



6550 N. High Street
Worthington, Ohio 43085

T: 614-436-3100

Worthington City Council Agenda

Louis J.R. Goorey Municipal Building
John P. Coleman Council Chamber

Monday October 15, 2018 ~ 7:30 PM

CITY COUNCIL MEMBERS

Bonnie D. Michael
President

Scott Myers
President Pro-Tem

Rachael Dorothy
Council Member

Douglas Foust
Council Member

Beth Kowalczyk
Council Member

David Robinson
Council Member

Douglas Smith
Council Member

CITY STAFF MEMBERS

Matthew Greeson
City Manager

D. Kay Thress
Clerk of Council

1. Call To Order

2. Roll Call

3. Pledge of Allegiance

4. Visitor Comments

5. Consent Agenda

Notice to the Public: There will be no separate discussion of Consent Agenda items as they are considered to be routine by the City Council and will be adopted by one motion. If a member of the City Council, staff, or public requests discussion on a particular item, that item will be removed from the Consent Agenda and considered separately.

To address City Council regarding an item on Consent Agenda, please submit a fully completed speaker's slip to the Clerk of Council prior to the beginning of the meeting.

5.A. Approval of the Minutes

5.A.I. Meeting Minutes - October 1, 2018

5.A.II. Meeting Minutes - October 8, 2018
(Special)

5.A.III. Meeting Minutes - October 8, 2018

Recommendation: Introduce and
Approve as Presented

5.B. Ordinance No. 45-2018 Central Ohio Health Care Consortium Agreement for 2019-2021

Amending, Adopting and Ratifying the Amended and Restated Central Ohio Health Care Consortium Joint Self Insurance Agreement and Approving Participation by the City of Worthington in the Central Ohio Health Care Consortium for the Three-Year Period Beginning January 1, 2019.

Executive Summary: This Ordinance amends, adopts, and ratifies the Central Ohio Health Care Consortium (COHCC) Joint Self Insurance Agreement for the next three-year trust cycle, and approves the City's continued participation in the Consortium for the period 2019-2021.

Recommendation: Approve as Presented

Legislative History: Introduced on October 1, 2018

5.C. Ordinance No. 46-2018 Additional Appropriation

Amending Ordinance No. 41-2017 (As Amended) to Adjust the Annual Budget by Providing for Appropriations from the General Fund and Downtown Worthington Municipal Public Improvement TIF Fund Unappropriated Balances.

Executive Summary: This Ordinance appropriates \$107,300 in additional funds for the purpose of funding police overtime and costs assessed by the County for collecting property tax revenue.

Recommendation: Approve as Presented

Legislative History: Introduced on October 1, 2018

5.D. Resolution No. 56-2018 Right of Way Permit Renewal - Horizon Telecom, Inc.

Approving an Agreement and Permit for and between Horizon Telecom, Inc., an Ohio Corporation, to Operate and Maintain a Telecommunications System Within the City of Worthington Pursuant to and Subject to the Provisions of Chapter 949 of the Codified Ordinances of the City of Worthington.

Executive Summary: This Resolution approves a Telecommunications and Utilities Permit agreement for Horizon Telecom, Inc. to utilize the City's rights of way.

Recommendation: Introduce and Approve as Presented

5.E. Resolution No. 57-2018 Staffing Chart Amendment

Amending the Staffing Chart of the City of Worthington to Provide for Twenty-five (25) Firefighter EMT-P Positions in the Division of Fire for up to a One Year Period.

Executive Summary: This Resolution authorizes one additional Firefighter EMT-P position for up to a one year period.

Recommendation: Introduce and Approve as Presented

5.F. Resolution No. 58-2018 Service & Engineering Standby Generator - 2018 New & Replacement Equipment List

Amending the 2018 Capital Improvement Plan New and Replacement Equipment List

Executive Summary: This Resolution adds the Service and Engineering Standby Generator to the 2018 New and Replacement Equipment List, which provides funding for its replacement.

Recommendation: Introduce and Approve as Presented

5.G. Resolution No. 59-2018 Reappointments to City Boards & Commissions

Executive Summary: This Resolution re-appoints individuals to the Board of Zoning Appeals, Municipal Planning Commission, Architectural Review Board, Parks and Recreation Commission and Personnel Appeals Board.

Recommendation: Introduce and Approve as Presented

End of Consent Agenda

6. Public Hearings on Legislation

6.A. Ordinance No. 42-2018 Final Plan and Variances for 181 East Wilson Bridge Road

Authorizing the Final Plan to the Wilson Bridge Corridor for 181 East Wilson

Bridge Road and Authorizing Variances (Oxford Circle, LLC. c/o David Hodge).

Executive Summary: This Ordinance approves a Final Plan for 181 East Wilson Bridge Road with Variances to permit the entrance drive to exceed forty-five (45) feet in width, permit buildings to be closer than fifty (50) feet from the side property line, waive the tree replacement fee and increase the density by two units/acre.

Recommendation: Approve as Presented

Legislative History: Introduced September 4, 2018; Tabled September 17, 2018

7. Reports of City Officials

7.A. Policy Item(s)

7.A.I. Financial Report - September 2018

Executive Summary: The Finance Director will present the Financial Report for the month of September, which is attached.

Recommendation: Motion to Accept as Presented

7.A.II. Proposed 2019-2023 Capital Improvements Program

Executive Summary: Staff will overview the proposed 2019-2023 Capital Improvements Program (CIP)

8. Reports of Council Members

9. Other

10. Executive Session

11. Adjournment



STAFF MEMORANDUM
City Council Meeting – October 15, 2018

Date: September 27, 2018
To: Matthew H. Greeson
From: Lori Trego, Personnel Director
Subject: **Ordinance No. 45-2018 - COHCC Joint Self-Insurance Agreement 2019-2021**

EXECUTIVE SUMMARY

This Ordinance amends, adopts, and ratifies the Central Ohio Health Care Consortium (COHCC) Joint Self Insurance Agreement for the next three-year trust cycle, and approves the City's continued participation in the Consortium for the period 2019-2021.

RECOMMENDATION

Approve as Presented

BACKGROUND/DESCRIPTION

The City of Worthington has participated in the Central Ohio Health Care Consortium for many years to provide health insurance benefits to employees. The COHCC operates in three-year trust cycles and 2018 is the third year of the current trust. Members of the Consortium have worked with consultants and legal counsel to update and revise the Joint Self-Insurance Agreement, which is the contract document that governs the operations of the Consortium. The COHCC Board approved modifications to the agreement at the September 26, 2018 Board meeting. Provisions have been added to provide greater flexibility in recruiting new members, and to provide more options for determining stop loss pooling for very high cost claims. The updated agreement also now requires a wellness commitment for all participating entities.

The City of Worthington continues to benefit from membership in the COHCC, as even during years of high claims experience, the City's increases have been lessened by the overall performance of the Consortium. The COHCC is now comprised of eleven area cities or townships following the addition of one new member in 2018 (City of Pataskala).

ATTACHMENTS

Ordinance No. 45-2018
Amended and Restated COHCC Joint Self-Insurance Agreement

ORDINANCE NO. 45-2018

Amending, Adopting and Ratifying the Amended and Restated Central Ohio Health Care Consortium Joint Self Insurance Agreement and Approving Participation by the City of Worthington in the Central Ohio Health Care Consortium for the Three-Year Period Beginning January 1, 2019.

WHEREAS, Section 9.833 of the Ohio Revised Code permits any Political Subdivision that provides health care benefits for its officers or employees to join in any combination with other Political Subdivisions to establish and maintain a joint self-insurance program to provide health care benefits pursuant to a written agreement; and,

WHEREAS, effective January 1, 1992, the undersigned joined the Central Ohio Health Care Consortium Joint Self-Insurance Agreement (the "Original Agreement") with other Political Subdivisions and established a joint self-insurance program to provide health care benefits for its officers and/or employees; and,

WHEREAS, the Original Agreement was terminated on July 1, 1994, through the implementation and execution of Amendment No. 1 to Central Ohio Health Care Consortium Joint Self-Insurance Agreement; and,

WHEREAS, the Agreement has been amended in subsequent years; and,

WHEREAS, the undersigned, together with other signatories now desire to make additional clarifications and modifications to the Agreement as attached hereto; and,

WHEREAS, the City desires to so continue its participation in the Consortium;

NOW, THEREFORE, BE IT ORDAINED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That the Amended and Restated Central Ohio Health Care Consortium Joint Self-Insurance Agreement is hereby Amended, Adopted and Ratified as set forth in said Agreement, a copy of which is attached hereto and made a part hereof.

SECTION 2. That the City continue its participation in the Consortium under this Agreement for an additional three (3) year term commencing January 1, 2019, and that the appropriate officials of the City be authorized to execute and deliver appropriate written notification thereof to the Consortium pursuant to Section 3.06(a) of the Agreement.

ORDINANCE NO. 45-2018

SECTION 3. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center and the Worthington Community Center and shall set forth the title and effective date of the Ordinance and a statement that the Ordinance is on file in the office of the Clerk of Council. This Ordinance shall take effect and be in force from and after the earliest period allowed by law and by the Charter of the City of Worthington, Ohio.

Passed _____

President of Council

Attest:

Clerk of Council

**AMENDED AND RESTATED
CENTRAL OHIO HEALTH CARE CONSORTIUM
JOINT SELF-INSURANCE AGREEMENT**

WHEREAS, Section 9.833 of the Ohio Revised Code permits any POLITICAL SUBDIVISION that provides health care benefits for its officers or employees to join in any combination with other POLITICAL SUBDIVISIONS to establish and maintain a joint self-insurance program to provide health care benefits pursuant to a written agreement (the “AGREEMENT”); and

WHEREAS, effective January 1, 1992, a number of POLITICAL SUBDIVISIONS joined together to form the Central Ohio Health Care Consortium Joint Self-Insurance Agreement with other POLITICAL SUBDIVISIONS and established a joint self-insurance program (the “Original Agreement”) to provide health care benefits for its officers and/or employees; and

WHEREAS, the Original Agreement was restated on July 1, 1994, through the implementation and execution of Amendment No. 1 to Central Ohio Health Care Consortium Joint Self-Insurance Agreement (“Amendment No. 1”); and

WHEREAS, in 1997, the MEMBERS of the POOL adopted Amendment No. 2 to Amendment No. 1 (“Amendment No. 2”), pursuant to which Sections 3.06(a) and 8.01(b) of Amendment No. 1 were amended; and

WHEREAS, in 2000, the MEMBERS further amended Amendment No. 1 and Amendment No. 2 by replacing existing Section 6.03 with a new provision regarding the POOL CONTRIBUTION FACTOR; and

WHEREAS, in 2003, the MEMBERS further amended Amendments No. 1 and No. 2 by modifying Section 7.01 Monthly Payments and Section 7.04 Assessments adding “Thereafter, payment is subject to a 5% penalty with the interest of 1½% per month or portion thereof”; and

WHEREAS, in 2006, the MEMBERS further amended Amendments No. 1 and No. 2 by modifying Section 3.05 and making other minor clarification modifications; and

WHEREAS, in 2009, the MEMBERS amended Amendments No. 1 and No. 2 by modifying Section 4.03 to add the BOARD office of Treasurer; by modifying Section 4.03 to add the Treasurer to the Executive Committee; by modifying Section 4.05 to create a Finance Committee; and by modifying Section 4.03 to eliminate the term limitation for BOARD Chairman; and

WHEREAS, in 2016, the MEMBERS amended and restated the AGREEMENT (the “RESTATED AGREEMENT”) to incorporate all prior and current amendments into one document and to modify the AGREEMENT to: 1) create a mandatory reserve and specify the method to determine and create the mandatory funding level; and 2) establish October 1st as the MEMBER withdrawal deadline; and

WHEREAS, in 2018, the MEMBERS again desire to amend and restate the AGREEMENT to provide current operating terms under the AGREEMENT for the three-year TERM of the AGREEMENT beginning January 1, 2019, making the changes identified herein;

NOW, THEREFORE, the undersigned agree as follows:

ARTICLE ONE NAME

Section 1.01. Name. The unincorporated joint self-insurance program known as the Central Ohio Health Care Consortium (the "POOL") is hereby continued as stated herein.

Section 1.02. Duration. The POOL shall have a perpetual duration and shall continue until terminated pursuant to this AGREEMENT. Health benefits coverage hereunder for VESTED MEMBERS initially commenced on January 1, 1992, immediately upon the termination of the health care coverage that previously was provided by Central Benefits Mutual Insurance Company.

Section 1.03. Legal Status. The POOL shall be deemed to be a legal entity, separate and apart from its MEMBERS, formed for the public purpose of enabling its MEMBERS to obtain insurance, to create a joint self-insurance program, and to provide for the joint administration of POOL as well as the FUNDS of the POOL.

Section 1.04. Effective Date. This AGREEMENT amends and completely supercedes the existing Central Ohio Health Care Consortium Joint Self-Insurance Agreement (the "RESTATED AGREEMENT"). This restated AGREEMENT shall become effective as of January 1, 2019.

ARTICLE TWO DEFINITIONS

Section 2.01. Act. "ACT" means Section 9.833 of the Ohio Revised Code ("ORC") and any successor statute thereto, as amended from time to time.

Section 2.02. Administrator. "ADMINISTRATOR" means the entity designated to supervise the administration of the POOL and to perform such other duties as are set forth in any applicable Administration Agreement.

Section 2.03. Agreement. "AGREEMENT" means this Amended and Restated Central Ohio Health Care Consortium Joint Self-Insurance Agreement and all counterparts hereto, as amended from time to time.

Section 2.04. Board. "BOARD" means the Board of Directors of the POOL.

Section 2.05. Contribution(s). “CONTRIBUTION(S)” means any amounts paid by a MEMBER to any FUND.

Section 2.06. Fund. “FUND” or “FUNDS” means those amounts paid by MEMBERS pursuant to Articles Six and Seven of this AGREEMENT.

Section 2.07. Member. “MEMBER” means a POLITICAL SUBDIVISION that is a party to this AGREEMENT and that has not withdrawn from or been terminated from participation in the POOL.

Section 2.08. Political Subdivision. “POLITICAL SUBDIVISION” has the same meaning given to it by the ACT.

Section 2.09. Pool Contribution Factor. “POOL CONTRIBUTION FACTOR” has the meaning as defined in Section 6.03 hereof.

Section 2.10. Scope of Coverage. “SCOPE OF COVERAGE” means the coverage, limits and deductibles set forth in Section 4.07 hereof.

Section 2.11. Surplus Funds. “SURPLUS FUNDS” means the amount by which the FUNDS available to operate the POOL for any year or years exceed all of the costs, liabilities (including claim liabilities, claim reserves and reserves for terminal liability) and expenses of operating the POOL.

Section 2.12. Term. “TERM” means a three-year contract period entered into by the MEMBERS beginning January 1 of any of the following years: 2010, 2013, 2016, 2019, 2022, 2025.

Section 2.13. Vested and Non-Vested Members. “VESTED MEMBER” means any MEMBER who was an original MEMBER of the POOL as well as any MEMBER after such MEMBER has completed one full three-year TERM, and “NON-VESTED MEMBER” means any MEMBER who has not completed one full three-year TERM. Prior to this 2019 restatement, such MEMBERS were referred to as FOUNDING and NON-FOUNDING MEMBERS.

Section 2.14. Terms Defined Elsewhere.

ACTUARY	Section 4.07(s)
CERTIFIED PUBLIC ACCOUNTANT or CPA	Section 4.07(s)
DIRECTOR	Section 3.04(c)
ELECTION	Section 3.05(c)
EXPECTED COSTS	Section 7.01
FUNDING RATE	Section 7.01
INCURRED BUT NOT REPORTED or IBNR	Section 6.04
POOL	Section 1.01
RESTATED AGREEMENT	Section 1.04
SECOND ELECTION	Section 3.05(d)
SMALL MEMBER GROUP	Section 6.03

**ARTICLE THREE
MEMBERSHIP**

Section 3.01. Qualification. An applicant seeking membership in the POOL must meet all of the qualifications required by the ACT and, in the case of a NON-VESTED MEMBER, must demonstrate to the satisfaction of the BOARD the financial ability to pay all CONTRIBUTIONS.

Section 3.02. Application. All applicants to become MEMBERS shall apply for membership in any manner and on any form approved by or acceptable to the BOARD.

Section 3.03. Effective Time of Membership. An applicant shall become a MEMBER at the time that a duly authorized officer of the applicant executes, and a duly authorized officer of the POOL accepts, this AGREEMENT on behalf of the POOL. No applicant shall be permitted to become a MEMBER unless it provides written documentation satisfactory to the BOARD, in its sole judgment, that the applicant has the requisite capacity and authority, and has obtained all required approvals, to execute this AGREEMENT and to perform all of its obligations hereunder.

Section 3.04. Duties of Members. Each MEMBER agrees to do or cause to be done all of the following:

(a) to cooperate with and institute all loss prevention procedures and guidelines developed by the BOARD or the ADMINISTRATOR;

(b) to adopt and institute wellness program components or options as identified by the BOARD or the ADMINISTRATOR;

(c) to designate a representative of the MEMBER (a "DIRECTOR") to serve on the BOARD, and to cause that DIRECTOR to attend all monthly and special meetings of the BOARD;

(d) to provide the ADMINISTRATOR access to the records of the MEMBER during normal business hours, upon 24 hours' prior written notice and only for the purpose of conducting necessary services related to the operation of the POOL and for no other purpose;

(e) to permit the ADMINISTRATOR and any agent or attorney thereof to represent the MEMBER in investigating, litigating and settling any claim made against the POOL or the MEMBER that is within the SCOPE OF COVERAGE provided by the POOL; and

(f) to promptly pay when and as due all CONTRIBUTIONS, assessments and uncovered losses (as described in Sections 7.02 and 7.03), if any, required under this AGREEMENT.

Section 3.05. Terms of Membership.

(a) Each original VESTED MEMBER of the POOL committed to remain a MEMBER for three years, until December 31, 1994. Thereafter, the MEMBERS agreed to continue the POOL for three successive three-year terms (each such three-year period hereunder, a "TERM"). In 2003, the MEMBERS agreed to continue the POOL for successive three-year TERMS indefinitely.

(b) The MEMBERS intend that the POOL shall continue in effect indefinitely, for succeeding three-year TERMS, subject to the continual election of MEMBERS to remain participants in the POOL as provided below.

(c) On or before October 1, of the last year of the current TERM (the "ELECTION"), each MEMBER of the POOL shall indicate in writing to the BOARD whether or not it intends to continue its participation beyond the current TERM. At least two MEMBERS must elect to continue their participation for the POOL to continue. If less than two MEMBERS elect to continue, the POOL shall terminate effective as of 11:59 p.m., local Columbus, Ohio time, on December 31 of the last year of the current TERM, and the BOARD shall be responsible for winding up and dissolving the affairs of the POOL.

(d) If MEMBERS representing more than one-third (1/3) of the employees and officers of MEMBERS insured by the POOL elect to leave the POOL at the ELECTION, the remaining MEMBERS shall be given another opportunity to indicate in writing whether they desire to continue in the POOL (the "SECOND ELECTION"). The SECOND ELECTION shall be made by each remaining MEMBER on or before November 1, and at least two MEMBERS must elect to continue their participation for the POOL to continue. If less than two MEMBERS elect to continue, the POOL shall terminate effective as of 11:59 p.m., local Columbus, Ohio time, on December 31 of the last year of the current TERM, and the BOARD shall be responsible for winding up and dissolving the affairs of the POOL.

(e) If two or more MEMBERS elect to continue, either at the ELECTION or SECOND ELECTION, all such MEMBERS shall be required to participate for another three-year TERM; provided, however, that any such continuing MEMBER may voluntarily withdraw at the end of any year within that subsequent TERM upon compliance with the withdrawal provisions of Section 8.01 herein. The rights of MEMBERS to share in the SURPLUS FUNDS of the POOL upon withdrawal are governed by Section 8.01 hereof.

Section 3.06. Terms of Membership for Non-Vested Member.

(a) Upon initial entry into the POOL, each NON-VESTED MEMBER shall be required to remain a MEMBER, and may not withdraw from the POOL, until the December 31st following the second anniversary of the MEMBER'S joining the POOL. A MEMBER'S rights to participate in and/or withdraw from the POOL for any subsequent TERM shall be governed by Section 3.05 hereof.

(b) Subject to Section 8.01 hereof, NON-VESTED MEMBERS shall be entitled to share in SURPLUS FUNDS of the POOL on the same basis as VESTED MEMBERS. NON-VESTED MEMBERS shall pay a surcharge and/or otherwise buy into such surplus on terms established by the BOARD.

ARTICLE FOUR BOARD OF DIRECTORS

Section 4.01. Establishment of Board. The POOL shall have a Board of Directors, which shall, among other duties, determine the general policy of the POOL. Each MEMBER shall be entitled to appoint one DIRECTOR to the BOARD.

Section 4.02. Term of Directorships. A person appointed by a MEMBER to serve as a DIRECTOR on the BOARD shall remain in office until (1) the POOL receives evidence of the appointment of his or her successor or (2) the effective time of the withdrawal from or termination of the MEMBER'S participation in the POOL.

Section 4.03. Officers and Executive Committee. The BOARD shall annually elect from the DIRECTORS of the BOARD a Chairman, a Vice-Chairman, a Secretary, and a Treasurer. The DIRECTORS receiving the largest number of votes for each office shall be elected.

The BOARD shall annually elect an executive committee to be comprised of the Chairman, the Vice-Chairman, the Secretary and the Treasurer of the POOL, and two other DIRECTORS. The two DIRECTORS receiving the largest number of votes for the executive committee shall be elected. The executive committee may bind the BOARD only as to matters over which the BOARD has given express authorization.

Section 4.04. Meetings.

(a) Meetings of the BOARD shall be held monthly at such time as the Secretary shall prescribe. Such meetings may be held and attended in person or electronically through teleconference, video conference or other appropriate means. The Secretary shall give written or electronic notice to each DIRECTOR of the time, date, place, and format of each meeting, at least seven days prior to each meeting. This notice may, but is not required to, contain an agenda of items to be discussed. Any item of POOL business may be considered at the monthly meetings contained in the notice of the meeting.

