TO ORDER

Mayor Amorose Groomes called the Monday, March 22, 2021 Regular Meeting of Dublin City Council to order at 6:00 p.m.

ROLL CALL

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

Staff members present were Mr. McDaniel, Ms. Readler, Ms. Rauch, Ms. O'Callaghan, Mr. Earman, Ms. Ocheltree, Mr. Stiffler, Mr. Meyer, Ms. Gilger, Ms. Weisenauer, Ms. O'Malley, Mr. Dearth, Mr. Hounshell, Mr. Ridge and Chief Paez

Also present were Dinky Youngsteadt-Parrish, Jim Wilson and Soley Hernandez, Dublin Food Pantry; Peter Coratola, Ease Logistics; Alena Miller, Stephen Butler, Jim Alt, Ehab Eskander, Primrose Plat item (Resolution 19-21); and Kevin McCauley, Tartan Ridge item (Resolution 16-21).

ADJOURN TO EXECUTIVE SESSION

Mayor Amorose Groomes moved to adjourn to executive session for the following:

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

Mr. Keeler seconded the motion.

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

Mayor Amorose Groomes reconvened the meeting at 7:00 p.m. She reiterated that, due to the COVID-19 pandemic and the State's emergency declaration, the meeting is being conducted via an online platform and live-streamed at the City's website and via the City's YouTube. This is allowed as a result of the passage of Am. Sub. H.B. 197, which includes temporary changes to the Ohio Open Meetings Law. She reiterated her previous statement regarding the submission of any comments by the public prior to the meeting by e-mail to the Clerk or during the meeting via the form on the website. She emphasized that Council desires to accommodate public participation and comment to the greatest extent possible throughout this Pandemic.

PLEDGE OF ALLEGIANCE

Mr. Rogers led the Pledge of Allegiance.

SPECIAL PRESENTATIONS

- Dublin Food Pantry 45th Anniversary

Mayor Amorose Groomes shared that she had the good fortune of presenting the proclamation recognizing the Dublin Food Pantry's Anniversary in-person earlier today (3/22), to the Executive Director, Dinky Youngsteadt-Parrish and several volunteers that were present. Ms. Parrish was present at the meeting as well as Mr. Miller, Director of Operations, were present as Mayor Amorose Groomes read the proclamation. Ms. Hernandez, President of the Board for the Food Pantry was also present and thanked Council Members for all the support the City has offered. Mayor Amorose Groomes stated that the pantry receives a great deal of donations at the Irish Festival each year. There is uncertainty surrounding the Irish Festival at this time, but Mayor Amorose Groomes stated that we will continue to work on how the community can still contribute to the pantry regardless of the status of the festival. Ms. Parrish thanked Council for the assistance. She stated she has been working in emergency

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food for over 30 years and has never worked in such a supportive community as Dublin. Mayor Amorose Groomes stated that this community is a generous community.

- Earth Month Proclamation

Mayor Amorose Groomes read the proclamation. Mr. Earman commented on all of the City's programs to support a clean environment. He highlighted some of the activities that will be commemorating Earth Month in the month of April. An educational video series will be offered and the month will be completed with Arbor Day. Mr. Earman stated that for more information please see the City's website.

CITIZEN COMMENTS

No comments were received in advance of the meeting.

CONSENT AGENDA

- Approval of Minutes of March 2, 2021 Special Council Meeting
- Approval of Minutes of March 8, 2021 Regular Council Meeting
- Approval of Minutes of March 15, 2021 Special Council Meeting

There was no request from Council to remove an item from the Consent Agenda.

The Clerk and Ms. Weisenauer noted that no comments have been received regarding the Consent Agenda.

Mayor Amorose Groomes moved for approval of the Consent Agenda.

Ms. Alutto seconded the motion.

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

SECOND READING/ PUBLIC HEARING - ORDINANCES

Ordinance 06-21 (Amended)

Amending the Annual Appropriations for the Fiscal Year Ending December 31, 2021

Ms. Ocheltree stated that, other than a small edit to the Ordinance, there were no changes since the first reading and staff recommended approval.

The Clerk and Ms. Weisenauer noted that no comments have been received regarding this item.