(b) Special meetings may be called by the ADMINISTRATOR, the Chairman, or by a majority of the DIRECTORS. Only items listed for discussion in the notice of the special meeting may be considered. The Secretary shall give written or electronic notice to each DIRECTOR of the time, date, place, format and purposes of a special meeting at least three days prior to each meeting.

Section 4.05. Committees of the Board.

(a) The BOARD shall appoint a standing Finance Committee consisting of as many DIRECTORS, proxies or other designees as the BOARD chooses and to be chaired by the Treasurer. The Finance Committee shall be responsible for the POOL's pricing policies and related matters.

(b) The BOARD shall also appoint a standing Benefits Committee consisting of as many DIRECTORS, proxies or other designees as the BOARD chooses and to be chaired by a member of the Benefits Committee as selected by the Committee members. The Benefits Committee shall be responsible for evaluating benefit plan designs, wellness initiatives and related matters.

(c) The Chairman or BOARD may from time to time appoint ad hoc committees consisting of no fewer than five of the DIRECTORS. Membership of the ad hoc committees may be changed at any time by the Chairman or by the BOARD. An ad hoc committee may bind the BOARD only as to matters over which the BOARD has given such committee express authorization.

Section 4.06. Compensation. DIRECTORS shall be entitled to reimbursement of actual expenses incurred in the pursuit of POOL business and such other reasonable and lawful compensation as may be awarded from time to time by the BOARD.

Section 4.07. Powers and Duties. The BOARD is authorized and directed to carry out each and every act necessary, convenient or desirable to and for carrying out the purpose of this AGREEMENT and the POOL, including, but not limited to:

- (a) hiring the ADMINISTRATOR;
- (b) receiving MEMBERS' CONTRIBUTIONS;
- (c) administering the POOL and settling and paying, or causing the payment of, claims on behalf of the MEMBERS;
- (d) making and entering into contracts to conduct and operate the POOL, including, but not limited to, the execution of an administrative agreement with the ADMINISTRATOR;
- (e) employing agents and employees on behalf of the POOL;
- (f) establishing and adopting requirements for membership in the POOL, including, but not limited to, a potential member's commitment to certain wellness initiatives to be identified by the BOARD and/or the ADMINISTRATOR;
- (g) approving new MEMBERS;
- (h) terminating the participation of existing MEMBERS;

- (i) approving and amending the annual budget of the POOL;
- (j) resolving disputes over the SCOPE OF COVERAGE provided by the POOL;
- (k) approving educational and other programs relating to risk reduction;
- (l) approving reasonable and necessary loss reduction and preventive procedures to be followed by all MEMBERS;
- (m) approving each MEMBER'S FUNDING RATE (as that term is defined in Section 7.01 hereof);
- (n) establishing rules and regulations regarding the payment of FUNDS from the POOL as shall from time to time seem appropriate or necessary, including the payment of reasonable expenses related to the administration of the POOL;
- (o) establishing and adopting policies for the administration of the POOL and/or the FUNDS, including, but not limited to investment and mandatory reserve policies as well as policies for pricing and rating;
- (p) investing POOL monies;
- (q) providing surety and/or fidelity bonds for DIRECTORS and all persons charged with the custody or investment of POOL FUNDS;
- (r) purchasing directors and officers, errors and omissions and such other insurance coverage for the benefit of the POOL and its DIRECTORS as the BOARD shall deem necessary, appropriate or desirable;
- (s) hiring an independent actuary who shall be a member of the American Academy of Actuaries (the "ACTUARY") as well as a CERTIFIED PUBLIC ACCOUNTANT (the "CPA") to perform duties required by ORC Section 9.833 or otherwise by the BOARD;
- (t) hiring independent legal counsel to provide services to the BOARD and POOL, as necessary;
- (u) establishing one or more bank accounts, which may include establishing a trust(s) with the trust department(s) of one or more National bank(s), to collect premiums, pay claims and otherwise to manage and account for all POOL FUNDS;
- (v) requiring the ADMINISTRATOR to provide evidence of coverage satisfactory to the BOARD with respect to stop-loss and/or any other kind of insurance purchased by the ADMINISTRATOR for the benefit of the POOL; and

(w) determining whether the POOL has any SURPLUS FUNDS and, if so, how such SURPLUS FUNDS shall be utilized for the operation of the POOL and/or shall be distributed to MEMBERS, in accordance with the terms of this AGREEMENT.

The coverage, limits, deductibles and other terms of the health care benefits (the "SCOPE OF COVERAGE") to be provided by the POOL are described in documents maintained by the BOARD and incorporated herein by this reference. From time to time, the BOARD may revise the SCOPE OF COVERAGE as it deems necessary or appropriate.

The BOARD may delegate one or more of these duties to one or more committees established under Section 4.05, with oversight and approval retained by the BOARD.

Section 4.08. Voting; Proxies. Each DIRECTOR shall be entitled to one vote on each matter voted upon by the BOARD, except that the Chairman shall have an additional vote in the event of a tie. A DIRECTOR may be represented and may vote by a proxy appointed by an instrument in writing signed by the DIRECTOR and confirmed by the MEMBER which elected such DIRECTOR, but such instrument must be filed with the Secretary of the meeting before the person holding the proxy shall be allowed to vote.

The BOARD may include in any process or procedure for administering the POOL, including voting, the use of alternative media, including, but not limited to, telephonic, facsimile, computer or other such electronic means as available. Use of alternative media shall be deemed to satisfy any requirements of the POOL or this AGREEMENT requiring a "written" document or an instrument signed "in writing" to the extent permissible under the ORC, or the Internal Revenue Code of 1986, as amended, if applicable.

Section 4.09. Quorum. A quorum of the BOARD shall consist of fifty percent (50%) of the DIRECTORS. Except as provided in Section 11.09 below, the affirmative vote of a majority of the DIRECTORS present at a meeting at which a quorum is present shall be the vote of the BOARD.

ARTICLE FIVE ADMINISTRATOR

Section 5.01. Contract. The BOARD shall contract with an ADMINISTRATOR and delegate to such ADMINISTRATOR some or all of its contractual powers and duties (set forth in Article Four above), as the BOARD shall deem advisable.

Section 5.02. Annual Report. The BOARD shall require the ADMINISTRATOR to prepare and present to the BOARD an annual report regarding the condition of the POOL, within 90 days after each calendar year end. The report shall be in such form and include such information as is prescribed by, or acceptable to, the BOARD. The report may be consolidated with the ADMINISTRATOR'S budget recommendation required by Section 6.02 hereof.

**ARTICLE SIX
POOL FUNDS**

Section 6.01. Establishment of the Funds(s). The BOARD shall establish one or more FUNDS which shall consist of MEMBER CONTRIBUTIONS in amounts it deems sufficient to annually fund the administrative expenses of the POOL, to purchase excess insurance, stop-loss insurance or reinsurance for the POOL, to pay current year claims and claim expenses and to establish and maintain sufficient reserves. At or about the close of any three-year TERM hereunder, the BOARD may also establish one or more FUNDS, which may consist of MEMBER CONTRIBUTIONS and/or any existing SURPLUS FUNDS, in amounts it deems appropriate to fund the claims, claims expense and other costs and expenses associated with the termination and run-off of the three-year TERM then ending.

Section 6.02. Budget. No later than October 1 in each POOL year, the ADMINISTRATOR shall prepare and submit to the BOARD an estimate of the budget of the POOL for the succeeding calendar year. If the budget is acceptable to the BOARD, the BOARD shall approve such budget in the manner established in Article Four.

Section 6.03. Pool Contribution Factor. The POOL CONTRIBUTION FACTOR for each MEMBER of the POOL shall be as follows:

Number of Employees and Officers Insured by the MEMBER -----	Percentage of Adjustment Related to the MEMBER'S Loss Experience -----	Percentage of Adjustment Related to the POOL'S Loss Experience -----
50-99	20%	80%
100-124	30%	70%
125-149	40%	60%
150-199	50%	50%
200-299	60%	40%
300 +	80%	20%

With respect to those MEMBERS whose number of insured employees and officers is fewer than 50, all such MEMBERS shall be treated as a single group (the "SMALL MEMBER GROUP"). The POOL CONTRIBUTION FACTOR for each MEMBER in the SMALL MEMBER GROUP shall be determined by adding all employees and officers insured by each MEMBER in the SMALL MEMBER GROUP, and by then applying the percentages shown in the chart shown above to that total. Such determination shall reviewed at the conclusion of each TERM in order to determine whether any MEMBER should be removed from or return to the SMALL MEMBER GROUP, as well as the POOL CONTRIBUTION FACTOR to be applied for the upcoming TERM.

Each POOL CONTRIBUTION FACTOR shall remain constant for the entire life of the POOL, subject to change only as provided in Section 11.09 hereof. Notwithstanding the above, the BOARD shall have the authority to use reasonable

discretion in the consideration of extenuating circumstances that may apply to any MEMBER in the determination and application of the appropriate POOL CONTRIBUTION FACTOR for such MEMBER. Further, the BOARD may develop and adopt policies regarding pricing and rates for MEMBERS, and particularly new NON-VESTED MEMBERS (as provided in Section 4.07(o)), based on the prior status of such MEMBER's benefit programs (e.g., fully-insured, self-funded with run-out claims liability, self-funded without run-out claims liability, etc.).

Additionally, and notwithstanding anything contained in this AGREEMENT elsewhere to the contrary, the MEMBERS in the SMALL MEMBER GROUP shall be treated as if they were a single MEMBER not only for purposes of determining their POOL CONTRIBUTION FACTOR, but also for purposes of allocating and distributing SURPLUS FUNDS, establishing the FUNDING RATE for the SMALL MEMBER GROUP and for determining and assessing supplemental payments to the POOL under Article Seven of the AGREEMENT. In each such case, the MEMBER'S rights and/or liabilities within the SMALL MEMBER GROUP shall be determined by dividing (a) the number of employees and officers insured by the MEMBER by (b) the total number of all employees and all officers insured by all MEMBERS within the SMALL MEMBER GROUP, and applying that fraction to each such MEMBER as the BOARD shall deem appropriate under the circumstances.

Except as otherwise provided in the preceding paragraph, the MEMBERS in the SMALL MEMBER GROUP shall be treated as separate and distinct MEMBERS for all other purposes under the AGREEMENT. The BOARD shall have the authority to interpret this AGREEMENT to resolve any conflicts or issues arising out of the creation of the SMALL MEMBER GROUP and the allocation of any rights and liabilities to each MEMBER within the SMALL MEMBER GROUP.

Section 6.04. Mandatory Reserve. The BOARD shall establish a mandatory reserve for the purposes of protecting the FUND from future losses and maintaining fiscal solvency. This reserve shall be set aside for contingencies and potential unforeseen liabilities such as a spike in claims payments in excess of expected claims. As a part of the annual budget process, the mandatory reserve target shall be calculated as the greater of either the FUND'S INCURRED BUT NOT REPORTED ("IBNR") estimate as identified by the ADMINISTRATOR, or the prior year's average three month claims expense. For purposes of a NON-VESTED MEMBER, the pricing of such reserve amount will be phased in over the first two years of the NON-VESTED MEMBER's participation in the POOL. Should additional CONTRIBUTIONS be required to achieve the reserve funding target, the BOARD shall determine a reserve surcharge for MEMBERS to be included in the MEMBERS' CONTRIBUTIONS.

Section 6.05. Surplus Funds. In the event that MEMBER CONTRIBUTIONS exceed claims and expenses for the FUND, the BOARD, shall first apply the SURPLUS FUNDS to the mandatory reserve. Should the reserve exceed the BOARD'S established funding target, the BOARD may, in its sole discretion, apply SURPLUS FUNDS toward the CONTRIBUTIONS of MEMBERS for any subsequent year, and/or fund any other necessary and proper cost, liability and/or expense of the POOL. Additionally, the BOARD may refund to its MEMBERS all or some portion of the excess payments, if

any, made by its MEMBERS to the POOL, which reimbursement may be based on each MEMBER'S and the POOL'S loss experience and such other factors as the BOARD deems appropriate under the circumstances. The BOARD shall determine the amount of SURPLUS FUNDS, if any, as of December 31 of each year hereunder on or before April 1 in each succeeding year, and shall promptly communicate this information to each MEMBER.

Section 6.06. Purchase of Stop-Loss Insurance. The BOARD shall use its best efforts hereunder to purchase aggregate stop-loss insurance for the POOL. The BOARD shall also investigate the purchase of specific stop-loss coverage, and upon the termination of the POOL, the availability of insurance to cover the terminal liabilities of the withdrawing MEMBERS, and shall purchase such coverage if deemed to be in the best interests of the MEMBERS at that time. The BOARD may, in its discretion, create sub-pools for the allocation of the costs for any purchased stop-loss coverage, with such factors to be reviewed on an actuarial basis, and applied each TERM.

Section 6.07. Actuarial and Financial Reports. The BOARD shall require the ACTUARY and the CPA to prepare and deliver to the BOARD the report(s) required by ORC Section 9.833.

ARTICLE SEVEN FUNDING SCOPE OF RISK SHARING PROTECTION

Section 7.01. Monthly Payments. On or before October 1 in each year, the BOARD (after consultation with its ADMINISTRATOR, its ACTUARY or such other persons as the BOARD may deem necessary or appropriate) shall calculate the expected costs ("EXPECTED COSTS") for the POOL for the next calendar year. EXPECTED COSTS shall include anticipated claims costs and fixed and administrative costs associated with the operation of the POOL, including premiums for stop-loss insurance, excess insurance and directors and officers' liability insurance, errors and omissions insurance and fees for its ADMINISTRATOR, ACTUARY, CPA and legal counsel. After calculating EXPECTED COSTS and on or about October 1 in each year, the BOARD shall determine each MEMBER'S FUNDING RATE ("FUNDING RATE"). A MEMBER'S FUNDING RATE shall be determined with reference to the number of employees and officers of the MEMBER who are covered by the POOL as of September 1, the loss experience of the MEMBER and the MEMBER'S POOL CONTRIBUTION FACTOR. FUNDING RATES shall be established so as to enable the POOL to satisfy its EXPECTED COSTS, as well as any additional funding deemed necessary or appropriate by the BOARD. By way of example, the BOARD may establish FUNDING RATES to provide funds in excess of EXPECTED COSTS in order to establish reserves for future POOL year operations.

FUNDING RATES shall be paid monthly by MEMBERS, and payment must be received by the POOL on or before the 15th of each month hereunder with no grace period whatsoever. Thereafter, payment is subject to a 5% penalty with the interest of 1½% per month or portion thereof.

Section 7.02. Assessments. From time to time, the BOARD may require that MEMBERS make supplemental payments to the POOL for any necessary or appropriate purpose where there is reasonable concern that FUNDS then available to the POOL (whether through surplus, monthly payments of FUNDING RATES, stop-loss coverage, reinsurance or otherwise) will not be sufficient to meet the responsibilities of the POOL; provided, however, that the total of such supplemental payments and all payments under Section 7.01 hereof in any year shall not exceed two hundred percent (200%) of the EXPECTED COSTS for that POOL year. The BOARD may assess supplemental payments from MEMBERS, including withdrawn or terminated MEMBERS (related to their period of membership in the POOL), for any one or more years of their membership. All assessments for supplemental payments shall be made proportionately among the MEMBERS of the POOL for the year as to which the assessment relates, in direct relation to each MEMBER'S FUNDING RATE for that year.

MEMBERS shall be responsible for supplemental payments during the life of the POOL and any later period when claims or expenses need to be paid which are attributable to any year of membership during which the event causing the expenses or claims requiring the supplemental payments occurred.

Section 7.03. Member Reversion.

(a) In the event that the losses of the POOL in any year exceed amounts paid to the POOL under Sections 7.01 and 7.02, together with all stop-loss, reinsurance and other coverage then in effect, then the payment of any uncovered losses shall be covered by the POOL and such losses shall be allocated to the MEMBERS as part of the POOL CONTRIBUTION FACTOR described in Section 6.03.

(b) In the event that the administrative costs and expenses of operating the POOL exceed the FUNDS available therefor, including but not limited to amounts available to the POOL by assessment under Section 7.02, then the BOARD may assess the MEMBERS for such deficiency. All such assessments shall be made proportionately among the MEMBERS for the year, as to which the assessment relates, in direct relation to each MEMBER'S FUNDING RATE for that year.

Section 7.04. Payment of Assessments. Each MEMBER shall promptly pay all assessments hereunder, and in each case no later than the forty-fifth (45th) day after the BOARD has given the MEMBER written notice of the assessment, with no grace period whatsoever. Thereafter, payment is subject to a 5% penalty with the interest of 1½% per month or portion thereof.

**ARTICLE EIGHT
MEMBER'S WITHDRAWAL OR TERMINATION**

Section 8.01. Withdrawal.

(a) A VESTED MEMBER, or a NON-VESTED MEMBER that has completed its membership requirement as described in Section 3.06, may withdraw from

the POOL by giving prior written notice to the POOL no later than October 1 of the year in which membership is to cease. The MEMBER'S withdrawal shall be effective as of 11:59 p.m., local Columbus, Ohio time, on December 31 in the year in which such notice is given; provided, however, that the MEMBER shall remain liable thereafter for any assessments which the BOARD may make under Sections 7.02 and/or 7.03. At and after the effective time of withdrawal, the withdrawing MEMBER shall be wholly and solely responsible for providing health care (and other, if any) benefits that previously had been provided by the POOL, including but not limited to any and all IBNR and/or terminal liabilities related to its prior POOL participation, to the extent such expenses exceed the total of the MEMBER's CONTRIBUTIONS for the last three months as an active MEMBER, and the POOL shall have absolutely no liabilities to the MEMBER in that regard.

(b) No withdrawing MEMBER shall have any rights whatsoever to participate in a distribution of the SURPLUS FUNDS of the POOL, whether then or any time thereafter.

Section 8.02. Termination. Upon a vote of the BOARD taken in accordance with Article Four and upon five days' written notice, a MEMBER'S participation may be terminated if such MEMBER materially breaches or violates any of the terms of this AGREEMENT. Without limiting the generality of the foregoing, the failure of a MEMBER to promptly make payments to the POOL in complete conformity with the provisions of Article Seven shall be deemed to be a material breach and violation of this AGREEMENT which warrants termination. Upon termination, the terminated MEMBER shall (a) remain liable for any and all amounts remaining due and unpaid under Article Seven, (b) have no rights whatsoever to share in any SURPLUS FUNDS then and/or at any time thereafter, and (c) effective as of 11:59 p.m., local Columbus, Ohio time, on the date on which such termination is effective, the terminated MEMBER shall be wholly and solely responsible for providing health care (and other, if any) benefits that previously had been provided by the POOL, including, but not limited to, any and all IBNR and/or terminal liabilities related to its prior POOL participation, to the extent such expenses exceed the total of the MEMBER's CONTRIBUTIONS for the last three months as an active MEMBER, and the POOL shall have absolutely no liabilities to the MEMBER in that regard.

ARTICLE NINE TERMINATION OF POOL

Section 9.01. Termination. This AGREEMENT may be terminated only by the written agreement of no less than two-thirds (2/3) of all MEMBERS. After a vote to terminate the POOL, the BOARD shall wind-up the POOL'S business as quickly as practicable, but in any event shall complete this process no later than 12 months after the termination date. During such period, the POOL shall continue to pay all claims and expenses until the POOL FUNDS are exhausted.

After payment of all claims and expenses, or upon the termination of the 12-month period, any remaining SURPLUS FUNDS held by the POOL shall be paid to the

MEMBERS of the POOL who are MEMBERS as of the termination date. The BOARD shall determine the manner in which such SURPLUS FUNDS shall be distributed, and shall consider (a) the percentage relationship which each MEMBER'S CONTRIBUTIONS to the POOL for the prior three calendar years of the POOL bears to all MEMBERS' CONTRIBUTIONS to the POOL for that same period and (b) the loss experiences of each MEMBER for the prior three calendar years of the POOL. If, after the payment of all claims and expenses, or upon the termination of the 12-month period, the POOL'S funds are not sufficient to pay claims and expenses, the payment of any uncovered losses shall revert to and be the sole obligation of the individual MEMBERS against which the claims or expenses were made, and the BOARD shall assess such MEMBERS for the full amount owed.

The POOL, through the BOARD, may require that MEMBERS provide written documentation satisfactory to the BOARD, in its sole judgment, that such MEMBER has the requisite capacity and authority, and has obtained all required approvals, to vote on any matter contemplated by this Section 9.01.

The POOL shall not be responsible for any claims filed after the 12-month period. MEMBERS shall remain obligated to make payments to the POOL pursuant to Article Seven related to periods prior to the termination date.

ARTICLE TEN INDEMNIFICATION

Section 10.01. Indemnification. Subject to the determination required by Section 10.03 below, the POOL shall indemnify any officer or DIRECTOR of the POOL who was or is a party, or is threatened to be made a party, to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative (including, without limitation, any action threatened or instituted by or in the right of the POOL), against expenses (including, without limitation, reasonable attorneys' fees, filing fees, court reporters' fees and transcript costs), judgments, fines and amounts paid in settlement actually and reasonably incurred by the officer or DIRECTOR in connection with such action, suit or proceeding if he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interests of the POOL, and with respect to any criminal action or proceeding, he had no reasonable cause to believe his conduct was unlawful. A person claiming indemnification under this Section 10.01 shall be presumed, in respect of any act or omission giving rise to such claim for indemnification, to have acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interests of the POOL, and with respect to any criminal matter, to have had no reasonable cause to believe his conduct was unlawful, and the termination of any action, suit or proceeding by judgment, order, settlement or conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, rebut such presumption.

Section 10.02. Court-Approved Indemnification. Anything contained in this AGREEMENT or elsewhere to the contrary notwithstanding:

(a) the POOL shall not indemnify any officer or DIRECTOR of the POOL who was a party to any completed action or suit instituted by or in the right of the POOL to procure a judgment in its favor by reason of the fact that he is or was a DIRECTOR, officer, employee or agent of the POOL, in respect of any claim, issue or matter asserted in such action or suit as to which he shall have been adjudged to be liable for acting with reckless disregard for the best interests of the POOL or misconduct (other than negligence) in the performance of his duty to the POOL unless and only to the extent that the Court of Common Pleas of Franklin County, Ohio or the court in which such action or suit was brought shall determine upon application that, despite such adjudication of liability, and in view of all the circumstances of the case, he is fairly and reasonably entitled to such indemnity as such Court of Common Pleas or such other court shall deem proper; and

(b) the POOL shall promptly make any such unpaid indemnification as is determined by a court to be proper as contemplated by this Section 10.02.

Section 10.03. Determination Required. Any indemnification provided for under Section 10.01 and not precluded under Section 10.02 shall be made by the POOL only upon a determination that such indemnification of the officer or DIRECTOR is proper in the circumstances because he has met the requirements set forth in Section 10.01. Such determination may be made only (a) by a majority vote of a quorum consisting of DIRECTORS of the BOARD who were not and are not parties to, or treated with, any such action, suit or proceeding, or (b) if such a quorum is not obtainable or if a majority of a quorum of disinterested DIRECTORS so directs, in a written opinion by independent legal counsel other than an attorney, or a firm having associated with it an attorney, who has been retained by or who has performed services for the POOL or any person to be indemnified, within the past five years, or (c) by the court in which such action, suit or proceeding was brought, if any.

Section 10.04. Advances for Expenses. Expenses (including, without limitation, reasonable attorneys' fees, filing fees, court reporters' fees and transcript costs) incurred in defending any action, suit or proceeding referred to in Section 10.01 shall be paid by the POOL in advance of the final disposition of such action, suit or proceeding to or on behalf of the officer or DIRECTOR promptly as such expenses are incurred by him, but only if such officer or DIRECTOR shall first agree, in writing, to repay all amounts so paid in respect of any claim, issue or other matter asserted in such action, suit or proceeding in defense of which he shall not have been successful on the merits or otherwise:

(a) if it shall ultimately be determined as provided in Section 10.03 that he is not entitled to be indemnified by the POOL as provided under Section 10.01; or

(b) if, in respect of any claim, issue or other matter asserted by or in the right of the POOL in such action or suit, he shall have been adjudged to be liable for acting with reckless disregard for the best interests of the POOL or misconduct (other than negligence) in the performance of his duty to the POOL, unless and only to the extent that the Court of Common Pleas of Franklin County, Ohio or the court in which such action or suit was brought shall determine upon application that, despite such

adjudication of liability, and in view of all the circumstances, he/she is fairly and reasonably entitled to all or part of such indemnification.

Section 10.05. Article Ten Not Exclusive. The indemnification provided by this Article Ten shall not be exclusive of, and shall be in addition to, any other rights to which any person seeking indemnification may be entitled, and shall continue as to a person who has ceased to be an officer or DIRECTOR of the POOL and shall inure to the benefit of the heirs, executors, executors, and administrators of such a person.

ARTICLE ELEVEN MISCELLANEOUS

Section 11.01. Ohio Law Governs. This AGREEMENT shall be governed by and construed in accordance with the laws of the State of Ohio.

Section 11.02. Enabling Action by Members. If any action requiring the vote, consent or approval of any or all MEMBERS of the POOL, is required in order to make permissible or lawful any actions contemplated by this AGREEMENT, each DIRECTOR will vote for such action on behalf of its MEMBER.

Section 11.03. Counterparts. This AGREEMENT and any amendment hereto may be executed in one or more counterparts, each of which shall be deemed to be an original, but all counterparts taken together shall constitute one and the same AGREEMENT.

Section 11.04. Severability. The invalidity or unenforceability of any provision of this AGREEMENT in any particular respect shall not affect the validity and enforceability of any other provision of this AGREEMENT or of the same provision in any other respect.

Section 11.05. Captions. All captions used in this AGREEMENT are for convenience or reference only, do not form a substantive part of this AGREEMENT and shall not restrict or enlarge any substantive provision of this AGREEMENT.

Section 11.06. Notices. All notices and other communications required or permitted under this AGREEMENT shall be in writing and shall be mailed by regular U.S. mail, postage prepaid, or otherwise delivered by hand or by messenger, addressed (a) if to a MEMBER, to the DIRECTOR representing that MEMBER at such DIRECTOR'S address set forth on the last page of this AGREEMENT or at such other address as the MEMBER or DIRECTOR shall have furnished to the POOL in writing or (b) if to the POOL, at the POOL address set forth on the last page of this AGREEMENT and addressed to the attention of the Secretary of the POOL or at such other address as the POOL shall have furnished to the MEMBERS in writing. Each such notice or other communication shall for all purposes of this AGREEMENT be treated as effective or having been given (a) when delivered, if delivered personally or (b) if sent by mail, when deposited in a regularly maintained receptacle for the deposit of the United States mail, addressed and mailed in compliance with this Section 11.06.

Notwithstanding the foregoing, the parties may elect to use alternative media for the purpose of providing such notices and communications, including, but not limited to, facsimile, computer or other such electronic means as are available, provided that any method used shall include a confirmation statement or receipt providing evidence that such transmission was received by the intended recipient.

Section 11.07. Entire Agreement. This AGREEMENT constitutes the entire agreement between the parties hereto in respect of the subject matter of this AGREEMENT, and this AGREEMENT supersedes all prior and contemporaneous agreements between the parties hereto in respect of the subject matter of this AGREEMENT.

Section 11.08. Pronouns; Gender. All pronouns and any variations thereof used in this AGREEMENT to refer to any person or persons shall be deemed to refer to the masculine, feminine, neuter, singular or plural, as the identity of the person or persons may require.

Section 11.09. Amendment. This AGREEMENT may be amended only by the written agreement of no less than two-thirds (2/3) of all MEMBERS. The POOL, through the BOARD, may require that MEMBERS provide written documentation satisfactory to the BOARD, in its sole judgment, that such MEMBER has the requisite capacity and authority, and has obtained all required approvals to vote on any matter contemplated by this Section 11.09.

Section 11.10. Other Instruments. The MEMBERS agree to execute such further instruments and to take such further action as may reasonably be necessary to carry out the intent of this AGREEMENT.

IN WITNESS WHEREOF, this AGREEMENT was executed on the _____ day of _____, 2018 by the undersigned duly authorized officer of the MEMBER indicated below:

ACCEPTED FOR THE CENTRAL
OHIO HEALTH CARE
CONSORTIUM:

MEMBER:

By: _____
Title: _____

By: _____
Title: _____

Address: _____

Address: _____



STAFF MEMORANDUM
City Council Meeting – October 15, 2018

Date: September 27, 2018

To: Matthew H. Greeson, City Manager

From: Scott F. Bartter, Finance Director

Subject: **Ordinance No. 46-2018 - Additional Appropriation**

EXECUTIVE SUMMARY

This ordinance appropriates additional funds for the purpose of funding police overtime and costs assessed by the County for collecting property tax revenue for the Downtown TIF.

RECOMMENDATION

Approve as Presented

BACKGROUND

The Police Division has experienced a shortage of staff due to a combination of both long-time employees retiring and injury to current employees. Staff expects that as newly hired police officers complete their training and become available that the overtime usage will decrease. This Ordinance provides an additional appropriation to pay the overtime costs.

The City has received the first distribution of funds associated with the Tax Increment Financing District in Old Worthington. The City owes payments to Franklin County associated with collection costs of the funds and other costs identified in the Ohio Revised Code. This Ordinance appropriates the funds necessary to make the payment to the County.

FINANCIAL IMPLICATIONS/FUNDING SOURCES

\$107,300

ATTACHMENTS

Ordinance No. 46-2018

ORDINANCE NO. 46-2018

Amending Ordinance No. 41-2017 (As Amended) to Adjust the Annual Budget by Providing for Appropriations from the General Fund and Downtown Worthington Municipal Public Improvement TIF Fund Unappropriated Balances.

WHEREAS, the Charter of the City of Worthington, Ohio, provides that City Council may at any time amend or revise the Budget by Ordinance, providing that such amendment does not authorize the expenditure of more revenue than will be available;

NOW, THEREFORE, BE IT ORDAINED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That there be and hereby is appropriated from the General Fund and Capital Improvements Fund unappropriated balances to:

<u>Account No.</u>	<u>Description</u>	<u>Amount</u>
<u>General Fund #101</u>		
101.2020.511151	Overtime – Police Community Service	\$ 100,000.00
	General Fund Totals	\$ 100,000.00
<u>Downtown Worthington TIF #935</u>		
935.9020.540528	County Auditor Fees	\$ 1,575.00
935.9020.560980	TIF Fund Reimbursement	\$ 5,725.00
	Total TIF Funds	\$ 7,300.00

SECTION 2. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center and the Worthington Community Center and shall set forth the title and effective date of the Ordinance and a statement that the Ordinance is on file in the office of the Clerk of Council. This Ordinance shall take effect and be in force from and after the earliest period allowed by law and by the Charter of the City of Worthington, Ohio.

Passed _____

President of Council

Attest:

Clerk of Council



STAFF MEMORANDUM
City Council Meeting – October 18, 2018

Date: October 5, 2018

To: Matthew H. Greeson

From: D. Kay Thress, City Clerk

Subject: **Resolution No. 56-2018 - Right of Way Permit Renewal - Horizon Telecom, Inc.**

EXECUTIVE SUMMARY

This Resolution approves a Telecommunications and Utilities Permit agreement for Horizon Telecom, Inc. to utilize the City's rights of way.

RECOMMENDATION

Introduce and Approve as Presented

BACKGROUND/DESCRIPTION

Section 949 of the City's Codified Ordinances requires that persons desiring to utilize the City's Rights of way to provide public utility and / or telecommunications services, other than cable television service, obtain a Telecommunication and Utility Permit. The City has received an application from Horizon Telecom, Inc. for renewal of its permit. This Resolution authorizes the City Manager to sign the Telecommunications and Utility Permit for the use of the Rights of Way in Worthington. The permit is for three years.

FINANCIAL IMPLICATIONS/FUNDING SOURCES (if applicable)

The City charges an annual fee of \$1,000 for entities that utilize less than 30 miles of right of way.

ATTACHMENTS

Resolution No. 56-2018
Permit Agreement

RESOLUTION NO. 56-2018

Approving an Agreement and Permit for and between Horizon Telecom, Inc., an Ohio corporation, to Operate and Maintain a Telecommunications System Within the City of Worthington Pursuant to and Subject to the Provisions of Chapter 949 of the Codified Ordinances of the City of Worthington.

WHEREAS, Horizon Telecom, Inc., an Ohio corporation, has requested authority to provide telecommunications services in the City of Worthington; and,

WHEREAS, the City of Worthington has enacted a comprehensive Right-of-Way Ordinance, Chapter 949 of the Codified Ordinances of the City of Worthington; and,

WHEREAS, City Council found the technical ability, and plan for services of Horizon Telecom Inc. acceptable; and,

WHEREAS, Horizon Telecom, Inc. has facilities within the community under a permit initially approved in 2013; and,

WHEREAS, the authority is nonexclusive; and,

WHEREAS, Horizon Telecom Inc. has certified that the company meets the criteria of Section 949.05 of the Codified Ordinances of the City of Worthington for the issuance of a permit.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That pursuant to Chapter 949 of the Codified Ordinances of the City of Worthington, an agreement between the City of Worthington and Horizon Telecom, Inc., an Ohio corporation as attached hereto and made a part hereof is hereby authorized and approved and the City Manager is hereby authorized and directed to execute said agreement on behalf of the City, upon approval thereof by the Director of Law.

SECTION 2. That the Clerk of Council be and hereby is instructed to record this Resolution in the appropriate record book.

Adopted _____

President of Council

Attest:

Clerk of Council

TELECOMMUNICATIONS AND UTILITY PERMIT FOR THE USE OF PUBLIC RIGHTS-OF-WAY WITHIN THE CITY OF WORTHINGTON, OHIO

This Agreement is executed on this ____ day of _____, 2018, by and between Horizon Telecom, Inc., an Ohio corporation, (“Company”) and the City of Worthington, Ohio, an Ohio municipal corporation (the “City”) pursuant to Resolution No. _____ passed by the Worthington City Council on _____, 20__.

Now, therefore, in consideration of the foregoing and of the covenants, promises and conditions hereinafter set forth it is hereby agreed as follows:

- I. That the Company, a corporation organized under the laws of the State of Ohio, its successors and assigns, is hereby granted the non-exclusive right, privilege and authority in accordance with the provisions of Chapter 949 of the Codified Ordinances of the City to acquire, construct, maintain and operate a telecommunications system and/or utility in the City in and under, above, across and along the streets, alleys, thoroughfares, public rights-of-way, public property and easements as the same now exist or may hereafter be laid out in the City, with minimum interference with the proper use of same, for the provision of all competitive telecommunications services as authorized by the Public Utilities Commission of Ohio.
- II. The Company shall construct and operate the telecommunications and/or utility system in accordance with all laws, ordinances, construction standards, governmental requirements, FCC technical standards and any other standards incorporated by reference. Nothing in this Agreement permits the Company to provide any other utility services or cable television services.
- III. The Company shall comply with the applicable requirements of Chapter 949 of the City Codified Ordinances.
- IV. The Company shall pay the annual permit fee as determined by City Codified Ordinances Section 949.07.
- V. The Company agrees that all contractors and subcontractors proposed for work on construction, installation, operation, maintenance and repair of the system shall be properly licensed under the laws of the state of Ohio and all City ordinances.
- VI. Subject to the final requirements of this Section VI, in those areas where telephone and electric services are provided by underground facilities, the Company shall place all new facilities underground. In all other areas, the Company agrees to use its Best Efforts (as defined in Chapter 949 of the City Codified Ordinances) to place all facilities in the City right-of-way underground except for equipment which is customarily placed on or above the ground in conjunction with underground transmission facilities. In addition, where the City Manager or his designee determine that such transmission facilities should not be located underground, the City Manager shall have the authority to relieve the Company of the requirement to do so. In making such a determination, the City Manager may take into account unusual circumstances or physical characteristics including but not limited to the existence of underground facilities which might interfere with the operations of the Company, topographical features or use requirements which may interfere with existing facility locations. The City Manager may also relieve the Company of the requirement to locate transmission facilities underground when to do so in a particular circumstance

would not be in the best interest of the City. The installation of above-ground locator wire markers is prohibited.

- VII. The rights, privileges and authority hereby granted shall not be effective prior to acceptance of this Agreement by the Company and the City and shall terminate three years from the date of acceptance.
- VIII. The Company shall, at its sole cost and expense, fully indemnify, defend and hold harmless the City, its officers, public officials, boards and commissions, agents and employees from and against any and all lawsuits, claims, causes of action, actions, liability, and judgments for injury or damages in connection with this permit, the Company system, and construction, installation, maintenance, and repair thereof.
- IX. Whenever in this Agreement the City or Company is referred to, such reference shall be deemed to include the respective successor or assign of either, and all rights, privileges, and obligations herein contained shall bind and inure to the benefit of such respective successor or assign, in which the predecessor of such successor or assign is divested of all such rights, privileges, or obligations, whether so expressed or not.
- X. The terms and provisions of this Agreement are joint and several, and the invalidity of any part shall not affect the validity of the Agreement.
- XI. If this permit involves the installation of small cell facilities or wireless support structures in the right of way, then the Company shall also comply with the applicable requirements of Chapter 955 of the City Codified Ordinances. In the case of any conflict between the requirements of Chapter 955 and Chapter 949 of the City Codified Ordinances, the provisions of Chapter 955 shall control.

[Signature]
Witness

[Signature]
Witness

Witness

Witness

Approved as to Form:

Law Director, City of Worthington

HORIZON TELECOM, INC.

By: [Signature]

Name: Tammy D Perry

Title: Director, Service Delivery

CITY OF WORTHINGTON

By: _____

Name: _____

Title: _____

RESOLUTION NO. 57-2018

Amending the Staffing Chart of the City of Worthington to Provide for Twenty-five (25) Firefighter EMT-P Positions in the Division of Fire for up to a One Year Period.

WHEREAS, in its adoption of Resolution 74-2017 City Council approved a Staffing Chart for the City providing the staffing levels for each of the departments and divisions of the City; and,

WHEREAS, City Council wishes to amend said Staffing Chart to add one Firefighter EMT-P Position in the Division of Fire for up to a one year period to meet the Division's needs.

NOW THEREFORE, BE IT RESOLVED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That City Council does hereby amend the Staffing Chart of the City to authorize a total of twenty-five (25) Firefighter EMT-P positions for up to a one year period.

SECTION 2. That the Clerk be and hereby is instructed to record this Resolution in the appropriate record book.

Adopted _____

President of Council

Attest:

Clerk of Council



STAFF MEMORANDUM
City Council Meeting – October 15, 2018

Date: October 11, 2018
To: Matthew H. Greeson
From: Lori Trego, Personnel Director
Subject: **Resolution No. 57-2018 - Amending the staffing chart**

EXECUTIVE SUMMARY

This Resolution authorizes one additional Firefighter EMT-P position for up to a one year period.

RECOMMENDATION

Introduce and Approve as Presented

BACKGROUND/DESCRIPTION

In November 2017, City Council authorized a temporary increase in the number of Firefighter EMT-P positions (from 24 to 26) to allow for promotional processes for three Lieutenant positions to be completed. These promotions were finalized by March, and staffing levels were in turn reduced to 23. Two new Firefighter EMT-P's were hired in May in anticipation of the retirement of a Captain. This retirement was effective in early October, and a promotional process for Captain will commence later this month. Staffing levels will need to remain at 25 until the promotion of a Lieutenant to Captain, and the resulting appointment of a Firefighter to Lieutenant, which will take place over the next several months

ATTACHMENTS

Resolution 057-2018



STAFF MEMORANDUM
City Council Meeting – October 15, 2018

Date: October 12, 2018

To: Matthew H. Greeson

From: Daniel Whited, P.E. Director of Service and Engineering

Subject: **Resolution No. 58-2018 - Service & Engineering Standby Generator - 2018 New & Replacement Equipment List**

EXECUTIVE SUMMARY

This Resolution adds the Service and Engineering Standby Generator to the 2018 New and Replacement Equipment List, which provides funding for its replacement.

RECOMMENDATION

Introduce and Approve as Presented

BACKGROUND/DESCRIPTION

The standby generator serving the Service and Engineering facility is forty years old, and has operated significantly beyond its expected service life. The generator is now out of service, non-repairable and non-compliant with current federal safety regulations.

This addition to the list allows replacement of the generator and accomplishes necessary safety upgrades. The replacement ensures the Service and Fleet facilities will perform essential functions required in the event of a power outage, especially due to a natural disaster. This work will also include an analysis of the potential provision of emergency power, if available, to the Parks Maintenance and Planning and Law buildings with appropriate transfer switching and wiring. The generator and appurtenances will be installed to guarantee compliance with current code and safety requirements.

Planning and design work are expected to commence within thirty days of the appropriation, if approved. Purchase of the equipment and installation of the generator, generator pad, switching and wiring are anticipated to be complete before the end of the first quarter of 2019. The expected life of the new generator with anticipated level of usage and appropriate maintenance is approximately 25 years.

FINANCIAL IMPLICATIONS/FUNDING SOURCES (if applicable)

The estimated cost is \$200,000. This amount of funds is available in the previously appropriated funds for 2018 New and Replacement Equipment because other expenditures have either not been made or came in under the budgeted amount.

ATTACHMENTS

Resolution No. 58-2018

RESOLUTION NO. 58-2018

Amending the 2018 Capital Improvement Plan New
and Replacement Equipment List.

WHEREAS, the Charter of the City of Worthington, Ohio provides that City Council may at any time amend or revise the Budget by Legislation, providing that such amendment does not authorize the expenditure of more revenue than will be available; and,

WHEREAS, the City of Worthington adopted Ordinance No. 47-2017 which appropriated Two Million Two Hundred Eighty-Four Thousand Two Hundred Dollars (\$2,284,200.00) for the purpose of paying the cost of the 2018 New and Replacement Equipment items as described in the adopted 2018-2022 Capital Improvement Plan; and,

WHEREAS, the need has arisen to purchase a new generator for the building located at 380 Highland Avenue; and,

WHEREAS, there are already appropriated funds available within the appropriation made with Ordinance No. 47-2017 to fund this additional equipment purchase.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That there be and hereby is added to the 2018 New and Replacement Equipment List a generator for the building located at 380 Highland Avenue which houses the Service, Fleet and Engineering departments.

SECTION 2. That the Clerk be and hereby is instructed to record this Resolution in full in the appropriate resolution book.

Adopted _____

President of Council

Attest:

Clerk of Council



STAFF MEMORANDUM
City Council Meeting – October 15, 2018

Date: October 11, 2018
To: Matthew H. Greeson, City Manager
From: Robyn Stewart, Assistant City Manager
Subject: **Resolution - Reappointments to City Boards & Commissions**

EXECUTIVE SUMMARY

This Resolution re-appoints individuals to the Board of Zoning Appeals, Municipal Planning Commission, Architectural Review Board, Parks and Recreation Commission and Personnel Appeals Board.

RECOMMENDATION

Introduce and Approve as Presented

BACKGROUND/DESCRIPTION

The Board of Zoning Appeals, Municipal Planning Commission, Architectural Review Board, Parks and Recreation Commission and Personnel Appeals Board have members whose terms expire on December 31, 2018. This Resolution re-appoints individuals who are currently serving in those positions. Each of these individuals has expressed interest in being re-appointed.

The following appointments are made by this Resolution:

1. Board of Zoning Appeals: Leah Reibel and Brian Seitz (three-year term)
2. Municipal Planning Commission: Edwin Hofmann and Kathy Holcombe (three-year term)
3. Architectural Review Board: Amy Lloyd and Richard Schuster (one-year term)
4. Parks & Recreation Commission: Dan Armitage, Laura Ball and Robert Wendling (two-year term)
5. Personnel Appeals Board: Charles Warner & Daniel Srsic (one-year term)

ATTACHMENTS

Resolution

RESOLUTION NO. 59-2018

Re-appointing Members to Various City Boards and Commissions

WHEREAS, the Board of Zoning Appeals, Municipal Planning Commission, Architectural Review Board, Parks and Recreation Commission and Personnel Appeals Board, have members whose terms are expiring at the end of this year; and,

WHEREAS, the members have expressed a desire to continue their service; and,

WHEREAS, City Council desires to re-appoint these members to new terms.

NOW THEREFORE, BE IT RESOLVED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That Leah Reibel and Brian Seitz are hereby re-appointed to the Board of Zoning Appeals, for a three-year term commencing January 1, 2019.