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

Ordinance 07-21

Petitioning the Board of County Commissioners of Union County, Ohio, to Adjust the Boundary Lines of Jerome Township so as to Exclude that Territory that, as a Result of Annexation, Now Lies Within the Corporate Boundaries of the City of Dublin (Peter Coratola, Jr – Annexation of 4.998 Acres – Ordinance 01-21)

Ms. Readler stated there have been no changes to this Ordinance since the first reading. Staff recommended approval.

The Clerk and Ms. Weisenauer noted that no comments have been received regarding this matter.

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

Ordinance 08-21

Authorizing the City Manager to Enter into a Real Estate Transfer and Development Agreement with Ease Logistics Services LLC for the Property Located at 6101 Avery Road

Mr. Meyer stated that there are no changes from the first reading and staff recommended approval.

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The Clerk and Ms. Weisenauer noted that no comments have been received regarding this matter.

Mr. Coratola, Ease Logistics, stated that he appreciated the economic development agreement. He stated he is pleased to showcase how a community can partner with businesses to be innovative (referring to a pilot on the 33 Corridor). This agreement will allow space for this business to grow. Mayor Amorose Groomes expressed her appreciation for Mr. Coratola calling Dublin home.

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

Ordinance 09-21

Determining to Proceed with the Acquisition, Construction, and Improvement of Certain Public Improvements in the City of Dublin, Ohio in Cooperation with The Columbus Regional Energy Special Improvement District (4015-4059 W. Dublin-Granville Road, Dublin, Ohio Project)

Ms. O'Malley stated that there have been no changes from the first reading of these three ordinances pertaining to the PACE project at 4015-4059 W. Dublin-Granville Road. She provided a memo to address Council's questions from the first reading. Mayor Amorose Groomes expressed her appreciation for the answers to the questions as we see more of these type of projects in the future.

The Clerk and Ms. Weisenauer noted that no comments have been received regarding this matter.

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

Ordinance 10-21

Levying Special Assessments for the Purpose of Acquiring, Constructing, and Improving Certain Public Improvements in the City of Dublin, Ohio in Cooperation with The Columbus Regional Energy Special Improvement District (4015-4059 W. Dublin-Granville Road, Dublin, Ohio Project)

The Clerk and Ms. Weisenauer noted that no comments have been received regarding this matter.

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

Ordinance 11-21

Authorizing and Approving an Energy Project Cooperative Agreement by and between the City of Dublin, Ohio, The Columbus Regional Energy Special Improvement District, Inc., Stoneridge Investment LLC, and The Columbus-Franklin County Finance Authority, a Special Assessment Agreement by and between the City of Dublin, Ohio, the County Treasurer of Franklin County, Ohio, The Columbus Regional Energy Special Improvement District, Inc., Stoneridge Investment LLC, and the Columbus-Franklin County Finance Authority, and Related Agreements, All of Which Provide for the Financing of Special Energy Improvements Projects (4015-4059 W. Dublin-Granville Road, Dublin, Ohio Project)

The Clerk and Ms. Weisenauer noted that no comments have been received regarding this matter.

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

INTRODUCTION/FIRST READING/ PUBLIC HEARING - ORDINANCES

Ordinance 12-21

Amendments to the Code Sections 153.002 and 153.150-153.162 regarding the Temporary Sign Provisions of the City of Dublin's Zoning Code (Case 20-098ADMC)

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Ms. Alutto introduced the Ordinance.

Ms. Rauch stated that this Ordinance proposes to amend the Zoning Code regarding temporary sign regulations. These draft regulations are proposed to align with the Reed v. Gilbert decision and guidance; which provided limitations to time, place and manner of temporary signs. This case also stated that the regulations cannot limit content or message of the signs. Ms. Rauch stated that in collaboration with Thad Boggs, Frost Brown Todd and Don Elliot, Clarion and Associates, a proposed amendment was brought forward for Council consideration. She provided a timeline of the review that has taken place with this amendment. The proposed temporary sign regulations include:

- Relocated and updated the sign definitions;
- Reorganized sign section – outlining temporary versus permanent;
- Revised temporary sign classifications;
- Updated general requirements within each classification; and
- Material standards were added.