SECTION 2. That Edwin Hofmann and Kathy Holcombe are hereby re-appointed to the Municipal Planning Commission for a three-year term commencing January 1, 2019.

SECTION 3. That Amy Lloyd and Richard Schuster are hereby re-appointed to the Architectural Review Board, each for a one-year term commencing January 1, 2019.

SECTION 4. That Dan Armitage, Laura Ball and Robert Wendling are hereby re-appointed to the Parks & Recreation Commission, each for a two-year term commencing January 1, 2019.

SECTION 5. That Charles Warner and Daniel Srsic are hereby re-appointed to the Personnel Appeals Board, for a one-year term commencing January 1, 2019.

SECTION 6. That the Clerk be and hereby is instructed to record this Resolution in the appropriate record book upon its adoption.

Adopted _____

President of Council

Attest

Clerk of Council



CITY OF WORTHINGTON
Worthington City Council Minutes
October 1, 2018

6550 N. High Street
Worthington, Ohio 43085

CALL TO ORDER – Roll Call, Pledge of Allegiance

Worthington City Council met in Regular Session on Monday, October 1, 2018, in the John P. Coleman Council Chambers of the Louis J.R. Goorey Municipal Building, 6550 North High Street, Worthington, Ohio. President Michael called the meeting to order at or about 7:30 p.m.

ROLL CALL

Members Present: Rachael R. Dorothy, Beth Kowalczyk, Scott Myers David Robinson, Douglas K. Smith, and Bonnie D. Michael

Member(s) Absent: Douglas Foust

Also present: City Manager Matt Greeson, Assistant City Manager Robyn Stewart, Director of Law Tom Lindsey, Director of Finance Scott Bartter, Director of Planning & Building Lee Brown, Director of Parks & Recreation Darren Hurley, Chief of Fire John Bailot, Chief of Police Jerry Strait, Clerk of Council D. Kay Thress, Assistant City Clerk Ethan Barnhardt

There were 19 visitors present.

PLEDGE OF ALLEGIANCE

President Michael invited all to stand and join in reciting the Pledge of Allegiance to the flag.

President Michael welcomed the delegation of city officials from Worthington's sister city of Sayama, Japan. Unfortunately, the Mayor of Sayama is delayed due to a Typhoon that hit Japan on Sunday. She expressed her hope that everyone is safe and out of danger. President Michael explained that the delegation will be visiting with the City all week and exploring City attractions.

VISITOR COMMENTS

Michael Troper – 85 Highland Avenue

Mr. Troper explained that when he served on Council, members voted 4-3 to not approve golf carts on the streets in the City of Worthington. Due to there being two new Councilmembers, he is asking that Council re-address this issue. He believes this issue should be taken back up and golf carts should be legal because they are fun, energy efficient, and as the population ages, they provide easier mobility to get in and out of. He explained that golf carts were recently approved in Sharon Township and Ontario, Ohio. He asked that this be considered at a later date and advertised, giving citizens an opportunity to provide input. He concluded by asking if the City owns any golf carts and if they do, what was the rationale for purchasing and using them.

Molly Moody – 195 Highland Avenue

Ms. Moody explained that she is the one who asked her brother-in-law, Michael Troper, to bring up the topic of golf carts to City Council. She has traveled most of her life for business and have been in resort areas that allow golf carts. They provide lower speeds, are energy efficient, and are green. She believes that Worthington should at least consider golf carts on certain streets.

Beth Ferris – 6720 Schreiner Street East

Ms. Ferris said she is lucky enough to have a lot of friends in the neighborhood. She stated it would be a better option as far as gas and emissions go, to hop on the golf cart instead of into her car throughout the day. It is a fun, energy efficient gas alternative that is appealing. She also likes that they go slower than regular cars because in the neighborhood cars go quickly.

Chris Scott – 685 Olentangy River Road

Mr. Scott said that he owns a golf cart and they originally purchased it knowing it was not legal in the City of Worthington, but it was legal in the state of Ohio dependent upon what municipalities want. They use the golf cart when travelling and for events with the kids. The golf cart allows them to ride over to the school to pick up the kids rather than getting in a car. He believes that golf cart use cuts down on congestion and reduces pollutants. There are many requirements to get a golf cart approved for use. He originally went to the Police Department in Worthington for approval and they were unwilling to do so because they did not have to deal with it. Some areas of the Worthington School district allow them, so they went to Perry Township and they gave approval. Some requirements include seat belts, lights, turn signals, and rear-view mirror, which make it function much like a vehicle. This is something that should be considered going forward.

President Michael explained that staff has done research in the past including looking into safety concerns. If Council wants to bring this topic back up, she recommends staff update the previous memo. She asked Council whether this was a topic that should be brought up now or wait until after the budget season.

Mr. Robinson recommended re-distributing the older material for Councilmembers to look over before determining whether to ask staff to do further work.

Ms. Kowalczyk wondered if there was some intersection with the Bicycle and Pedestrian Master Plan and looking at the thoroughfares in Worthington. She wonders where golf carts would fit, if anywhere. President Michael explained some of it goes into where they are and are not allowed to be. Ms. Kowalczyk stated she is thinking about the safety of the streets, speed limits, and what is the assessment so far from the Master Plan and those who participated in the walking tour. She wondered how that plays into this.

Mr. Myers discussed how he is not against having the old material passed out, but he believes this is not an appropriate time to put significant staff resources toward this issue. This can be re-addressed after the first of the year.

Ms. Dorothy agrees with Mr. Myers thoughts, but she also agrees with Ms. Kowalczyk that this is something that could be kicked over to Bicycle and Pedestrian. She explained they may have a little bit of time to look at it. Looking at all modes of transportation and safety are all topics that should be looked into and golf carts have a place. However, we do not have the time this year.

President Michael directed staff to bring back the old materials and perhaps look into it at the beginning of the year at the retreat.

APPROVAL OF THE MINUTES

- Regular Meeting – September 17, 2018

MOTION Mr. Robinson moved, Mr. Smith seconded a motion to approve the aforementioned meeting minutes as presented.

There being no additions or corrections, the motion to approve the minutes as presented carried unanimously by a voice vote.

NEW LEGISLATION TO BE INTRODUCED

Resolution No. 52-2018 Authorizing the Award of Re-emergent Corridor Assistance Program Funds to Help Improve Facility Exterior Facade and Streetscape Along Certain of the City's Commercial Corridors (6121 Huntley Road).

Introduced by Mr. Myers

MOTION Ms. Dorothy made a motion to adopt Resolution No. 52-2018. The motion was seconded by Ms. Kowalczyk

Applicant Information

- Applicant: DLZ Corporation
- Site Address: 6121 Huntley Road
- Total Project Cost: \$63,319
- Award Amount: \$25,000
- Applicant has owned the building since 1989.

Mr. Greeson explained that he is presenting this application for the Re-emergent Corridor Assistance Program (ReCAP) in place of Mr. McCorkle who is out on paternity leave after the birth of his third son, Camden, last week. This application is from the DLZ corporation who has applied for funding through the ReCAP façade enhancement program which was launched by the City in 2014. This program provides financial assistance to private, commercial property owners and tenants to encourage

exterior investment and enhancement to commercial properties along the Huntley Road and Proprietors Road corridor. Funding for this program is through reimbursable grants and no-cost financing. Half the total award is provided up front as an interest free loan, the remaining half is a reimbursable grant provided upon proof of invoices and payments.

He detailed that the applicant is the DLZ Corporation, an architecture and design firm, who is a significant employer in the City and has been in the community for many decades. DLZ owns multiple buildings in Worthington and they continue to re-invest in their properties, showing a commitment to their future here. The proposed project has a total cost of \$63,319. Staff has recommended to the CIC and Council approval for \$25,000 in ReCAP funding for improvements at their 6121 Huntley Road building. This building is prominent as you enter Worthington from Huntley. While it is not in terrible condition, it needs upgrades.

6121 Huntley Rd.



6121 Huntley Rd.

Current Condition



6121 Huntley Rd.

Proposed Changes Include:
 Steel Address numbers attached to facade
 Steel Channel letter sign over entrance
 Burgundy Painted Cornice
 Clean and repair existing facade as necessary
 *Sign supporting structure to be engineered by sign company



The scope of work includes:

- Repair stucco façade
- Repainting the building
- New signs
- Install new soil to new bio-retentions
- Install trees, shrubs, and perennials
- Grading, top soil, rock removal, and seeding

 Scoring	
Current physical condition:	15
Scope of Work:	15
Viability and repayment:	20
Commitment to Worthington:	10
Overall project quality:	15
TOTAL SCORE	75* ✓

*Minimum score of 65 needed to receive funding.

Mr. Greeson described how DLZ has made other significant interior renovations to this building already. Work under this project is estimated to be completed within 12 weeks. The application was scored by staff and the CIC, receiving a final score of 75 points out of a possible 100. It was acknowledged that the scope of the project fits well within the ReCAP program and the improvements to the building will be additive to the corridor.

When asked by Mr. Myers if it would require ARB approval since it is on Huntley, Mr. Greeson stated that it would not.

Ms. Dorothy asked how many trees would be added. Scott Frank, the Director of Human Resources from DLZ said that the tree design was in flux still. He detailed many of the improvements that have already been made and ones slated for the future. There is a green focus for the parking lot to be done next year, that will be a \$200,000-\$250,000 project. They have already replaced about 20 trees around the facility. This will go into the parking lot and replace most of the parking lot with green surfaces and water control. Ms. Dorothy expressed her appreciation for their dedication to the community and the scope of the improvements. She looks forward to seeing it move forward quickly.

Mr. Robinson asked about the coloration for the building façade. Mr. Frank said that the burgundy is a company color.

There being no additional comments, the motion to adopt Resolution No. 52-2018 passed unanimously by a voice vote.

Resolution No. 53-2018

Approving an Agreement and Permit for and between Wide Open West Ohio, LLC, a Delaware Limited Liability Company, to Operate and Maintain a Telecommunications System Within the City of Worthington Pursuant to and Subject to the Provisions of Chapter 949 of the Codified Ordinances of the City of Worthington.

Introduced by Mr. Robinson

MOTION Mr. Smith made a motion to adopt Resolution No. 53-2018. The motion was seconded by Mr. Myers

Mr. Greeson explained the next two items are routine renewals of existing right-of-way permits.

Mr. Myers asked what had happened to the consent agenda. Mr. Greeson explained that with the size of volume agenda tonight, it was not utilized. That is typically employed for meeting management with larger agendas full of many routine contracts to be approved.

There being no additional comments, the motion to adopt Resolution No. 53-2018 passed unanimously by a voice vote.

Resolution No. 54-2018 Approving an Agreement and Permit for and between XO Communications Services, LLC, a Delaware Limited Liability Company, to Operate and Maintain a Telecommunications System Within the City of Worthington Pursuant to and Subject to the Provisions of Chapter 949 of the Codified Ordinances of the City of Worthington.

Introduced by Ms. Dorothy

MOTION Ms. Kowalczyk made a motion to adopt Resolution No. 54-2018. The motion was seconded by Mr. Robinson

There being no additional comments, the motion to adopt Resolution No. 54-2018 passed unanimously by a voice vote.

Ordinance No. 45-2018 Amending, Adopting and Ratifying the Amended and Restated Central Ohio Health Care Consortium Joint Self Insurance Agreement and Approving Participation by the City of Worthington in the Central Ohio Health Care Consortium for the Three-Year Period Beginning January 1, 2019.

Introduced by Mr. Smith

Ordinance No. 46-2018 Amending Ordinance No. 41-2017 (As Amended) to Adjust the Annual Budget by Providing for Appropriations from the General Fund and Downtown Worthington Municipal Public Improvement TIF Fund Unappropriated Balances.

Introduced by Mr. Myers

The Clerk was instructed to give notice of a public hearing on said ordinance(s) in accordance with the provisions of the City Charter unless otherwise directed.

REPORT OF COUNCIL MEMBERS

Mr. Robinson suggested that Council choose as a topic for discussion during an upcoming Committee of the Whole meeting the contents of the Herb Marlowe report regarding the United Children Methodist Home (UCMH). Mr. Greeson stated that he would like to check Dr. Marlowe’s availability for that meeting. Mr. Robinson said that he did not think Dr. Marlowe needed to be in attendance for the internal discussion about his draft. Ms. Dorothy said that she thought Dr. Marlowe could be in attendance to help explain how the draft report was put together. Mr. Smith said that Council can have a discussion and then if there are questions we can invite Dr. Marlowe. Mr. Greeson said that he would like to have a conversation with Dr. Marlowe about next steps and how to refine it. Mr. Myers requested the report on paper.

Ms. Dorothy thanked the Parks and Recreation department for their cleanup help at two different locations over the past weekend.

President Michael reported that the upcoming Franklin County Consortium of Good Government Candidates Night is October 9th at the McConnell Arts Center. She has sent copies out showing the timeline and who is speaking. This will involve the House race for what is currently Michael Duffey’s seat and will include both candidates. There will also be five minutes for discussing electric aggregation. The Central Ohio Mayors and Managers Association is meeting this week and will be talking about more legislative issues.

EXECUTIVE SESSION

MOTION Ms. Dorothy moved, Ms. Kowalczyk seconded a motion to meet in Executive Session to discuss compensation of an employee or public official and the appointment of an employee or public official.

The clerk called the roll on Executive Session. The motion carried by the following vote

Yes	6	Robinson, Kowalczyk, Dorothy, Smith, Myers and Michael
No	0	

Council recessed at 8:05 P.M. from the Regular meeting session.

MOTION Ms. Kowalczyk moved, Ms. Dorothy seconded a motion to return to open session at 8:42 P.M.

Resolution No. 55-2018 Amending Resolution No. 73-2017 to Authorize Salary Range 14A for Communication Technician Positions.

Introduced by Mr. Robinson

MOTION Mr. Smith made a motion to adopt Resolution No. 55-2018. The motion was seconded by Mr. Myers

Mr. Robinson commended Ms. Stewart's work on this resolution.

Mr. Myers asked for a brief explanation from staff explaining why it is critical to take this step. Ms. Stewart responded that we are short staffed in our 9-1-1 dispatch communications center. We are looking at how we provide that service and are considering whether to consolidate with another entity down the line. In the meantime, we are short staffed, and people are working a lot of extra shifts and overtime. They are doing a great job, but it is beginning to wear on them due to the many hours they are working. We want to look at our pay scale and compensation for Communications Technicians and this resolution adjusts it to a two-step range for dispatchers and set their compensation in line with what is currently the top of the range. This will help us attract some people into the center, most likely on a part-time basis to provide assistance.

Mr. Myers asked if the alternative to attracting part-time staff would be to staff the communications center with overtimed Police and Fire Officers. Ms. Stewart said that was correct, or additional overtime from our current Communications Technicians. Mr. Meyers stated there is the possibility we would be pulling patrolmen off the street to staff our communications center. Ms. Stewart emphasized this is a critical service that must be staffed 24/7, so we must have adequate staffing. If we are not able to attract additional people, then we must look to our current staff to pick up more overtime in the center.

There being no additional comments, the motion to adopt Resolution No. 55-2018 passed unanimously by a voice vote.

ADJOURNMENT

MOTION Ms. Dorothy moved, and Ms. Kowalczyk seconded a motion to adjourn.

The motion carried unanimously by a voice vote.

President Michael declared the meeting adjourned at 8:45 P.M.

Assistant City Clerk

*APPROVED by the City Council, this
15th day of October, 2018.*

Council President



**Worthington City Council
Special Meeting Minutes
Monday, October 8, 2018 ~ 6:15 p.m.**

*6550 N. High Street
Worthington, Ohio 43085*

CALL TO ORDER – Roll Call, Pledge of Allegiance

Worthington City Council met in Regular Session on Monday, October 8, 2018, in the John P. Coleman Council Chambers of the Louis J.R. Goorey Municipal Building, 6550 North High Street, Worthington, Ohio. President Michael called the meeting to order at or about 6:15 PM

Roll Call

Members Present: Douglas Foust, Beth Kowalczyk, David Robinson, and Bonnie D. Michael. Rachael Dorothy, Scott Myers, and Doug Smith joined the meeting as they arrived.

Also present: Clerk of Council Kay Thress

MOTION Ms. Kowalczyk made a motion to meet in Executive Session to consider appointments of public officials. The motion was seconded by Mr. Foust.

The motion carried by the following vote:

Yes 4 Robinson, Kowalczyk, Foust and Michael

No 0

Council recessed at 6:15 p.m. from the Regular meeting session.

ADJOURNMENT

MOTION Ms. Dorothy made a motion to return to open session and adjourn the Special Meeting. The motion was seconded by Mr. Robinson.

President Michael declared the meeting adjourned at 7:20 p.m.

Clerk of Council

*APPROVED by the City Council, this
15th day of October, 2018.*

President of Council



CITY OF WORTHINGTON
Worthington City Council Minutes
October 8, 2018

6550 N. High Street
Worthington, Ohio
43085

CALL TO ORDER – Roll Call, Pledge of Allegiance

Worthington City Council met in Regular Session on Monday, October 8, 2018, in the John P. Coleman Council Chambers of the Louis J.R. Goorey Municipal Building, 6550 North High Street, Worthington, Ohio. President Michael called the meeting to order at or about 7:30 p.m.

ROLL CALL

Members Present: Rachael R. Dorothy, Douglas Foust, Beth Kowalczyk, Scott Myers, Douglas K. Smith, David Robinson, and Bonnie D. Michael

Member(s) Absent:

Also present: City Manager Matthew Greeson, Assistant City Manager Robyn Stewart, Director of Law Tom Lindsey, Director of Finance Scott Bartter, Director of Service & Engineering Dan Whited, Director of Planning & Building Lee Brown, Director of Parks and Recreation Darren Hurley, Chief of Police Jerry Strait, Chief of Fire John Bailot, Clerk of Council D. Kay Thress, and Assistant City Clerk Ethan Barnhardt

There were 3 visitors present.

PLEDGE OF ALLEGIANCE

President Michael invited all to stand and join in reciting the Pledge of Allegiance to the flag.

REPORTS OF CITY OFFICIALS

Discussion Item(s)

- Overview of Operating Budget, Capital Improvements Program and Five-Year Forecast

Mr. Greeson remarked that tonight's meeting will serve as the kickoff for the more formal, City Council and public engaged portion of the budget process. This began in July as a conversation with Council about what was important and what type of process was going

to be undertaken in the fall. Distributed tonight is the proposed 2019 Operating Budget and the proposed 2019-2023 Capital Improvements Program document. He thanked those people who have put in a lot of work throughout the budget process to put this document together. Specifically, Mr. Bartter and the Finance Department team, and Ms. Stewart for her work putting together the Capital Improvements Program.



Purpose of the Budget

Worthington City Charter Section 4.02

“The City Manager, at least sixty days prior to the beginning of each budget year, shall submit to Council an operating budget estimate and an explanatory budget message after consultation with the head of each department...”

Mr. Greeson explained that the City Charter requires the budget to be submitted at least sixty days prior to the end of the year. Our budget attempts to organize how we pay for services, capital investments, and personnel costs which make up the large majority of expenditures. This document continues to prioritize the City’s robust and high level of services. It is aimed at maintaining those service levels because they are valued and expected in the community. The discussion tonight will



also touch on the utilization of some one-time revenue that can be used for strategic investments into things such as recreation fee analysis, water and sewer surcharges analysis, and traffic signal and waterline assessments. Finally, there has been the attempt by Mr. Bartter and his team to create a more utilitarian and transparent budget document that will allow users of the budget to understand where the money goes.

Mr. Bartter detailed the Revolving Fund which was established in 1976 to capture the receipt of all fees and the payment of all expenses in connection with self-supporting leisure time programs. What is being proposed is moving the accounting for the Revolving Fund into the General Fund. This would streamline the administrative process for payroll and deposit. It also addresses verbal recommendations of an outside auditor. Additionally, it will increase the transparency and usability of the budget document because previously it had not been properly represented in past budget documents making it difficult to find the Revolving Fund revenues.



The Revolving Fund

What is the Revolving Fund (224)?

- Fund established in 1976 to capture the receipt of all fees and the payment of all expenses in connection with self-supporting leisure time programs.

What are we doing with it?

- Moving the accounting for all parks and recreation programs into the General Fund.



Ms. Dorothy asked if all revenue that comes from the Community Center and the Griswold will be captured in a different manner. Mr. Bartter replied it would all be through the General Fund. The thought process would be to run it out through the rest of the year, and then bring something back to Council to transfer remaining funds in the first quarter of next year.

President Michael commented that the Revolving Fund tracks income that came in from fees and charges versus the personnel and other expenses to see how close they were to self-sufficient. Mr. Bartter agreed that was the original intent. By doing this now, we will have access to \$425,000 that would provide a one-time infusion into the General Fund. It also diversifies General Fund revenue, decreasing the percentage of revenue from the Income Tax.

Mr. Myers followed-up on President Michael's point about tracking the sustainability of the Community Center and how this fund has been one of the yardsticks used to determine whether it is a good investment for the City. He questioned if we would still be able to track that effectively without the Revolving Fund numbers. Mr. Bartter said that it would be tracked in a much more robust manner going forwards. Right now, when looking at the strategic decisions Council will have to make in the next twelve months, it is deciding what kind of subsidy levels are wanted for different programs. We need to be able to look more at the overall, all-in costs for providing that programming, because right now in the Revolving Fund, you are not capturing that. We do not have any capital expenses, we do not have any building maintenance costs, no full-time employees, no health insurance, it is only part time employees and supplies. We will take a more holistic look at these fees and see what the current subsidy is from an all-in cost. We probably cannot adjust the rates much because it is market driven, but it will give us a better understanding than we currently have. Mr. Hurley added that within the General Fund there is a Community Center allocation that does include all full time Community Center positions, utilities and other cost factors. Tracking that has been provided in a combination of the Revolving Fund and the General Fund. This will just change the location of numbers that are being looked at. We will be able to track the same costs in an easier manner.

Mr. Bartter explained the effects on the 2019 Operating Budget. It will move \$1,014,000 in estimated revenue from the Revolving Fund into the General Fund. Expenses of \$851,000 are moved into the General Fund and there are no reductions to Parks and Recreation funding, it only changes the accounting. The Revolving Fund balance of \$425,000 will be transferred into the General Fund. Members will notice what looks like an increase in wages in the General Fund, it is because we moved \$550,000 in part time wages from the Revolving Fund into the General Fund.