Ms. Rauch provided a high level overview of the proposed revisions. She did point out that development period signs proposed revisions restricted the number of signs permitted. She stated this was heavily discussed at the Planning and Zoning Commission. They decided on one sign per parcel, except where 200 feet of frontage is available on two separate public rights of way. She stated the goal of the Commission was to limit the number of signs to avoid clutter. Ms. Rauch stated that another heavily discussed topic was the non-residential sale or leasing period sign. She stated the proposed revisions include:

- Reducing the permitted number to one sign per parcel;
- Reducing the size requirements; and
- Reducing the duration requirements.

Ms. Rauch stated that the proposed amendment would allow one sign for 30 days continuously and no more than 90 days per calendar year. Ms. Rauch highlighted a few sign types that were renamed classifications but mostly retained their requirements and had only minor clarifications.

The Planning and Zoning Commission reviewed this proposed amendment in February and recommended approval. Staff recommended approval at the second reading/public hearing on April 12.

Ms. Weisenauer shared the following comment received regarding this Ordinance:

Bryan Grffith, 3852 Carberry Drive, Dublin, wrote the following:

"I am writing in support of Ordinance 12-21, to improve the temporary signage regulations in Dublin. I would encourage the City to further clarify and highlight that real estate for sale and open house signs are temporary signs which may not be placed in the right-of-way. Every weekend, across the City, real estate agents place open house and for sale signs on street corners around pointing to homes deeper within the neighborhood. They do not ask permission of the City fo Dublin or the landowner. Pursuant to § 153.154 (A) & (G), these signs are prohibited.

Furthermore, the procedure for reporting, removing, and disposing of improper temporary signs should be clearly communicated to landowners who are frequently targeted by illegal temporary signs. This would expedite cleaning up our community and reduce the amount of work asked of our City staff.

Mr. Keeler asked about the non-residential leasing sign and the proposed duration requirement on a commercial building. Ms. Rauch stated that, as proposed, the duration is 30 days continuously and no more than 90 days in a calendar year. He asked what the property owner should do if it doesn't sell within the 90 days. Ms. Rauch stated that the goal was to establish some parameters regarding what the requirements might look like and not allow these signs to remain on the property in perpetuity. Mr. Keeler clarified the type of signs this was addressing, for example, the large signs mounted on 4 X 4 posts. He stated that there seems to be a lot of commercial buildings that may not sell or lease in that duration of time. Ms. Rauch stated that it is a challenge, but with no restrictions, the signs can stay up for years and add to the visual clutter along the roadway.

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Ms. Alutto asked if a commercial building had a sign up for 90 days, is there a period of time that they could wait and put it back up again for another 90 period? She also asked when the calendar year started, when the sign first goes up? Ms. Rauch stated the sign would only be permitted for 90 days per calendar year from when the sign went up.

Ms. Fox stated that the idea was to allow the property owner to advertise their building, much of which is done on the internet anyway, while keeping the clutter to a minimum. She added that it was also a requirement that the sign be professional.

Ms. Alutto asked about enforcement of these requirements. Ms. Rauch stated that the commercial building owner would apply for a certificate of zoning plan approval when you want to put the sign up. The form would state the date the sign must come down and the automated system would alert staff that it is expired. The owner could then renew, up to the 90 days, and if past the 90 days, the sign would not be permitted to be up. Ms. Alutto asked if there was an inventory of the signs that are up today. Ms. Rauch responded in the affirmative. Ms. Alutto asked if when this code amendment goes into effect, staff will be communicating these changes to the building owners. Ms. Rauch stated that they would.

Mr. Peterson stated he was supportive of these limitations. He asked if it is dependent upon office space, for example, if one space in the building is for lease and then a different office space is for lease right after. Ms. Rauch stated that it is one sign per parcel, not per office space, so the building owner would be prohibited from putting up additional signage after 90 days. Mr. Peterson stated that he understands the intent but that he is also supportive of getting these buildings occupied and feels as though we are taking marketing away from the owners. He agrees that when you drive through Metro Place for example, there are so many signs that it does create visual clutter. Mr. Boggs stated that this was a topic of discussion at Planning and Zoning. Vice Mayor De Rosa stated she is supportive of the proposed amendments and that once all the signs are cleared up, it will be more noticeable when a sign goes up. She asked about removing the color restrictions for banners, but not for other types. Ms. Rauch stated that it was banners because that was the sign type that was being discussed at the time. She will look into that further.

Vice Mayor De Rosa asked if we could allow a company or an organization to put their logo on their signs. Do we have consistency? Ms. Rauch stated that she thought the color limitation was eliminated but she will make certain of that.

Vice Mayor De Rosa asked about the notification of this change to property owners. Ms. Rauch stated that the permits they would have are currently on a yearly basis. Mr. Boggs stated that staff could not cut short an existing permit, so as owners were required to get a new permit for signage, the new restrictions would be in effect and applied. Mr. Boggs also stated that one topic that has not yet been discussed that could be helpful for creativity on signage is the Master Sign Plan process that they could go through. Vice Mayor De Rosa stated that they would not likely go through that process for a temporary sign. Mr. Boggs agreed. Vice Mayor De Rosa clarified that this would not be in effect until 2022 due to the yearly permit. Mr. Boggs stated that it would likely be a rolling basis, meaning that whenever your yearly permit expires, you would renew with the new restrictions. Ms. Alutto clarified that the same was true for the size and colors of signs, in that if they were already existing, they could stay. Mr. Boggs agreed.

Mr. Reiner stated that the Community Development Committee held extensive discussion on this amendment as well.

Mayor Amorose Groomes asked if the building owners had to prove that they had vacancies to obtain a permit. Ms. Rauch stated that it does not address that, as staff believes that if building owners get 90 days, then they would use that time judiciously. Mayor Amorose Groomes stated that she think we would want to make them show proof of vacancy since the content cannot be restricted. She would like to see language added requiring the proof of vacancy. She would also suggest sending notification even though it is not yet in effect to make everyone aware. She clarified that this amendment does cover the signs affixed to buildings. Ms. Rauch agreed.

The second reading/public hearing will be held at the April 12, 2021 Council Meeting.

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Ordinance 13-21

Amending Various Sections of Ordinance 15-17 (Compensation Plan for Non-Union Personnel) for Certain Personnel Restructuring and Adjusting the Operating Budget Accordingly

Ms. Alutto introduced the Ordinance.

Ms. Miglietti stated that the City is recommending that the Clerk of Council be added to the non-union compensation plan, Ordinance 15-17, with a modification to the title, which more accurately describes the work. The Office of the Clerk of Council will be renamed the Division of Legislative Services.

As part of the re-organization in 2020, the creation of a Management Analyst "Program" was intended to be a launching pad for a career in municipal government with a vision toward developing future city managers. There are currently two Management Analyst positions approved in the operating budget for 2021 and a third position is necessary to support this vision. In doing this, there is no longer a need for the Government and International Relations Manager under the Office of the City Manager. The proposed amendment is needed to authorize the changes made as part of this addition to the ordinance so that they may be incorporated into the City's administrative and payroll systems. Staff recommended adoption of Ordinance 13-21 and the approval of a second Management Analyst with the associated operating budget increase in the Office of the City Manager at the second reading/public hearing on April 12, 2021. The Clerk and Ms. Weisenauer noted that no comments have been received regarding this matter.

The second reading/public hearing will be held at the April 12, 2021 Council Meeting.

INTRODUCTION/PUBLIC HEARING/VOTE – RESOLUTIONS

Resolution 16-21

Acceptance of a Final Plat for the Overlook at Tartan Subdivision (Case 20-171FP)

Ms. Alutto introduced the Resolution.

Mr. Ridge stated that is a request for acceptance of a Final Plat to subdivide ± 23.94 acres into 56 single-family lots with four reserves of open space totaling ± 7.84 acres and to dedicate right-of-way for five public streets. There are two lot sizes proposed. Courtyard Lots, located on the perimeter of the site, are a minimum of 60 feet wide at the building line and a minimum of 125 feet deep. Patio Lots, located on the interior of the site, are a minimum of 52 feet wide at the building line and require a minimum lot depth of 125 feet. All criteria for the final plat have been met.

The Planning and Zoning Commission reviewed and recommended approval to City Council of the Final Plat at the January 21, 2021 meeting with one condition:

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

The applicant has met the condition for the Final Plat prior to City Council Review.

The Clerk and Ms. Weisenauer noted that no comments have been received regarding this matter.

Mr. Reiner asked if the lot sizes are consistent with the Tartan Ridge project. Mr. Ridge stated that they vary in size from 6500 square feet to approximately 12,500 square feet in size, so they are a bit smaller than the lots in Tartan Ridge.