Mr. Robinson asked if the Revolving Fund balance is restricted in any kind of way and clarified what the \$425,000 Revolving Fund balance would be expended upon otherwise. Mr. Bartter replied that it would be spent on Parks and Recreation programming, but because we are budgeting \$900,000 in Parks and Recreation programming in the General Fund, we are covering that. It will free up that money for several uses that have been identified. Mr. Robinson asked if this proposal was not to change anything operationally, but rather the way things are accounted for and reported. Mr. Bartter affirmed that was correct.

Mr. Bartter detailed the breakdown of the revenues the City receives to pay for services. Income Tax revenue accounts for 69%, which in the past has been closer to 75%. The reason for the change is twofold. First, the infusion of a million dollars of Parks and

Recreation revenue and the second is because it shows operational revenue across multiple funds. This shows General Fund, Street Maintenance and Repair, State Highway, Water and Sewer Fund revenue, broken down into these six different revenue categories.

Mr. Foust asked if 70% Income Tax is the new normal. Mr. Bartter responded that this includes all funds now.

Mr. Bartter broke down the Income Tax revenue, explaining 78% is withholding, 11% individual, and 11% business net-profit. It is estimated to be \$20,800,000 in the General Fund for 2019 which is .8% over the 2018 estimate. For 2020, there is an assumption of a 4% growth which anticipates the full utilization of the Anthem building in 2020.

How do we pay for services – Income Tax

- Collections
 - 78% Withholding
 - 11% Individual
 - 11% Business Net-Profit
- 2019 Income Tax Estimate
 - \$20,800,000 in General Fund in 2019.
 - 0.80% over 2018 Estimate
- 2020 Income Tax Estimate
 - \$21,632,000 in General Fund in 2020
 - 4.83% over 2018 Estimate
 - Assumes 4% growth with full utilization of Anthem Building.



Ms. Dorothy clarified that this includes the 80/20 split between General Fund and CIP. Mr. Bartter replied that is correct. The total in Income Tax would be \$26,000,000 with \$20,800,000 to the General Fund.

How do we pay for services – Fees for services

- 2019 Estimate: \$4,547,966 in Fees
- Fees we can control:
 - Parks and Recreation: \$2,489,200. Includes moving program fees into General Fund.
 - Building Permits, MPA, BZA: \$207,000
 - Water/Sewer Surcharge: \$140,000
 - Police and Fire Protection: \$560,000
- Fees we don't control:
 - EMS Fees
 - Cable TV Franchise Fees



Mr. Bartter further explained that in 2019 we are estimated to collect \$4,500,000 million in fees. This is broken down into two categories, fees we can control and those we do not control. Fees that we can control include Parks and Recreation, building permits, water and sewer surcharges, and police and fire protection. Fees we have less control over include EMS fees and cable TV franchise fees.

Other taxes include Property Taxes and the Hotel/Motel Tax. The Hotel/Motel Tax has decreased with the closure of the Holiday Inn. At its recent high the Hotel/Motel Tax was over \$200,000 in income, \$70,000 was not redirected while \$130,000 went to the Convention and Visitors Bureau.

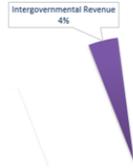
How do we pay for services – Other Taxes

- 2019 Other Taxes: \$3,030,350
- Includes (2019 Estimates):
 - Property Tax: \$3,004,150
 - Hotel/Motel Tax: \$26,000



How do we pay for services – Intergovernmental Revenue

- 2019 Intergovernmental Revenue: \$1,146,500
- Sources Include
 - Local Government Fund: \$350,000
 - Gasoline Tax: \$780,000
 - Motor Vehicle License Tax: \$155,000



Intergovernmental revenue sources include the Local Government Fund, the Gasoline Tax, and the Motor Vehicle License Tax.

Mr. Bartter identified the different services that the City provides. The largest allocation of what we are spending is for the protection of persons and property at 44% of expenditures for a total of \$13,974,698. This is only operational and does not include any capital expenses.

Protection of Persons and Property (44.49%)

- 2019 Proposed Budget: \$13,974,698
- Police: \$7,064,725
- Fire: \$6,909,973
- Services Include:
 - Law Enforcement
 - Community Outreach
 - Emergency Medical Services
 - Fire Investigation/Enforcement



Parks and Recreation (18.63%)

- 2019 Proposed Budget: \$5,852,486
- Community Center (Including P & R Administration): \$3,142,660
- Parks Maintenance: \$1,202,440
- Griswold Senior Center: \$576,520
- Recreation Programs: \$930,866

Parks and Recreation comes second, with a significant amount of that offset by fees.

Other Services (14.87%)

- 2019 Proposed Budget Expenditures: \$4,671,634
- Services Include:
 - Income Tax Collection
 - City Management
 - Communication – Video Streaming, Website, Annual Report, Newsletters
 - Mayor’s Court
 - Board of Health Services
 - Legal Services
 - Information Technology Services
 - Personnel
 - Legal Services

Other Services includes Income Tax Collection, City Management,

Communications, Board of Health Services that are contracted out, and Information Technology Services.



Additional Services

- Refuse Services: \$1,022,000
- Outside Group Funding: \$383,750
 - Cultural Arts Center: \$252,500
 - Old Worthington Partnership: \$50,000
 - Worthington Historical Society: \$27,500
 - Other Special Groups: \$33,750
 - Convention and Visitors Bureau: \$20,000
- Economic Development - \$625,410

Under additional services, the contract for Refuse Service costs approximately \$1,000,000 for 2019. Outside group funding is approximately \$383,750, which is broken down further into the various groups that are funded. Funding for the Convention and Visitors Bureau has fallen precipitously due to it being based upon revenue from the Hotel/Motel Tax. Economic Development also includes expenditures out of the Economic Development Fund.



Parks and Recreation proposed 2019 budget is approximately \$5,800,000. The Community Center which includes Parks and Recreation Administration is approximately \$3,142,660. Recreation Programs is moved here in the amount of \$930,866.



Parks and Recreation (18.63%)

- 2019 Proposed Budget: \$5,852,486
- Community Center (Including P & R Administration): \$3,142,660
- Parks Maintenance: \$1,202,440
- Griswold Senior Center: \$576,520
- Recreation Programs: \$930,866



Utility/Street/Building Maintenance & Engineering (12.97%)

- 2019 Proposed Budget: \$4,073,012
- Services Include
 - Leaf Collection: 3 million pounds of leaf and yard waste collected and kept out of landfills
 - 30,000 feet of annual sewer root treatments
 - Snow Removal
 - Maintenance of over 800 fire hydrants
 - Street Sweeping
 - Capital Project Management



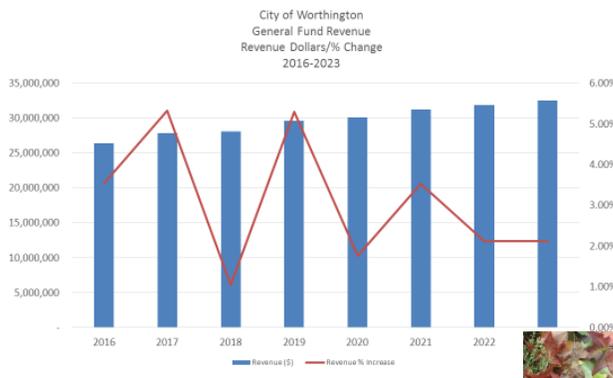
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Utility/Street/Building Maintenance and Engineering accounts for about 13% of expenditures. This is where if you only look at the General Fund, you would not see the full expense. You must look at the Street Maintenance and Repair, State Highway, Water Fund, and the Sewer Fund. Total budget between all those funds is just over \$4,000,000. Services include Leaf Collection, Snow Removal, Street Sweeping, Capital Project Management, Fire Hydrant maintenance and many other services.

Mr. Myers asked about the funding budgeted for the Convention and Visitors Bureau (CVB) listed at \$20,000 and inquired as to whether we even have a functioning CVB at this point. Mr. Greeson replied they are functioning and will be contracting with the Old Worthington Partnership for some staffing. They are going through a strategic planning process and have previously presented a plan to use reserves to carry them through this period. President Michael added that they are polling the area travel industry and trying to figure out the best way to use the bed taxes. The CVB is paying the Old Worthington Partnership to have a half time person to answer the CVB office duties, but it is currently a band-aid approach to hold the fort and using their reserves until they find the right direction. Mr. Myers questioned if before Council votes on this budget, there will be a presentation from the CVB. He wants to make sure we know their plans before this budget goes forwards. Mr. Greeson described how the CVB is going through two significant events in the life of the organization between the retirement of their executive director and a change in their revenue stream. That has caused them to do some temporary staffing arrangements and really look at the whole strategic plan from how to effectively market Worthington to how to structure the organization in the long term.

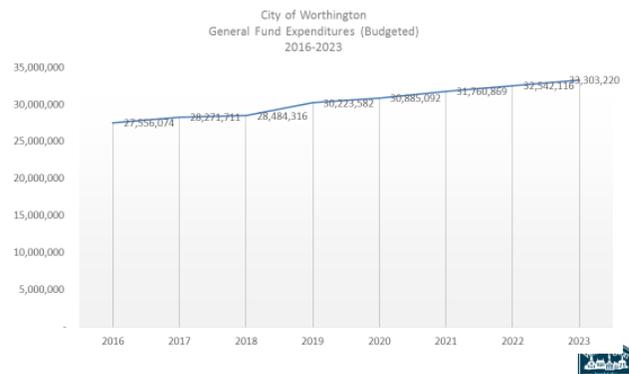
5-Year Forecast - Revenue



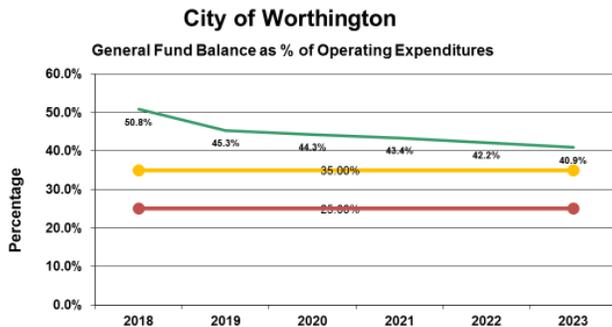
Mr. Bartter detailed the Five-Year Forecast that shows an increase in revenues. 2019 shows a 5.31% increase due to the move of the Revolving Fund into the General Fund.

Expenses are also anticipated to increase which is difficult since there is no set wage information yet. We are looking at an average 3% increase in expenses between 2019 and 2023.

5-Year Forecast - Expenses



5-Year Forecast – General Fund Balance



The General Fund Balance is projected to remain relatively flat at about \$13,000,000 through the life of this Five-Year Forecast. The chart shows a red-line which is the 25% floor under the current Fund Balance Policy and the yellow-line is the 35% floor under the proposed Fund Balance Policy. In the proposed budget there are sections for the current policies and the proposed policies. As we move forward, the percentage of operating expenditures decreases, because

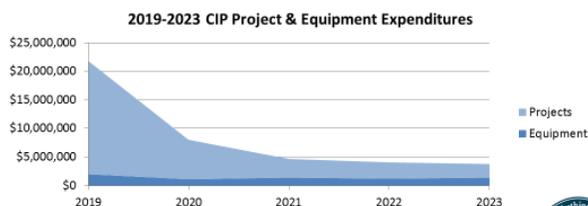
as expenditures increase, the amount of cash we need to maintain the same percentage also needs to increase.

Mr. Robinson asked Mr. Bartter to clarify a previous number given in June that the General Fund Balance was approximately \$15,000,00 and he wanted to know what that number was referring to. Mr. Bartter replied that was cash balance, this is all unencumbered.

Ms. Stewart discussed how she would only be briefly outlining the CIP document; next week's meeting will dive more in-depth into the CIP. The first pages of the document try to tell the story of the CIP and create a narrative. The rest of the document provides more detail into each project and piece of equipment that is proposed for funding within the five-year window.

Overview of Proposed CIP

	2019	2020	2021	2022	2023	Total
Projects	\$19,826,000	\$6,945,500	\$3,175,000	\$2,877,500	\$2,400,000	\$33,832,789
Equipment	\$1,967,500	\$1,111,000	\$1,443,000	\$1,180,500	\$1,404,000	\$7,106,000
Total	\$21,793,500	\$8,056,500	\$4,618,000	\$4,058,000	\$3,804,000	\$40,938,789

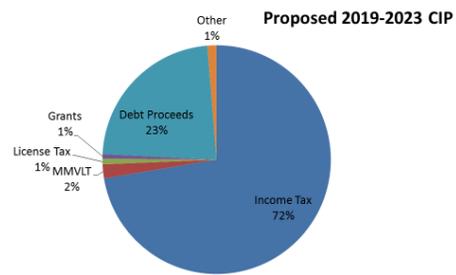


Over the five-year period, the first year is the largest from a project perspective. We are a little higher in 2019 for equipment, but the project line is dramatically different in 2019. The largest driver for this increase is the Northeast Gateway Project which will reconfigure the intersection of Huntley, Wilson Bridge, and Worthington Galena Roads. We

will be plugging in construction of this project into the 2019 CIP. It is a \$14,000,000 project which will take up the vast majority of the \$19,000,000 that is projected to be spent. Another sizeable project in 2019 is the Kenyonbrook sewer project that will cost a little over \$2,000,000 for construction costs. On the equipment side, the radio systems need to be upgraded because our existing radios used by Police, Fire, Parks Maintenance, and Service and Engineering are reaching the end of their usable life. In 2020 for the Project side, it is still increased primarily due to the second phase of the energy improvements for City buildings and sewer projects that are recommended by the North District Sewer Study.

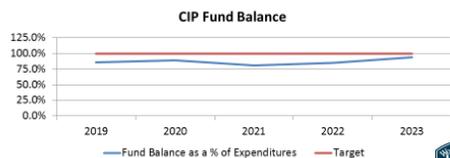
For revenue, Income Taxes are the primary revenue source for the CIP at 72%. Debt proceeds are anticipated to come into the CIP revenue fund primarily during the first two years. 2019 is anticipated to be a bond anticipation note year. There will be some temporary financing done before being rolled into the long-term bonds in 2020. Additionally, there is revenue from the Municipal Motor Vehicle License Tax (MMVLT), Grants, License Tax, and Other Revenue. In 2019 we are anticipating revenue from a grant to fund purchasing new self-contained breathing apparatus devices. We have not applied for that grant yet and it is competitive. So, we may or may not be successful there. There are some old assessment payments that are sitting in their own fund. They should have been put in the Capital Improvement Fund when they were received, but they were not. Staff is working through the legal process to transfer those funds into the Capital Improvements Fund.

CIP Revenue Sources



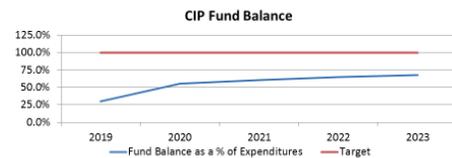
Five Year Forecast – CIP Fund (excluding bonded revenue and projects)

	2019	2020	2021	2022	2023
Total Revenue	\$5,933,500	\$5,613,000	\$6,021,160	\$5,831,483	\$5,899,013
Total Expenditures	\$5,939,963	\$5,654,007	\$6,116,482	\$5,820,881	\$5,607,065
Fund Balance (FB)	\$5,093,963	\$5,654,007	\$6,116,482	\$5,820,881	\$5,249,905
FB as % of Budget	85.8%	89.4%	81.0%	85.3%	93.6%



Five Year Forecast – CIP Fund

	2019	2020	2021	2022	2023
Total Revenue	\$9,593,500	\$10,653,864	\$6,021,160	\$5,831,483	\$5,899,013
Total Expenditures	\$11,299,963	\$9,029,007	\$6,866,482	\$6,070,881	\$5,857,065
Fund Balance (FB)	\$3,393,684	\$5,018,541	\$4,173,219	\$6,070,881	\$3,965,769
FB as % of Budget	30.0%	55.6%	60.8%	64.8%	67.7%



The five-year forecast looks at the total revenues coming in and the expenditures going out. Our stated target for the fund balance is 100% of expenditures. This allows us to have the cash on hand to cash flow the fund throughout the year because our income tax

revenue comes in throughout the year. By having a strong fund balance, we can go ahead and launch projects and pay for equipment, replenishing the fund throughout the year with income tax revenues. It also limits our need to do some temporary financing for projects and equipment where we may be reimbursed. Bonding projects can cause ups and downs in the Capital Fund balance because bonding of the expenditures and revenues can vary and do not always line up. We are not quite meeting our target of having 100% of expenditures. This is something that we need to monitor and see if it is sustainable or if we need to take different steps in the future for this fund.

Mr. Greeson encouraged Councilmembers to review the narrative found in the beginning of the CIP, it paints a clearer understanding of the program. Likewise, at the beginning of the proposed budget document there is the City Manager's Budget Memo, which he also encouraged Councilmembers to read. It shares the trends and themes embedded in the budget document. Finally, there is a schedule included in the budget document, detailing how and when the budget will be discussed and presented to the Council. It is proposed that during next week's meeting we will do a more detailed review of the Capital Improvements Program, discussing the particular projects and equipment included, focusing primarily on 2019. We are proposing moving forward in November with presentations of departments throughout the month. The budget ordinances are proposed to be introduced on November 19th with public hearings on December 3rd. The goal is to have the budget adopted in early December, however there are two meetings at the end of the year if needed in order to make sure it is adopted by the end of the calendar year.

Ms. Dorothy commented that there was a lot of work done and it is a lot to digest. Mr. Greeson said that the presentation tonight was meant to set the stage for Council and stimulate thinking on this important subject and get the process moving.

REPORT OF COUNCIL MEMBERS

Ms. Dorothy thanked those who were involved hosting the Sayama delegation from Japan last week and everyone had a great time. Additionally, the board of the McConnell Arts Center is now going through the process of looking for a new executive director.

President Michael reminded everyone that tomorrow night is the Franklin County Consortium for Good Government's Candidates Night. This event includes presentations and candidates for state and local ballot issues and political races. The Mayor's Prayer Breakfast is on October 25th and it is a great and worthy opportunity. She attended the Central Ohio Mayors and Managers Association meeting this past Friday, discussing multiple issues including the need for the clean Ohio fund to be revamped, the state of the Local Government Fund, and Home Rule concerns. She noted that recently Worthington was considered to be the 7th hottest zip code in the entire county for residential real estate. There was also a great meeting last Wednesday for the Franklin County Age Friendly Communities. They had an elected person, a staff person, and a citizen person from many communities in the area and discussed how to expand the program from Columbus to all of Franklin County. Transportation and housing were the top two issues that kept coming up. One interesting thing brought up by one community, that is similarly built-out like

Worthington, regarded increasing walkability by turning sidewalks into recreation trails. One community also had a citizen's community budget task force and she was given materials about that.

Ms. Kowalczyk followed up on the Franklin County Age Friendly Communities discussion and noted that the Worthington Resource Pantry is holding another session on October 16th.

Mr. Greeson explained there were two memos given out to Councilmembers at their places, one on the work done by Mr. Marlowe and the second is a draft from the Community Relations Commission on a non-discrimination ordinance. Lastly, Mr. Bartter isn't just working on budgets, we recently issued \$4,460,000 million in notes.

ADJOURNMENT

MOTION Ms. Kowalczyk moved, Ms. Dorothy seconded a motion to adjourn.

The motion carried unanimously by a voice vote.

President Michael declared the meeting adjourned at 8:22 P.M.

*APPROVED by the City Council, this
15th day of October, 2018.*

Assistant City Clerk

Council President



STAFF MEMORANDUM
City Council Meeting – October 15, 2018

Date: September 11, 2018
To: Matthew H. Greeson
From: R. Lee Brown
Subject: **Ordinance 042-2018 - Final Plan and Variances for 181 East Wilson Bridge Road – Updated Memo**

EXECUTIVE SUMMARY

This Ordinance approves a Final Plan for 181 East Wilson Bridge Road with Variances to permit the entrance drive to exceed forty-five (45) feet in width, permit buildings to be closer than fifty (50) feet from the side property line, waive the tree replacement fee and increase the density by two units/acre.

RECOMMENDATION

Approve as Presented

LEGISLATIVE HISTORY

Introduced September 4, 2018

BACKGROUND/DESCRIPTION

Wilson Bridge Corridor – Final Plan

Multi-family Residential – **181 E. Wilson Bridge Rd.** (Oxford Circle LLC) **WBC 01-18**

Findings of Fact & Conclusions

Background & Request:

City Council adopted Wilson Bridge Road Corridor (WBC) zoning in 2016 to reflect the planning working that was done for the corridor. Last year approval was granted to rezone this property as WBC-1 – Medium Density Residential to match the zoning district created and recommended for this property as part of the corridor planning. Single family residential properties are located east, west and south of the property. The property to the west was designated for professional office and the parcel to the east was to be medium density

residential per the WBC zoning. Commercial property is on the north side of E. Wilson Bridge Rd.

The property consists of two parcels totaling approximately +/- 2.05 acres on the south side of E. Wilson Bridge Rd. just east of the center of the block. The vacant properties are lots 16 & 17 of the Northhigh Acres subdivision, which was created in 1923. The parcels are identified by numbers 100-002477 (Lot #16) & 100-002478 (Lot #17). Lot #16 is also known as 181 E. Wilson Bridge Rd. as there was a house on the lot from about 1995 – 2011. Lot #17 has always been vacant. The parcels will be combined as part of this request to develop multi-family residential.

A Preliminary Plan to develop the property was approved at the MPC's June 28th meeting. The Final Plan was approved at the MPC's July 26th meeting.