Mr. Reiner asked if there will be a different target audience on those lots other than the previous Tartan Ridge Subdivision. Mr. Ridge stated that these lots are targeting empty nesters, patio lots, small maintenance free sites.

Mayor Amorose Groomes asked if a master maintenance plan is anticipated for this subdivision. The owners of these 56 lots will be required to join the Tartan Ridge Master Association, but there is also a sub-association that they will have to join as well that is specific to the Overlook at Tartan. The sub-association will take care of the condo-type maintenance such as snow removal, mowing, etc. In response to Mayor Amorose Groomes' question regarding this being outlined in the deed restrictions, Mr. Ridge stated that it was.

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Mr. Reiner asked if the existing Tartan HOA was involved in the review of this project. The applicant involved the existing HOA throughout the process.

Ms. Fox stated that the residential areas were very involved and supportive of this project. The Planning and Zoning Commission focused on connectivity and if the lot sizes were smaller, then the activation of the green spaces should be enhanced.

Mayor Amorose Groomes asked if the green spaces were discussed. Ms. Fox stated that they were.

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

Resolution 17-21

Appointing Members to the Various Boards and Commissions of the City of Dublin and the Board of Trustees of the Bridge Park New Community Authority

Ms. Alutto introduced the Resolution.

Vice Mayor De Rosa thanked all who applied to serve. She stated that interviews for board and commission vacancies were held on March 2, 2021. After much discussion and deliberation, she brought forward the following for Council consideration:

- Kim Way is hereby appointed to the Planning and Zoning Commission, and Mark Supelak is hereby reappointed to the Planning and Zoning Commission, both terms expiring on March 31, 2025;
- Gary Alexander and Sean Cotter are hereby reappointed to a three-year term on the Architectural Review Board, both terms expiring on March 31, 2024;
- Robin Clower is hereby appointed to a three-year term on the Board of Zoning Appeals, and Jason Deschler is hereby reappointed to a three-year term on the Board of Zoning Appeals; both terms expiring on March 31, 2024;
- Steve Dritz and Elizabeth McClain are hereby reappointed to a three-year term on the Community Services Advisory Commission, both terms expiring on March 31, 2024;
- Sharon Magee is hereby appointed to a three-year term as City representative to the Visit Dublin Ohio Board, such term expiring on March 31, 2024;
- Anthony Trippe is hereby appointed to a three-year term as City representative to the COTA Advisory Panel, such term expiring on March 31, 2024;
- Jim Renard is hereby appointed to a three-year term on the Personnel Board of Review, such term expiring March 31, 2024; and
- Sheri Tackett is hereby reappointed to a two-year term as citizen representative to the Board of Trustees of the Bridge Park New Community Authority and A.C. Strip is hereby reappointed to a two-year term as local government representative to the Board of Trustees of the Bridge Park New Community Authority, such terms expiring on March 31, 2023.

The Clerk and Ms. Weisenauer noted that no comments have been received regarding this matter.

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

Vice Mayor De Rosa congratulated the appointees and thanked them for their service. Mayor Amorose Groomes thanked the Vice Mayor for all the hard work!

Resolution 18-21

Accepting the Lowest and Best Bid for the Muirfield Drive at Brand Road Bridge Replacement Project

Ms. Alutto introduced the Resolution.

Mr. Hammersmith stated that on March 2, 2021, eight bids were received, publicly opened and read by Engineering staff for the Muirfield Drive at Brand Road Bridge Replacement project. This project will replace the existing twin bridge structures with new twin bridge structures similar in appearance and size to the two existing bridges. The Engineer's estimate for this project is \$1,300,000. The budgeted funds in the

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2021-2025 Capital Improvements Program for the Muirfield Drive at Brand Road Bridge Replacement project are \$1,275,000. Complete General Construction Company submitted the lowest and best bid of \$1,291,231.20. Construction of this project is to commence in mid-June 2021 after the conclusion of the Memorial Tournament. Muirfield Drive will remain open to traffic in both directions for the duration of the construction. The completion date for this project is November 20, 2021.

The typical and customary communication methods will be used to convey construction information with the residents and motorists throughout the duration of this project. Additionally, staff will communicate directly with the Memorial Tournament staff and the Muirfield Association prior to any construction activities so the upcoming construction activities are clearly communicated and understood. Mr. Hammersmith recommended Council approval of Resolution 18-21, accepting as lowest and best the bid of Complete General Construction Company in the amount of \$1,291,231.20, and authorizing the City Manager to enter into a contract with Complete General Construction Company for the Project.

The Clerk and Ms. Weisenauer noted that no comments have been received regarding this matter.

Mr. Fox asked the age of the bridges. Mr. Hammersmith stated it was in the 1970's sometime. She asked what the life span of a new bridge would be. Mr. Hammersmith stated it would likely be 50-60 years. It is the deterioration of the concrete itself that requires the replacement. The concrete is a little better today.

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

Resolution 19-21

Accepting a Final Plat for the Primrose School Development in the Bridge Street District (Case 20-212FP)

Ms. Alutto introduced the Resolution.

Mr. Hounshell stated that Resolution 19-21 is a request for acceptance of a Final Plat to subdivide ±3.58 acres into two lots and to dedicate right-of-way for one Neighborhood Street for the future development of the Primrose School. The undeveloped site is located south of West Dublin-Granville Road, and zoned Bridge Street District (BSD) – Commercial Zoning District. The site consists of one parcel, ±3.58 acres in size, with approximately 400 feet of frontage along West Dublin-Granville Road. The proposal subdivides the site east to west, creating two lots. Lot 1 is 1.370 acres in size and is the southern lot, and the Lot 2 is a 1.632-acre lot and is the northern lot. The plat dedicates 0.528 acres of the site for right-of-way to accommodate Abbey Lane, a Neighborhood Street fulfilling the requirements of the BSD Street Network Map, which provides access to Lots 1 and 2. The plat memorializes an existing utility easement for overhead lines and establishes easements as necessary. The plat includes a 23-foot ingress/egress easement along the shared property line of lots 1 and 2 for a shared access point between the two lots. A 7.5-foot electrical/lighting easement is located north of the ingress/egress easement, with a 4-foot electric/lighting easement along the west side of Abbey Lane. At the February 22, 2021 Planning and Zoning Commission meeting, staff recommended approval with the following conditions:

- 1) The applicant make any minor technical adjustments to the plat prior to submission for acceptance to City Council;
- 2) The applicant provide an approved street name for the neighborhood street, prior to the submission to City Council; and,
- 3) The applicant work with Staff to identify and document a cross access easement, between Lots 1 and 2, for the internal access drive, subject to Staff approval.

The Planning and Zoning Commission reviewed and recommended to City Council the plat acceptance. All conditions of approval have been addressed prior to City Council review.

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The Clerk and Ms. Weisenauer noted that no comments have been received regarding this matter.

Mayor Amorose Groomes expressed appreciation for the Planning and Zoning Commission and staff time putting this development together.

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

OTHER

- Dublin Corporate Area Plan Update

Ms. Rauch stated that the goals of the DCAP were to facilitate: reinvestment in the legacy office areas; redevelopment and infill opportunities; promoting mixed-use walkable environments with dining and service amenities; compatibility with surrounding uses (residential); and consistent architectural and site standards. City Council adopted the plan in September of 2018. Staff met with the Community Development Committee (CDC) in March 2019 to discuss recommendations regarding how to phase this plan implementation. The implementation would also include the development of zoning code regulations and design guidelines as well as an area rezoning. The outcome of the CDC meeting were the following implementation phases:

- Phase One: Mixed Use Regional (MUR) – 4 District (East of Frantz Road and South of Rings Road;
- Phase Two: Mixed Use Regional (MUR) – 1 District (the Metro Blazer Area); and
- Future phases will require further research.