Project Details:

1. Site Layout.

- Two buildings are proposed for the site at the north and south ends with parking between.
- The northern structure (Building 1) would be located ~32-feet from the street, and parallel to the street. The existing right-of-way line is 10.1-feet from the back of curb, and the city is requesting an additional 15-feet of right-of-way for future location of a recreational path. The setback of Building 1 from the new property line would be about 7-feet. Sidewalk and steps are proposed along the front of the building to provide access to the individual units. Building 1 is proposed about 40-feet from the west property line and 25-feet from the east property line. Variances are needed for the building to be closer than 50-feet from an "R" District for the proximity to the side property lines. If the corridor had all been rezoned to match the WBC districts, variances would not be needed.
- The southern structure (Building 2) is proposed 50-feet from the south property line, and ~14-feet from the east and west property lines. A sidewalk is proposed around the entire building, with walkways to each unit entrance. Variances are needed for the building to be closer than 50-feet from an "R" District for the proximity to the side property lines. If the corridor had all been rezoned to match the WBC districts, variances would not be needed. The rear setback meets the requirement.
- West of Building 1 would be a 26-foot wide drive entrance that is wider than the 30-foot at the curb line allowed by City Code in residential districts, and the 45-foot width allowed in all other districts. A variance is needed. The drive would continue to form a rectangular loop between the buildings that allows 22-foot wide two-way access to 58 parking spaces. The proposed parking is adjacent to the buildings' sidewalks; 30-foot from the west property line; and on both sides of the northern and eastern parts of the drive. The access drive is 2' wider on the east side of the development near the garages, this is needed for the ladder truck to be able to maneuver the site. This will provide additional walking area near the garages and dumpster location to keep you out of the traffic flow. A 7-car garage is proposed about 25-feet from the east property line.

- Sidewalks would connect from the southern building along the west side of the parking to the front property line. The area inside the open area would also have sidewalks and house the mail boxes for the units.
- Bicycle racks are proposed at the northeast corner of Building 1, and the northwest corner of Building 2.
- Two benches are proposed in front of and centered on Building 1.
- Screening for the “R” properties to the south is proposed with existing and proposed landscape material. A combination of Spruce trees 6-feet to 7-feet tall at planting and grasses are proposed to be added near the property line, and 6 healthy trees would remain south of the building. A 6-foot high solid cedar privacy fence is proposed along the south property line.
 - The applicants met with the southern property owners prior to making application to discuss the screening and landscaping of this area, and have agreed to what was approved by MPC.
- Trees to be preserved on the site total 404 caliper inches. In addition to the trees on the south side, trees would be retained in the parking lot island, and along the east and west property lines. Many of the trees slated for removal (\pm 1,688 caliper inches) are in poor condition, scrub trees and honeysuckle, however there are several trees that are healthy that are being incorporated into the development, and/or removed as part of this development. New trees (343 caliper inches) are proposed for planting along the east property line, in parking lot islands, and in the tree lawn. A variance is requested to deviate from the provision requiring \$150 payment for each caliper inch of tree lost and not replaced. Staff walked the site with the City Arborist to determine if there were any significant trees that needed to be preserved, and/or incorporated into the development. The project will be saving trees along the southern property line, and throughout the development that will help buffer the development from the neighboring properties, and will add greenery and shade for those in the development to enjoy. Staff was able to work with the developer to get a better product and layout on the site while incorporating existing trees into the development. City Code permits up to 75% of the lot to be impervious, however the project is only covering approximately 60% of the site.
 - Strict adherence to the \$150 per caliper inch fee, or complete replacement would make development on the site financially impossible.
- Shrubs, perennials and grasses are also proposed in planting beds adjacent to the buildings, parking lot, and drive entrance.
- A trash dumpster enclosure is proposed south of the garage. Residents of both buildings will be able to access the dumpster by utilizing the sidewalks, and/or walking along the access drive by the garages to the dumpster enclosure. The access drive is also 2’ wider along the garages, this will provide additional walking area near the garages and dumpster location to keep you out of the traffic flow.
- Coverage with impervious surface would be on 1.157-acres of the 2-acre property, which is 60% of the site. City Code permits 75% of the site to be impervious.
- Utilities are available to the site from main lines in Wilson Bridge Rd.
- The Fire Department has reviewed an exhibit demonstrating access to the site with the ladder truck, and a fire flow test shows adequate water flow for the hydrants.

2. Buildings.

- The buildings would have 16-dwelling units each, or 16-units per acre. A variance is needed to exceed the number of units by 2 per acre.
- Floor plans show Building 1 would have 4 two-bedroom units at the ends and 4 one-bedroom units in the middle of each floor. For Building 2, the end units would have three bedrooms and the center units would have two bedrooms.
 - Rents are expected to be in the range of \$800-\$1,250 based on the number of bedrooms.
- Renderings of the buildings and garage have been presented and approved by MPC. Both residential buildings are proposed to be 2 stories in height, with all units being a single level. All units would have a separate entry door, with 8-units on each side of the buildings.
- Both buildings would have a gabled roof, with various gabled elements to break up the facades. Some units are proposed with patios or balconies, all of which would have matching railings.
- Materials would consist of Hardiplank board and batten and lap siding, cement board shake siding, brick and asphalt shingles. The windows appear to be double-hung in a 6 over 6 pattern, and would have shutters. Six-panel entry doors and divided light patio doors are proposed.
- The garage structure would be a one-story building with a gabled roof. The rendering indicates 7 matching garage doors and an additional wider door at the south end, likely for storage of equipment. The garage is proposed with Hardiplank lap siding and a brick water table. The proposed dumpster enclosure south of the garage is brick with metal doors.

3. Lighting.

- Four pole lights are shown on the north side of Building 1. The poles and Maxim Lighting 3008 fixtures would be black, with the poles being 5' in height. The same style of pole and lights are proposed south of Building 2 and near the front drive entrance.
- The other proposed fixtures would be Delmar Star Power Optical System mounted on 12' poles. Location of the lights would be mainly between the buildings.

4. Sign.

- A 16'8" wide by 4'5" tall brick wall is proposed in front of Building 1 at the west end. The wall would have a limestone cap with a rock faced edge, and the brick would be painted to match the lap siding color on the buildings.
- Halo lit cast aluminum 1'6" and 1' high capital letters would identify "Granby Place".

5. Public Spaces.

The applicant shows total building area of ±36,275 square feet, thus requiring 8 Public Space Amenities. The following Public Space Amenities have been identified:

- 3 Bicycle racks
- 4 Decorative light poles
- 2 Benches

Land Use Plans:

Chapter 1181 - Wilson Bridge Corridor Districts

Final Plan Requirements.

- A. Upon determination by the Municipal Planning Commission that the proposed WBC application as shown by the preliminary plan conforms to the requirements of this Chapter and all applicable requirements of this Zoning Ordinance, the proponents shall prepare and submit a Final Plan, which plan shall incorporate any changes or modifications required or suggested by the Commission. At the time of filing the Final Plan for review by the Municipal Planning Commission, the applicant shall pay a fee of \$200, no part of which shall be refundable.
- B. The Final Plan submittal shall include the following:
 1. An updated construction schedule;
 2. All items required in the Preliminary Plan, revised as necessary to meet the approval;
 3. Proposed final design and location of Structures, Accessory Structures, streets, drives, Sidewalks or Recreation Paths, parking, entry features, site lighting, landscaping, screening and other features as required by the City;
 4. Evidence that the applicant has sufficient control over the land to undertake the proposed development; and
 5. Covenants and other restrictions which will be imposed upon the use of the land, Buildings, and Structures, and a copy of any bylaws.
- C. For any development involving the extension of utilities, the owner shall also submit conceptual utility drawings containing the following information:
 1. The pipe size, slope, manholes and location of the sanitary sewer system;
 2. The size, shape and slope for all pipes, channels and basins of the storm sewer system with accompanying storm drainage calculations;
 3. The size and location of water lines and fire hydrants; and
 4. Street or drive grades, cross sections, elevations and contours at two foot intervals.
 5. If a conceptual utility plan is required, the applicant shall pay a fee of \$100.00 per acre for each acre in the development; however, such fee shall not be less than \$300.00 for the purposes of reviewing such utility plans.
- D. If the final plan is found to comply with requirements set forth in this Chapter and other applicable provisions of this Zoning Ordinance, the Commission shall submit such plan with its report and recommendations to the City Council which shall hold a public hearing on the WBC plan.
- E. Following a public hearing, the Council may approve by Ordinance the final plan as submitted by the Commission or may approve modification of the plan if the modification is consistent with the intent and meaning of this Chapter and is in substantial conformity with the Final Plan as approved by the Commission.

Preliminary Plan Requirements:

- a. A legal description and vicinity map showing the property lines, streets, existing Zoning, and land uses within 300' of the area proposed for development; Included
- b. Names and addresses of owners, developers and the registered land surveyor, engineer or architect who made the plan; Included
- c. Date, north arrow and total acreage of the site; Included
- d. A topographical survey of all land included in the application and such other land adjoining the subject property as may be reasonably required by the City. The topographical survey shall show two foot contours or contours at an interval as may

be required by the Municipal Planning Commission to delineate the character of the land included in the application and such adjoining land as may be affected by the application. Elevations shall be based on North American Vertical Datum of 1988 (NAVD88). Included

- e. Existing Structures, parking and traffic facilities, Easements and public Rights-of-Way on the subject property as well as within 300' of the proposed area; Included
- f. Existing sanitary and storm sewers, water mains, culverts and other underground facilities within the tract and in the vicinity, indicating pipe size, grades and exact locations; Included
- g. The location of Natural Features and provisions necessary to preserve and/or restore and maintain them to maintain the character of the surrounding neighborhood and community. Included
- h. A tree preservation plan showing all existing trees 6" caliper or larger; Included
- i. A preliminary grading plan; Included
- j. Preliminary design and location of Structures, Accessory Structures, streets, drives, traffic patterns, Sidewalks or Recreation Paths, parking, entry features, site lighting, landscaping, screening, Public Space Amenities and other features as required by the City; Included
- k. The proposed provision of water, sanitary sewer and surface drainage facilities, including engineering feasibility studies or other evidence of reasonableness of such facilities; Included
- l. Parcels of land intended to be dedicated or temporarily reserved for public use, or reserved by deed covenant, and the condition proposed for such covenants and for the dedications; Not applicable
- m. Proposed Easements; Not applicable
- n. Proposed number of Dwelling Units per acre; Included
- o. Proposed uses, including area of land devoted to each use; Included
- p. Proposed phasing of development of the site, including a schedule for construction of each phase; Needed
- q. Homeowners or commercial owners' association materials; Not applicable
- r. A written narrative describing the project; Included
- s. Any additional information as required by the Municipal Planning Commission and the City Council.

1181.05 WBC Development Standards:

(a) Site Layout.

(1)Setbacks. Buildings and parking should be set back to provide a buffer between the sidewalk and building, with some variations in the Building Setback Line encouraged throughout the WBC.

A. Buildings 50,000 square feet in area or less shall be located between 5' and 20' from adjacent Right-of-Way Lines. Buildings greater than 50,000 square feet in area shall be located at least 20' from adjacent Right-of-Way lines.

B. Buildings located along High Street north of Wilson Bridge Road shall be located at least 50' from the adjacent Right-of-Way lines.

C. Buildings on properties abutting properties in "R" districts shall not be located closer than 50' to the property line. Parking facilities and access drives on properties abutting properties in "R" districts shall not be located closer than 25' to the property line.

D. Setback areas in front of retail uses shall be primarily hardscaped, and may be used for outdoor dining and other commercial activities. Residential units with individual entries may include landscaping, walkways, porches, raised planters, walls and fences.

E. As building height increases, the buildings should consider the relationship between the setback, the street corridor, and the building height. A variety of techniques will be implemented to mitigate any potential "canyon/tunneling" effect along the corridor, such as the use of floor terracing, changes in building massing, insertion of a green commons, recessed seating and dining areas, and lush landscaping.

- (2) Right-of-Way Dedication. Dedication of Right-of-Way may be required to accommodate public improvements.
- (3) Screening. All development on parcels abutting properties in "R" districts shall be permanently screened in the setback area with the combination of a solid screen and landscape screening. The solid screen shall consist of a wall or fence at least 6' in height and maintained in good condition without any advertising thereon. Supporting members for walls or fences shall be installed so as not to be visible from any other property which adjoins or faces the fences or walls. This shall not apply to walls or fences with vertical supporting members designed to be identical in appearance on both sides.

Landscape screening shall consist of one of the following options at a minimum:

A. One large evergreen tree with an ultimate height of 40' or greater for every 20 linear feet, plus one medium evergreen tree with an ultimate height of 20' to 40' for every 10 linear feet. Evergreen trees shall be at least 6' in height at the time of planting. Shrubs and ornamental grasses shall be incorporated into the setback area as to complement the tree plantings. A minimum of one shrub or ornamental grass, at least 24" in height, shall be provided for every 5 linear feet. Shrubs and grasses may be planted in clusters and do not need to be evenly spaced.

B. One large deciduous tree with an ultimate height of 50' or greater for every 25 linear feet, plus one medium deciduous tree with an ultimate height of 20' to 40' for every 15 linear feet. Shrubs and ornamental grasses shall be incorporated into the setback area as to complement the tree plantings. A minimum of one shrub or ornamental grass, at least 24" in height, shall be provided for every 5 linear feet. Shrubs and grasses may be planted in clusters and do not need to be evenly spaced.

- (4) Equipment. Exterior service, utility, trash, and mechanical equipment shall be located to the rear of buildings if possible and screened from view with a wall, fence or landscaping. Such equipment shall be completely screened from view. Materials shall be consistent with those used in the building and/or site. Equipment located on buildings shall match the color of the building.
- (5) Tract Coverage. A maximum of 75% of the property shall be covered with impervious surfaces.
- (6) Pedestrian Access. Sidewalks with a minimum width of 5', Recreation Paths with a minimum width of 10', or a combination of both shall be provided along all Rights-of-Way. Pedestrian connections from Sidewalks, Recreation Paths and parking lots to building entrances shall be provided.

(b) Buildings. Building design should enhance the character of the WBC. A diversity of architectural styles is encouraged to provide visual interest and add to the overall appeal of the corridor.

(1) Design.

A. A principal building shall be oriented parallel to Wilson Bridge Road, or as parallel as the site permits, and should have an operational entry facing the street.

B. The height of a building shall be a minimum of 18' for flat roof buildings measured to the top of the parapet, or 12' for pitched roof buildings measured to the eave. Maximum building height shall be per Section 1181.06 of the Code. Building Frontage that exceeds a width of 50' shall incorporate articulation and offset of the wall plane to prevent a large span of blank wall and add interest to the facade. To avoid a potential "canyon/tunneling" effect along the corridor, the use of floor terracing, changes in building massing, insertion of a green commons, recessed seating and dining areas, and lush landscaping will be required.

C. Extensive blank walls that detract from the experience and appearance of an active streetscape should be avoided.

D. Details and materials shall be varied horizontally to provide scale and three-dimensional qualities to the building.

E. Entrances shall be well-marked to cue access and use, with public entrances to a building enhanced through compatible architectural or graphic treatment.

F. When designing for different uses, an identifiable break between the building's ground floors and upper floors shall be provided. This break may include a change in material, change in fenestration pattern or similar means.

G. Where appropriate, shade and shadow created by reveals, surface changes, overhangs and sunshades to provide sustainable benefits and visual interest should be used.

H. Roof-mounted mechanical equipment shall be screened from view on all four sides to the height of the equipment. The materials used in screening must be architecturally compatible with the rooftop and the aesthetic character of the building.

(2) Materials.

A. Any new building or redevelopment of a building façade should include, at a minimum, 75% of materials consisting of full set clay bricks, stone, cultured stone, wood or fiber cement board siding. Samples must be provided.

B. Vinyl siding and other less durable materials should not be used.

C. Long-lived and sustainable materials should be used.

D. The material palette should provide variety and reinforce massing and changes in the horizontal or vertical plane.

E. Especially durable materials on ground floor façades should be used.

F. Generally, exterior insulation finishing systems (EIFS), are not preferred material types.

G. A variety of textures that bear a direct relationship to the building's massing and structural elements to provide visual variety and depth should be provided.

H. The color palette shall be designed to reinforce building identity and complement changes in the horizontal or vertical plane.

(3) Windows and Doors.

A. Ground-floor window and door glazing shall be transparent and non-reflective. Above the ground floor, both curtain wall and window/door glazing shall have the minimum reflectivity needed to achieve energy efficiency standards. Non-reflective coating or tints are preferred.

B. Walls adjacent to the primary building frontage, shall have the pattern of window glass continued from the primary building frontage a minimum distance of 10'.

C. Windows and doors shall be recessed from the exterior building wall, except where inappropriate to the building's architectural style.

D. For a primary building frontage of a commercial use, a minimum of 30% of the area between the height of 2' and 10' above grade shall be in clear window glass that permits a full, unobstructed view of the interior to a depth of at least 4'.

(c) Landscaping. There shall be landscaping that complements other site features and creates relief from buildings, parking areas and other man-made elements.

(1) Natural Features: Natural Features shall not be removed, damaged, altered or destroyed without approval per the procedures in Section 1181.07. All healthy trees 6" caliper or larger shall be retained, or replaced with total tree trunk equal in diameter to the removed tree, and this shall be documented as part of an approved Natural Features preservation plan and/or landscape plan. In the event the Municipal Planning Commission determines that full replacement would result in the unreasonable crowding of trees upon the Lot, or that such replacement is not feasible given site conditions, a fee of \$150.00 per caliper inch of trees lost and not replaced on such property shall be paid in cash to the City for deposit in the Special Parks Fund. Such deposits shall be used for reforestation on public property.

(2) Drought tolerant, salt tolerant, non-invasive, low maintenance trees and shrubs should be utilized.

(3) Deciduous trees shall be a minimum of 2" caliper at the time of installation; evergreen trees shall be a minimum of 6' in height at the time of installation; and shrubs shall be a minimum of 24" in height at the time of installation.

(4) Street trees shall be provided.

(5) Parking lot landscaping shall be required per the provisions in Chapter 1171.

(6) Seasonal plantings should be incorporated into the landscape plan.

(7) The approved landscape plan must be maintained across the life of the development.

(d) Lighting. All exterior lighting shall be integrated with the building design and site and shall contribute to the night-time experience, including façade lighting, sign and display window illumination, landscape, parking lot, and streetscape lighting.

(1) The average illumination level shall not exceed 3 footcandles. The light level along a property line shall not exceed 0 footcandles.

(2) The height of parking lot lighting shall not exceed 15' above grade and shall direct light downward. Parking lot lighting shall be accomplished from poles within the lot, and not building-mounted lights.

(3) For pedestrian walkways, decorative low light level fixtures shall be used and the height of the fixture shall not exceed 12' above grade.

(4) Security lighting shall be full cut-off type fixtures, shielded and aimed so that illumination is directed to the designated areas with the lowest possible illumination level to effectively allow surveillance.

(e) Signs.

(1) General.

- A. All new signs, including sign face replacement, shall be subject to the provisions herein.
- B. The provisions in Chapter 1170 shall apply to all signs in the WBC unless otherwise stated in this section.
- C. Exterior lighting fixtures are the preferred source of illumination.

(2) Freestanding Signs

- A. There shall be no more than one freestanding sign on parcels less than 2 acres in size, and no more than two freestanding signs on parcels 2 acres in size or greater.
- B. Freestanding signs shall be monument style and no part of any freestanding sign shall exceed an above-grade height of 10'. Sign area shall not exceed 50 square feet per side, excluding the sign base. The sign base shall be integral to the overall sign design and complement the design of the building and landscape.
- C. Freestanding signs may include the names of up to eight tenants of that parcel.
- D. Light sources shall be screened from motorist view.

(f) Parking.

(1) Design. Surface parking shall be located to the rear or side of the buildings on the site. If parking is located on the side of the building, parking shall not exceed 2 rows of parking with a drive aisle between, shall not exceed 60' of street frontage, shall be located no closer to the Right-of-Way than the building, and shall be screened from view from the Right-of-Way.

(2) Non-residential Uses. Parking shall be adequate to serve the proposed uses, but shall in no case exceed 125% of the parking requirement in Section 1171.01.

(3) Residential Uses. There shall not be less than one parking space per Dwelling Unit.

(4) Bicycle Parking. Bicycle parking should be provided and adequate to serve the proposed uses.

(5) Structured Parking. Structured parking shall be permitted and encouraged within the WBC, and shall meet all other standards as outlined in this chapter.

(g) Public Spaces. A minimum of one Public Space Amenity as approved by the Municipal Planning Commission shall be required for every 5,000 square feet of gross floor area of multi-family dwellings, commercial or industrial space that is new in the WBC. Public Space Amenities are elements that directly affect the quality and character of the public domain such as:

- (1) An accessible plaza or courtyard designed for public use with a minimum area of 250 square feet;
- (2) Sitting space (e.g. dining area, benches, or ledges) which is a minimum of 16 inches in height and 48 inches in width;
- (3) Public art;
- (4) Decorative planters;
- (5) Bicycle racks;
- (6) Permanent fountains or other Water Features;
- (7) Decorative waste receptacles;
- (8) Decorative pedestrian lighting; and
- (9) Other items approved by the Municipal Planning Commission.

WBC-1 – Medium Density Residential:

An area along the WBC that allows for medium density residential housing, offering a variety of housing styles and pricing options that complement the residential and architectural patterns and styles in the City.

- (1) Permitted Uses: Multi-family dwellings, Home Occupations, Public uses, Essential services and Accessory uses.
- (2) Maximum Building Height: Three stories except buildings on the south side of Wilson Bridge Road between Westview Drive and McCord Park should be limited to 2 ½ stories and 30’.
- (3) Density: The maximum number of dwelling units allowed per acre for development within the WBD-1 shall be 14, with a desired number between 10 and 14 dwelling units.

Variances Required:

- Section 903.10 to allow a driveway to exceed forty-five (45) feet in width at the curb line.
- Section 1181.05(a)(1)(C) to permit buildings to be closer than fifty (50) feet in “R” districts to the property line.
- Section 1181.05(c)(1) requires all healthy trees 6-inch caliper or larger to be retained, or replaced with a total tree trunk diameter to the removed tree, or a fee of \$150.00 per caliper inch of trees lost and not replaced.
- Section 1181.06(a)(3) requires a maximum density of 14-dwelling units/acre.