Ms. Rauch highlighted the steps that had been taken thus far in furtherance of Phase One, MUR-4 District. She stated that staff developed draft code and guidelines to implement area plan recommendations while addressing residential property owner concerns and making sure the area was viable to commercial property owners. There were several virtual meetings held with commercial and residential property owners that discussed the draft code and guidelines. Challenges have surfaced as a result of these meetings regarding the parcels that abut the residential areas; specifically with NRI (commercial property) parcel abutting Llewellyn Farms subdivision. Staff modified the draft code and guidelines to try to balance the commercial property interests while still providing resident protections. There have been many conversations with both the commercial property owners as well as the residents of Llewellyn Farms and there are still outstanding issues. The issues presented by the Llewellyn Farms residents include: building height, setbacks and screening and how those items are addressed in the code. NRI's property is the only undeveloped parcel in this area. They have concerns with the draft regulations and guidelines. NRI has recently sent notice to the City requesting to be removed from the MUR-4 District. Staff and the consulting team have tried to resolve the issues, but have now come to an impasse. Phase one issues have prevented staff from being able to move on to phase two. Phase two is the Metro Blazer Area, MUR-1 District. There are some development interest opportunities and the property owners have requested the City advance the code and the guidelines for this Phase. The next steps for this Phase would include: draft code and guideline development, public input opportunities and a formal adoption process. Therefore, staff recommended to move forward with MUR-4 District (Phase one) code and guidelines and area rezoning opportunity for NRI to request exclusion; and to initiate MUR-1 (Phase two) code and guidelines, and area rezoning.

Ms. Fox reiterated that there has been a large amount of engagement to Llewellyn Farms and expressed appreciation for staff and the residents of Llewellyn Farms. She stated that Llewellyn Farms have been an active community and their leadership did come before Council and agreed to the original DCAP MUR-4 guidelines. [Ms. Fox read from the DCAP]. The Llewellyn Farms are now concerned that the DCAP regulations and guidelines have changed and become more liberal. She added that Llewellyn Farms has been consistent in their requests. They don't want to see anything closer or denser than already exists. Ms. Fox encouraged Council to be mindful of what was promised to the residents as we move forward.

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Vice Mayor De Rosa agreed with the approach recommended by staff.
Ms. Alutto moved to accept staff recommendations regarding moving forward with the DCAP.
Vice Mayor De Rosa seconded.

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

- **AEP Distribution – Hayden Run Circuit Improvement**

Mr. McDaniel stated that he wanted to highlight the proposed upgrade of a single circuit electric distribution line by AEP. This particular line runs along Cosgray Road. It will increase the single circuit to a double circuit. He wanted to bring this forward for information and awareness. He added that, to his understanding, AEP will be reaching out to residents.

Mayor Amorose Groomes stated that, to clarify, AEP was not asking permission. Mr. McDaniel stated that was correct and that the City is not really involved in the project. The Clerk and Ms. Weisenauer noted that no comments have been received regarding this matter.

STAFF COMMENTS

Mr. McDaniel shared the following:

- Spring Severe Weather Awareness Week – March 21 - March 27. Planning ahead and knowing how to handle such emergencies is critical. There will be a statewide tornado drill on Wednesday, March 24 at 9:50 a.m.

- Chicken Coops

Mr. McDaniel stated that Council referred the topic of chicken coops to the Community Services Advisory Committee in late 2019, early 2020. After reviewing this topic, staff is recommending that this topic be referred to the Community Development Committee.

Mayor Amorose Groomes moved to refer this matter to the Community Development Committee for additional discussion.

Mr. Reiner seconded.

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

- St. Patrick's Day

Mr. McDaniel thanked staff for the innovative ideas surrounding the St. Patrick's Day festivities. He thanked City Council for their participation and all those who came out to enjoy the day.

COUNCIL COMMITTEE REPORTS

Planning and Zoning Commission: Ms. Fox stated that the Commission did not have any applicants on the agenda, but they did discuss garage conversions, specialty hospitals and tech flex district. She also stated that work continues on the goal of providing more educational opportunities for our boards and commissions. She stated that the following is being planned to further this goal:

- April – June: Presentations related to: City initiatives, Comprehensive plan overview discussions, innovative neighborhoods, neighborhood design and placemaking;
- Third Quarter: Discussions relating to housing trends, housing needs, residential development standards; and
- Fourth Quarter: Regional partners and the challenges they are facing, architectural design, material discussion and presentation, and collaborative design processes.

This information will be recorded so that future commissioners can utilize this information and education.

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Administrative Committee: Vice Mayor De Rosa stated that the City of Dublin has been evaluating processes to ensure that diversity, equity and inclusion practices are incorporated in the daily work. As a part of this on-going evaluation, she brought forward a few revisions to the Code of Conduct form that furthers that commitment, and the commitment of those who serve the public.

Vice Mayor De Rosa moved to approve the recommended revisions to the Code of Conduct form.

Mr. Keeler seconded.

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

Community Development Committee: Mr. Reiner stated that the next meeting will be held tomorrow (March 23) at 5:00 p.m.

Finance Committee: Ms. Alutto shared that a meeting was held on March 16. She provided the following update:

- The Bridge Park New Community Authority (BPNC) Chair and Treasurer were present to provide an update. They are on track for G Block, F Block and H Block and there are no major issues that they foresee to prohibit them from moving forward as planned. The BPNC will provide City Council with an annual report.
- The Committee also reviewed first quarter financials and she noted that the Hotel/Motel fund balance will likely require a general fund transfer at the end of this year as it is projected to be down about 60% which is what was predicted.
- The Dublin Arts Council subsidy, the Visit Dublin Ohio subsidy and the Hotel/Motel Bed Tax Grant applicant will be reviewed. She reiterated that not all the Bed Tax grant money was disbursed due to the uncertainty of some of the events. The Committee committed to reviewing the grant applicants that were not given the full amount requested to see if it is appropriate to disburse the rest of the funds.
- Permissive taxes were discussed and the committee is not bringing forward a recommendation at this time.

MORPC: Mayor Amorose Groomes shared that the State of the Region is coming up on March 31.

Dublin Arts Council: Mr. Reiner shared that the community is very active in the arts.

Board of Education: Mr. Peterson expressed his appreciation to Dr. Hoadley. He stated his admiration for the quality of his leadership and his involvement in the community. He expressed appreciation for the partnership between the City and the Schools. He thanked Dr. Hoadley for the education his children received and for being such a passionate advocate for our community.

Mayor Amorose Groomes agreed with Mr. Peterson's comments and also expressed appreciation for Dr. Hoadley.

Dublin Bridges: Ms. Fox shared that they are active in the community and schools. She encouraged everyone to go to www.neighborhoodbridges.org and sign up for their e-mail list.

Veterans Committee: Mr. Reiner stated that the Committee is working on a couple of different projects, one of which are Veteran Talking Tombstones where you can hear the Veteran tell his story. The Purple Heart commission is coming around.

COUNCIL ROUNDTABLE

Mr. Keeler expressed appreciation for Dr. Hoadley. He congratulated the events team for the St. Patrick's Day activities.

Ms. Alutto expressed that Dr. Hoadley will be missed, but thanked him for all he has done. She thanked everyone who participated in the St. Patrick's Day event.

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Mr. Reiner stated that the STEM school is a big accomplishment of Dr. Hoadley among others. He expressed his thanks to Dr. Hoadley for all of his hard work in the district. Mr. Reiner also expressed thanks for St. Patrick's Day participants.

Ms. Fox stated that she appreciated Mr. Peterson's comments regarding Dr. Hoadley. She stated that Dr. Hoadley definitely left his mark on this community. She stated that he is collaborative and open to different, innovative ways of learning. She encouraged the community to express their thanks to Dr. Hoadley through a note. She expressed enjoyment participating in the St. Patrick's Day "reverse" parade.

Mr. Peterson encouraged the community to get their vaccinations.

Vice Mayor De Rosa stated that great communities are defined by great schools and great libraries. She expressed appreciation for those who are in those roles making the community great places of learning. She added a happy birthday wish to Mayor Amorose Groomes!

Mayor Amorose Groomes shared that:

- the new Council Chamber addition is coming along nicely. She expressed gratitude to Ms. Fox.
- she had the opportunity to testify to the Weighs and Means Committee on March 10, relative to income tax payment remittance. The discussion on that topic continues, but she will keep Council informed.
- She and the City Manager met the Consul General of Japan, Mr. Nakagawa, more information will come regarding that meeting.
- The last MORPC/COMMA meeting has taken place relative to COVID-19.
- On March 18, an Ohio Mayor Alliance meeting took place. Discussion were held regarding the ways that communities would be spending their American Rescue funds.
- she presented the Food Pantry Proclamation to the Executive Director and volunteers earlier today (March 22) honoring their 45 anniversary; and
- she participating in serving Meals on Wheels in the community as part of the support to Lifecare Alliance.

She expressed appreciation for Dr. Hoadley and wanted to add the title "friend." She was invited to participate in the interview panel for his replacement.

ADJOURNMENT

The meeting was adjourned at 9:11 p.m.

Mayor – Presiding Officer

Clerk of Council