Staff Analysis:

- **Section 903.10 to allow a driveway to exceed forty-five (45) feet in width at the curb line.**
 - The entrance drive will be between twenty-six (26) feet and thirty (30) feet in width at the location of the sidewalk and recreational path. The radius returns are twenty-six (26) feet at the entrance, and the resulting curb cut width is 76-feet at the street.
 - City Code requires a minimum of twenty-two (22) feet for access drives with 2-way traffic once on the site.
 - The width of the driveway is appropriate for the Division of Fire and EMS access to the site.
 - The width increase is needed for access to the site for the 100’ ladder truck to access the multi-family units in the front and rear of the site if needed. There are similar access drives throughout the City with a similar width at the curb. Page #10 of the attached Application & Materials demonstrates the ability for the 100’ ladder truck to be able to enter and maneuver the site, thus assuring access for Division of Fire and EMS. The width increase is measured at the curb, the driveway then reduces down to twenty-six (26) feet.
 - Fire Department Comments:
 - Anytime a “report of fire” or natural gas leak in a building is received the Fire Department automatically dispatches 3 engines, 2 ladders trucks, Rescue unit, 2 medic units and our on-duty Captain. This is the same for residential and commercial alike. They send this cadre of

equipment to meet the needs on the fire ground and to satisfy the requirements of NFPA and ISO. If the first arriving units finds no fire after investigating, they disregard the equipment not needed.

- On a report of Carbon Monoxide (CO) in a structure with illness, they send an engine, ladder truck, medic unit and Captain.
 - The Fire Department's 100' aerial platform truck can be used for victim rescue as well as for flowing large amounts of water, and ventilation using large cfm fans and could be used for any two-story building, but actually it is more likely to be used on a multi-family building such as this proposed project.
 - The ladder truck has a pump, water, hose, and firefighters, it can be sent to other types of calls, such as a car fire by the back building if the engine was on another call.
 - The City of Worthington has automatic and mutual aid with all surrounding agencies, which is how we put the requisite amount of people of the scene. The equipment is all similar in size that would needed to access the site.
 - Since Chief Bailot took over the Chief's seat, the Division of Fire & EMS has been consistent with ensuring access (as required by Code) for our largest apparatus to ensure it can get to where it might be needed on a site.
- **Section 1181.05(a)(1)(C) to permit buildings to be closer than fifty (50) feet in "R" districts to the property line.**
 - As the Wilson Bridge Corridor Districts chapter of the Code was planned and adopted, it was anticipated the entire corridor would be rezoned at the same time. The adjacent properties to the east and west were purchased with full knowledge of the plan for the corridor, so this developer should not have to meet setback and screening requirements for being adjacent to "R" districts on those sides.
 - **Section 1181.05(c)(1) requires all healthy trees 6-inch caliper or larger to be retained, or replaced with a total tree trunk diameter to the removed tree, or a fee of \$150.00 per caliper inch of trees lost and not replaced.**
 - A variance to waive the tree replacement fee is reasonable given the quality of the trees and the amount of pervious surface proposed for the development. The proposed retention of some existing trees and the planting of new trees compliments the overall development. Staff and the City Arborist visited the site several times to verify what trees should be preserved.
 - The tree replacement fee, or saving all the trees would make the site impossible to develop. This fee deterred several other developers from even trying to develop the site. The developer has stated that the tree replacement fee would make any development financially impossible.
 - Trees to be preserved on the site total 404 caliper inches. In addition to the trees on the south side, trees would be retained in the parking lot island, and along the east and west property lines.
 - Many of the trees slated for removal ($\pm 1,688$ caliper inches) are in poor condition, scrub trees and honeysuckle, however there are several trees that

are healthy that are being incorporated into the development, and/or removed as part of this development.

- Many of the trees slated for removal are considered scrub trees according to the City Arborist. The site is also heavily vegetated with honeysuckle. New trees (343 caliper inches) are proposed for planting along the east property line, in parking lot islands, and in the tree lawn.
 - A variance is requested to deviate from the provision requiring \$150 payment for each caliper inch of tree lost and not replaced. Staff walked the site with the City Arborist to determine if there were any significant trees that needed to be preserved, and/or incorporated into the development. The project will be saving trees along the southern property line, and throughout the development that will help buffer the development from the neighboring properties, and will add greenery and shade for those in the development to enjoy.
 - Removing 1,688 caliper inches, while adding back an additional 343 caliper inches for a total loss of 1,345 caliper inches. The tree replacement fee would be \$253,200.00 (1,688 caliper inches) or \$201,750.00 (1,345 caliper inches).
 - The tree replacement fee would make development of this site nearly impossible. The developer has stated that the tree replacement fee would make any development financially impossible.
 - Staff was able to work with the developer to get a better product and layout on the site while incorporating existing trees into the development. City Code permits up to 75% of the lot to be impervious, however the project is only covering approximately 60% of the site.
 - Strict adherence to the \$150 per caliper inch would fee, or complete replacement would make development on the site financially impossible.
- **Section 1181.06(a)(3) requires a maximum density of 14-dwelling units/acre.**
 - The request for a variance to exceed the allowable number of dwelling units by 2 units/acre is not substantial. Previous proposals from other developers were for a much higher density per acre than proposed. The adopted Code references a range of density from 10 and 12 dwelling units/acre.
 - The density range was referenced in the Wilson Bridge Road Corridor Study that was adopted in 2011. The density range was referenced to reflect the goals for medium-density residential in the corridor.
 - Floor plans show Building 1 would have 4 two-bedroom units at the ends and 4 one-bedroom units in the middle of each floor. For Building 2, the end units would have three bedrooms and the center units would have two bedrooms.
 - Rents are expected to be in the range of \$800-\$1,250 based on the number of bedrooms.

Development History:

- April 13, 2017 – MPC recommend approval to City Council to rezone the property from the R-10 District to the WBC-1 District.
- May 1, 2017 – City Council approved the rezoning.
- July 3, 2017 – Effective date of the new zoning after the 60-day moratorium period.
- June 14, 2018 – MPC tabled the Preliminary Plan to incorporate recommended changes.
- June 28, 2018 – MPC approved the Preliminary Plan.
- July 26, 2018 – MPC recommend approval of the Final Plan to City Council.

Recommendations:

Staff is recommending approval of the Final Plan for the Wilson Bridge Corridor based on the planning goals of the City, as referenced in the Land Use Plans.

On July 26, 2017 the Municipal Planning Commission recommended approval to City Council on the Final Plan with Variances.

*The Municipal Planning Commission meeting minutes for July 26, 2018 were not available at the time of this report.

FINANCIAL IMPLICATIONS/FUNDING SOURCES

N/A

ATTACHMENTS

- Ordinance
- Exhibit “A”
- Application & Materials

ORDINANCE NO. 42-2018

Authorizing the Final Plan to the Wilson Bridge Corridor for 181 East Wilson Bridge Road and Authorizing Variances (Oxford Circle, LLC. c/o David Hodge).

WHEREAS, Oxford Circle, LLC. c/o David Hodge has submitted a request for the Final Plan for 181 East Wilson Bridge Road; and,

WHEREAS, Sections 1181.07(b)(3) and 1107.01 of the Codified Ordinances of the City of Worthington provides that when an applicant wishes to make improvements such as construction of a new building; expansion of a building's gross floor area; construction, alteration or expansion of parking facilities; and construction/installation of freestanding signs in compliance with an approved Preliminary Plan, and variances are included, the Final Plan must be approved by City Council; and,

WHEREAS, the proposal has received a complete and thorough review by the Municipal Planning Commission on July 26, 2018 and approval has been recommended by the Commission.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That the Final Plan at 181 East Wilson Bridge Road as per Case No. WBC 01-18, Drawings No. WBC 01-18 dated July 26, 2018 attached hereto as Exhibit "A" be approved.

SECTION 2. That there be and hereby is granted variances from Code Section 903.10, Section 1181.05(a)(1)(C), Section 1181.05(c)(1) and Section 1181.06(a)(3) to permit the entrance drive to exceed forty-five (45) feet in width, permit buildings to be closer than fifty (50) feet from the side property line, waive the tree replacement fee and increase the density by 2-units/acre.

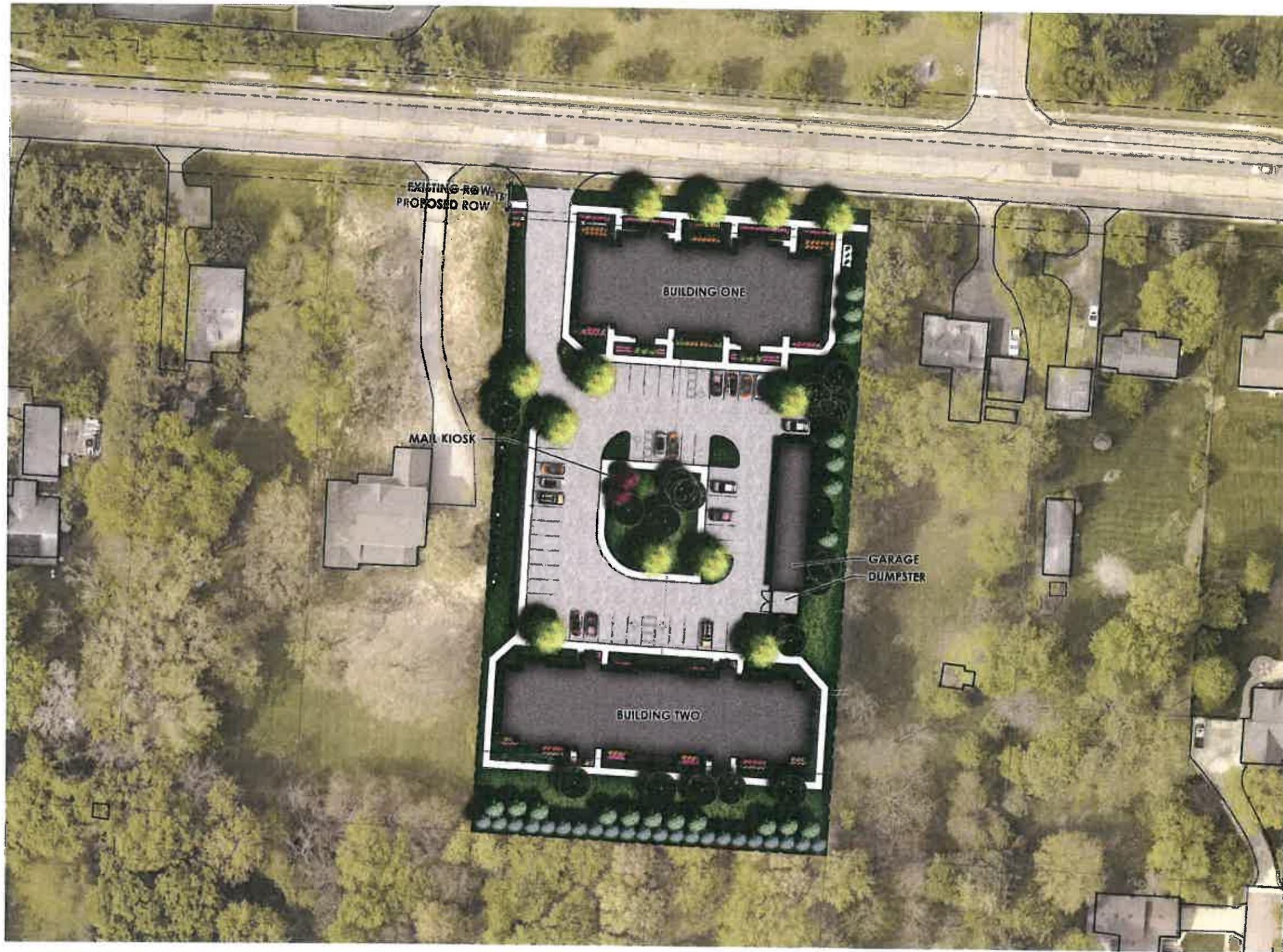
SECTION 3. That the Clerk of Council be and hereby is instructed to record this Resolution in the appropriate record book.

Passed _____

President of Council

Attest:

Clerk of Council



APPROVED
 WORTHINGTON MUNICIPAL
 PLANNING COMMISSION
 DATE 7/26/18
J. Blum
 CLERK OF COMMISSION

CITY OF WORTHINGTON
 DRAWING NO. WBC 01-1E
 DATE 7/13/18

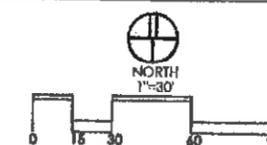
SITE DATA

TOTAL ACRES	± 2.00 ACRES
TOTAL UNITS	32 UNITS
SURFACE SPACES	49 SPACES
GARAGE SPACES	8 SPACES
TOTAL PARKING SPACES	57 SPACES
PARKING DENSITY	± 1.78 DU/AC

ILLUSTRATIVE PLAN

GRANBY PLACE

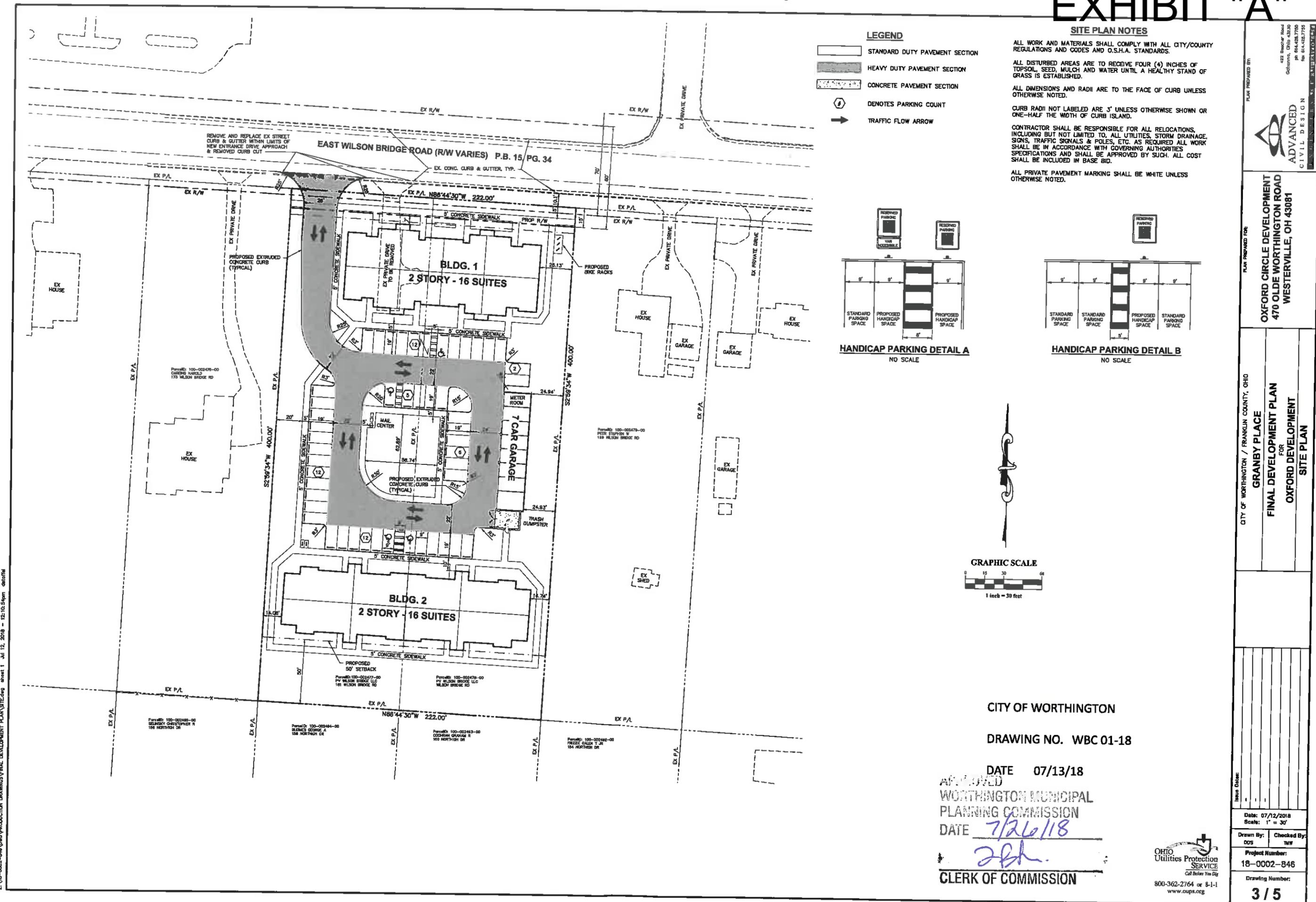
PREPARED FOR KENNEY COMPANIES
 DATE: 7/13/18



Faris Planning & Design

LAND PLANNING • LANDSCAPE ARCHITECTURE
 243 N. 5th Street • Columbus, OH 43215
 p (614) 487-1944 • info@farisplanning.com

EXHIBIT "A"



PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
432 Beagler Road
Columbus, Ohio 43230
PH 614-228-7750
FAX 614-228-7755

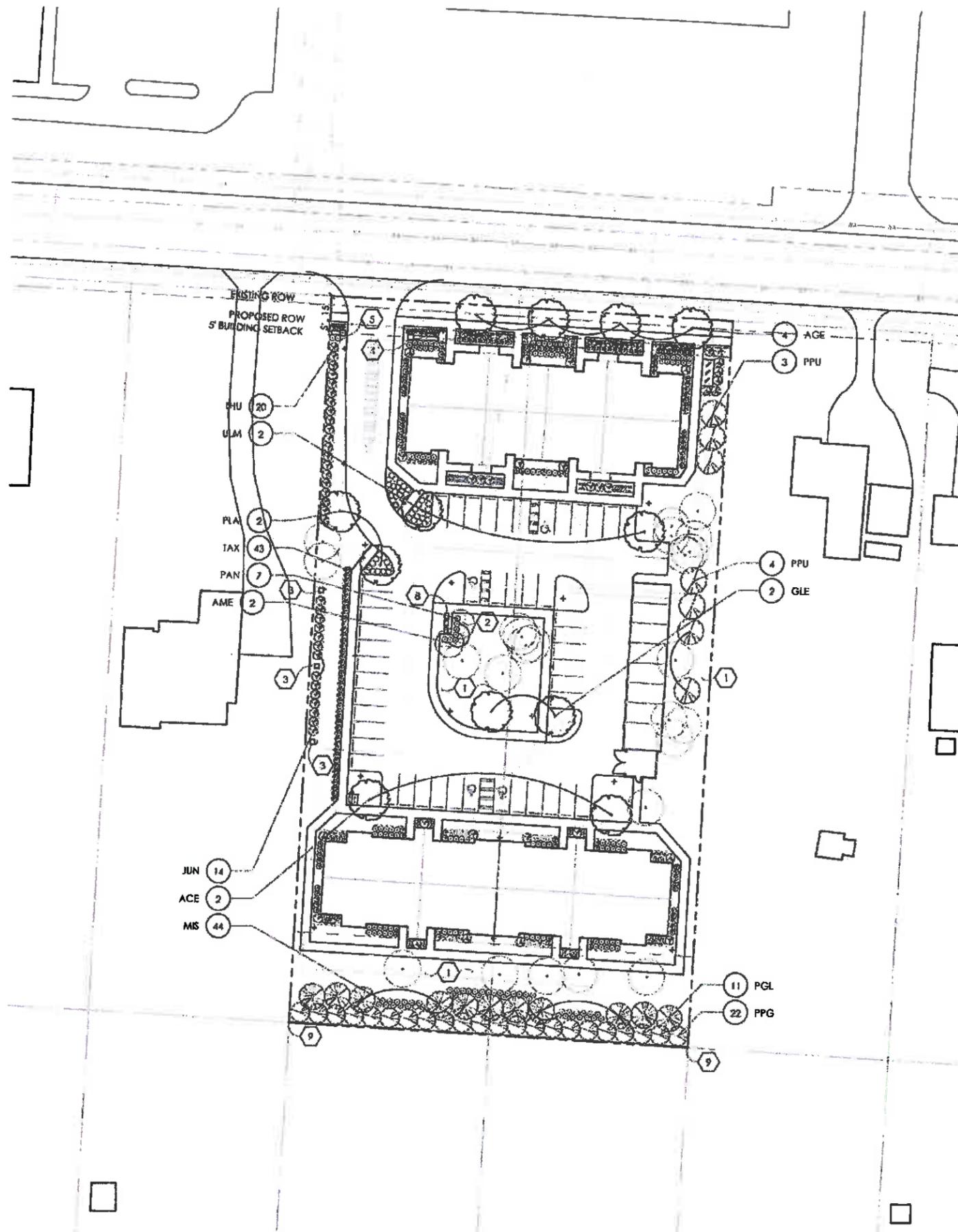
OXFORD CIRCLE DEVELOPMENT
470 OLDE WORTHINGTON ROAD
WESTERVILLE, OH 43081

CITY OF WORTHINGTON / FRANKLIN COUNTY, OHIO
GRANBY PLACE
FINAL DEVELOPMENT PLAN
FOR
OXFORD DEVELOPMENT
SITE PLAN

Issue Dates:

Date:	07/12/2018
Scale:	1" = 30'
Drawn By:	DDS
Checked By:	TW
Project Number:	18-0002-846
Drawing Number:	3 / 5

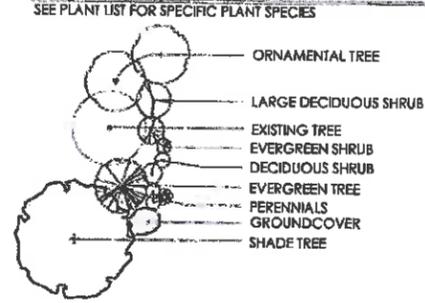
Z:\18-0002-846\DWG\PRODUCTION DRAWINGS\FINAL DEVELOPMENT PLAN\SITE.dwg sheet 1 Jul 12, 2018 - 12:10:56pm dtd:tdf



GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

PLANT KEY TYPICALS



APPROVED
 WORTHINGTON MUNICIPAL
 PLANNING COMMISSION
 DATE 7/26/18

 CLERK OF COMMISSION

CONSTRUCTION NOTES:

- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 3 COLUMN - SEE DETAIL 3/SHEET D-7
- 4 ENTRY SIGN - SEE DETAIL 1/SHEET D-7
- 5 ENTRY COLUMN AND WALL - SEE DETAIL 2/SHEET D-7
- 6 NOT USED
- 7 NOT USED
- 8 MAIL KIOSKS - SEE DETAIL 6/ SHEET D-7
- 9 WOODEN PRIVACY FENCE - SEE DETAIL 5/ SHEET D-7

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
6	ACE	ACER * FREEMANII 'SIENNA'	SIENNA GLEN MAPLE	2' CAL.	B&B	
2	AME	AMELANCHIER * GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	6-7' HGT.	B&B	MATCH FORM
2	GLE	GLEDITSIA TRIACANTHOS F. INERMIS 'SKYCOLE'	SKYLINE HONEY LOCUST	2' CAL.	B&B	
11	PGL	PICEA GLAUCA	WHITE SPRUCE	6-7' HGT.	B&B	
2	PLA	PLATANUS ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION! LONDON PLANE TREE	2' CAL.	B&B	
22	PPG	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	6-7' HGT.	B&B	
7	PPU	PICEA PUNGENS	COLORADO SPRUCE	6-7' HGT.	B&B	
2	ULM	ULMUS * 'FRONTIER'	FRONTIER ELM	2' CAL.	B&B	
SHRUBS						
14	JUN	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	8' HGT.	CONT.	
7	PAN	PICEA ABIES 'NIDIFORMIS'	DWARF BIRDS NEST SPRUCE	18" SPRD.	CONT.	
43	TAX	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	18" HGT.	CONT.	
20	THU	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	8' HGT.	CONT.	
PERENNIALS/ORNAMENTAL GRASSES						
44	MIS	MISCANTHUS SINENSIS 'GRACILLIMUS'	GRACILLIMUS MAIDEN GRASS	2 GAL.	CONT.	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

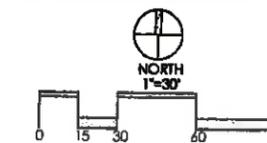
LANDSCAPE REQUIREMENTS

CODE	REQUIRED	PROVIDED
1171.02 (H) LANDSCAPING OF PARKING AREAS - PROVIDE A TREE FOR EVERY 6 PARKING SPACES	57 SPACES = 10 TREES	10 TREES
1181.05 (A) SCREENING - ONE MEDIUM TREE PER 10' LF, ONE LARGE TREE PER 20' LF, ONE SHRUB PER 5' LF	SOUTH: ±220 LF = 22 MED. TREES, 11 LG. TREES, & 44 SHRUBS	22 MED. TREES, 11 LG. TREES, & 44 SHRUBS
1181.05 (F) PARKING - THERE SHALL NOT BE LESS THAN ONE PARKING SPACE PER DWELLING UNIT	32 UNITS = 32 SPACES (1.00 DU/AC)	57 SPACES (1.78 DU/AC)
1181.05 (G) PUBLIC SPACES - ONE PUBLIC SPACE AMENITY PER 5,000 SF OF GROSS FLOOR AREA	±36,275 SF = 8 AMENITIES	2 BENCHES, 4 DECORATIVE LIGHTS, & 3 BIKE RACKS

CITY OF WORTHINGTON

DRAWING NO. WBC 01-18

DATE 07/13/18



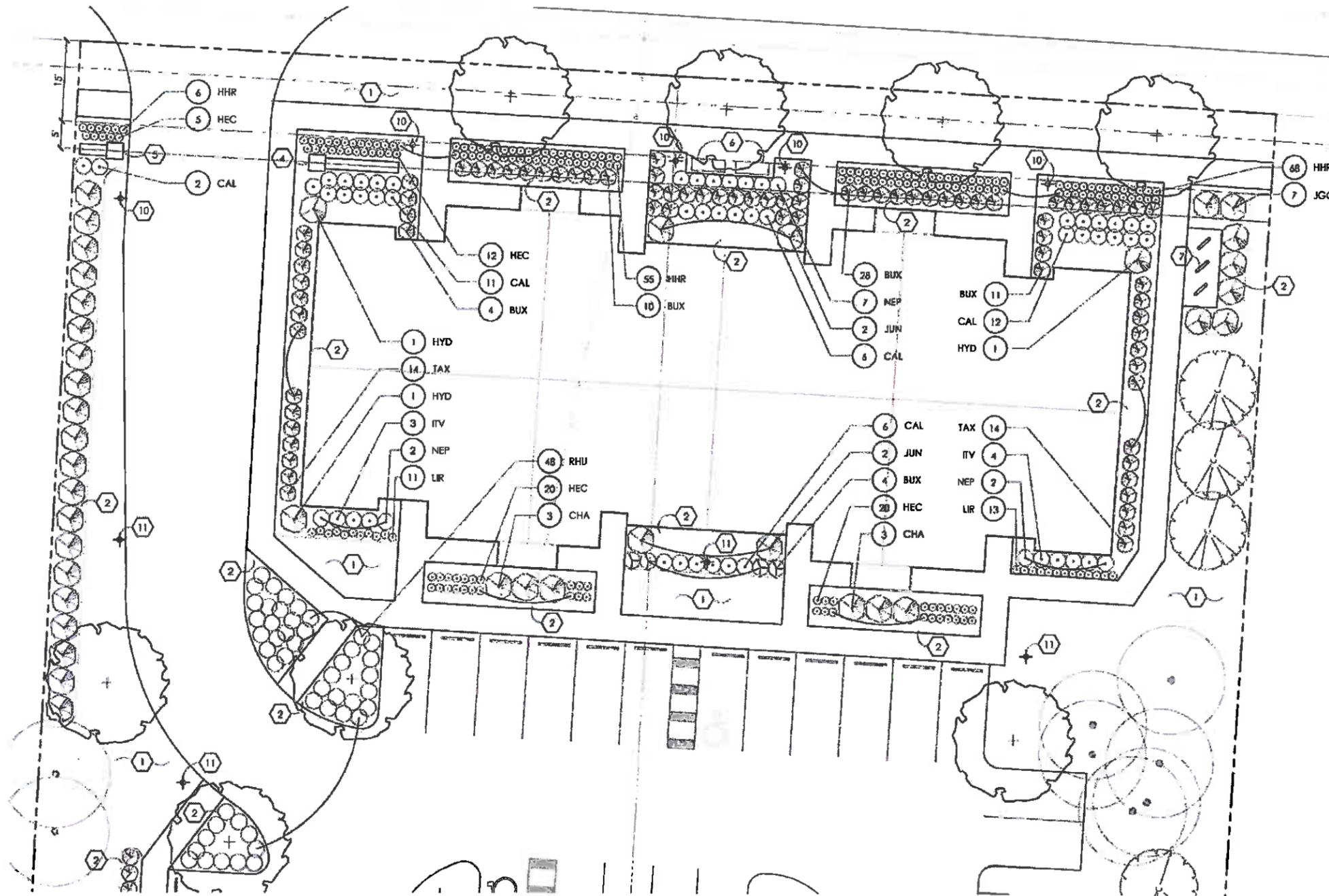
REVISIONS	

OVERALL LANDSCAPE PLAN

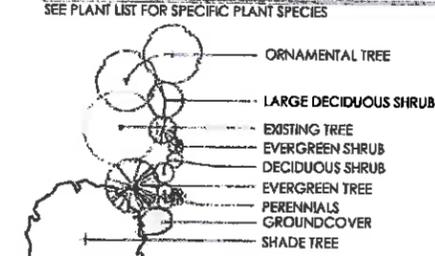
GRANBY PLACE
PREPARED BY
KENNEY COMPANIES
 471 OLD WORTHINGTON RD., SUITE 100
 WESTERVILLE, OH 43082

Paris Planning & Design
LANDSCAPE ARCHITECTURE
 243 N. 9th Street
 Columbus, OH 43215
 p (614) 487-1954
 www.parisplanninganddesign.com

DATE	7/13/18
PROJECT	17140
SHEET	D-2



PLANT KEY TYPICALS



GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED / SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CONSTRUCTION NOTES:

- ① LAWN AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ② LANDSCAPE AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ③ NOT USED
- ④ ENTRY SIGN - SEE DETAIL 1/SHEET D-7
- ⑤ ENTRY COLUMN AND WALL - SEE DETAIL 2/SHEET D-7
- ⑥ BENCH - BY OWNER
- ⑦ U-SHAPED BIKE RACK - SEE DETAIL 4/SHEET D-7
- ⑧ NOT USED
- ⑨ NOT USED
- ⑩ DECORATIVE LIGHTING - MAXIM LIGHTING 3008 - SEE DETAIL 1/ SHEET D-6
- ⑪ DECORATIVE LIGHTING - DELMAR STAR POWER OPTICAL SYSTEM - SEE DETAIL 2/ SHEET D-6

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
57	BUX	BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	18" HGT.	CONT.	
6	CHA	CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	GOLDEN MOP THREADLEAF FALSE CYPRESS	24" HGT.	CONT.	
3	HYD	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	24" HGT.	CONT.	
7	ITV	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY VIRGINIA SWEETSPICE	18" HGT.	CONT.	
7	JGO	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	24" HGT.	CONT.	
4	JUN	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	8" HGT.	B&B	
48	RHU	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	18" SPRD.	CONT.	
28	TAX	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	18" HGT.	CONT.	
PERENNIALS/ORNAMENTAL GRASSES						
37	CAL	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	1 GAL.	CONT.	
57	HEC	HEMEROCALLIS 'EARLYBIRD CARDINAL'	EARLYBIRD CARDINAL DAYLILY	1 GAL.	CONT.	
129	HHR	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL.	CONT.	
24	LIR	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LIRIOPE	1 GAL.	CONT.	
11	NEP	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL.	CONT.	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

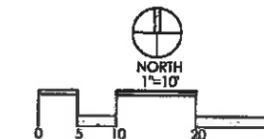
APPROVED
 WORTHINGTON MUNICIPAL
 PLANNING COMMISSION
 DATE 7/26/18

 CLERK OF COMMISSION

CITY OF WORTHINGTON

DRAWING NO. WBC-01-18

DATE 07/13/18



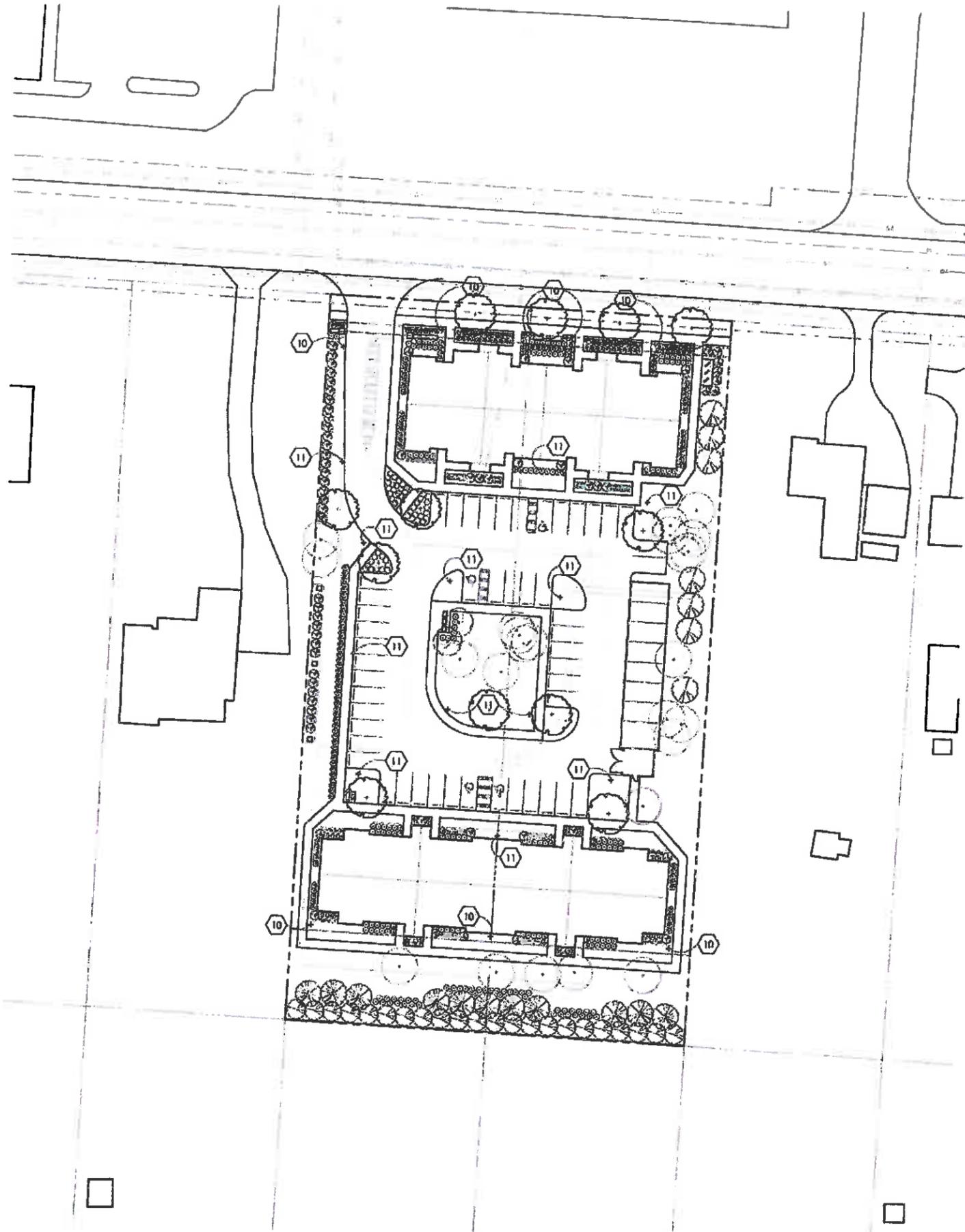
REVISIONS	

**BUILDING ONE
LANDSCAPE PLAN**

GRANBY PLACE
REPRESENTED FOR
KENNEY COMPANIES
 470 OLDE WORTHINGTON RD., SUITE 100
 WESTERVILLE, OH 43082

Paris Planning & Design
LANDSCAPE ARCHITECTURE
 Columbus, OH 43215
 www.parisplanninganddesign.com
 Suite 401
 243 N. 5th Street
 P. (614) 487-1954

DATE	7/13/18
PROJECT	17140
SHEET	D-3

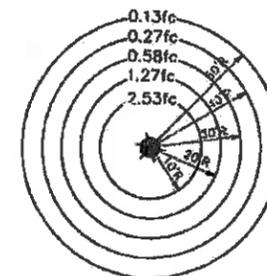


GENERAL PLANTING NOTES:

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2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
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5. ALL PLANTING BEDS TO BE FILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
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10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CONSTRUCTION NOTES:

- 1 NOT USED
- 2 NOT USED
- 3 NOT USED
- 4 NOT USED
- 5 NOT USED
- 6 NOT USED
- 7 NOT USED
- 8 NOT USED
- 9 NOT USED
- 10 DECORATIVE LIGHTING - MAXIM LIGHTING 3008 - SEE DETAIL 1/ SHEET D-6
- 11 DECORATIVE LIGHTING - DELMAR STAR POWER OPTICAL SYSTEM - SEE DETAIL 2/ SHEET D-6



TYPICAL LIGHT POLE PHOTOMETRICS
Not to Scale

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*FIX TO 5' POST OR OWNER APPROVED EQUAL

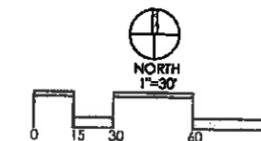
1 MAXIM DECORATIVE LIGHT
 SCALE: N.T.S.



*FIX TO 12' POST OR OWNER APPROVED EQUAL

2 DELMAR DECORATIVE LIGHT
 SCALE: N.T.S.

CITY OF WORTHINGTON
 DRAWING NO. WBC 01-18
 DATE 07/13/18



REVISIONS	
LIGHTING PLAN	
GRANBY PLACE	
PREPARED BY KENNEY COMPANIES 470 OLDE WORTHINGTON RD., SUITE 100 WESTERVILLE, OH 43082	
Paris Planning & Design	
LAND PLANNING & LANDSCAPE ARCHITECTURE 243 N. 28th Street Columbus, OH 43215 p (614) 487-1994 www.parisplanningdesign.com	
DATE	7/13/18
PROJECT	17140
SHEET	
D-6	

REVISIONS	

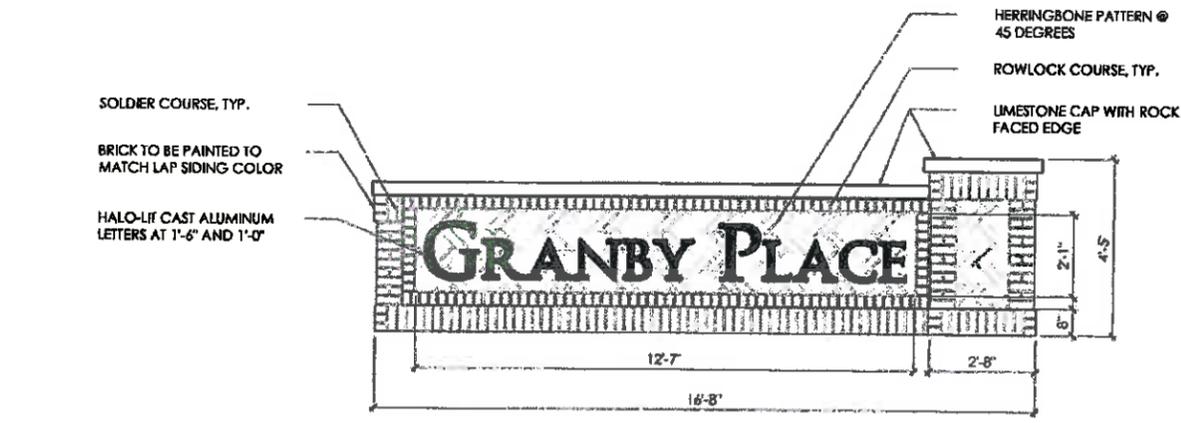
SITE DETAILS

GRANBY PLACE
 PREPARED FOR
KENNEY COMPANIES
 470 OLDE WORTHINGTON RD., SUITE 100
 WESTERVILLE, OH 43082

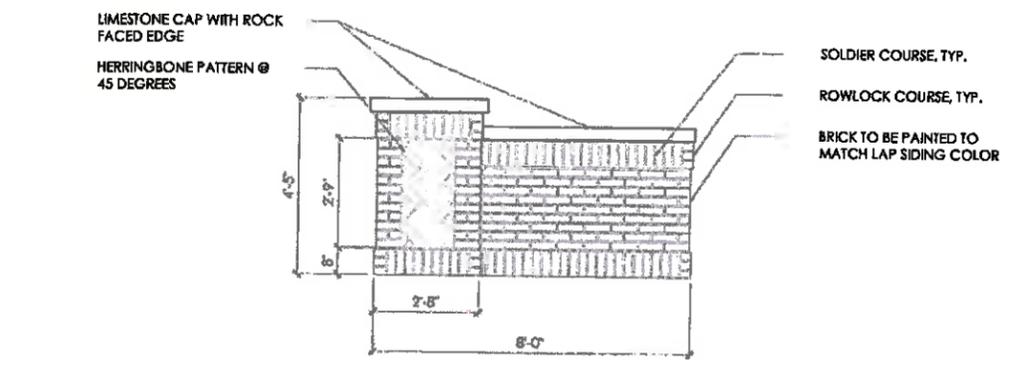
Paris Planning & Design
 LAND PLANNING LANDSCAPE ARCHITECTURE
 240 N. 5th Street
 Columbus, OH 43215
 P (614) 461-1944
 SU 18 401 www.parisplanningdesign.com

DATE	7/13/18
PROJECT	17140
SHEET	

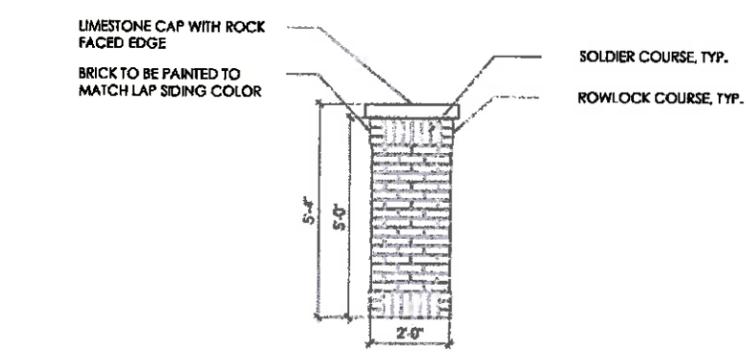
D-7



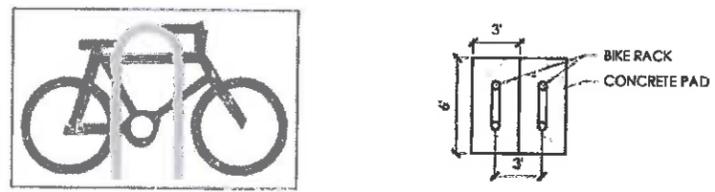
1 GRANBY PLACE ENTRY SIGN DETAIL
N.T.S.



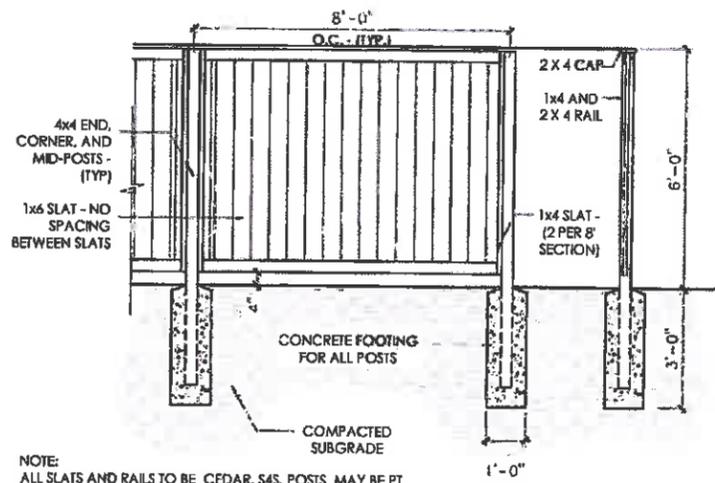
2 GRANBY PLACE ENTRY WALL DETAIL
N.T.S.



3 GRANBY PLACE COLUMN DETAIL
N.T.S.



4 U-SHAPED BIKE RACK
SCALE: N.T.S.



NOTE: ALL SLATS AND RAILS TO BE CEDAR, S4S, POSTS MAY BE PT WOOD SCREWS TO BE FLAT HEAD WEATHERMASTERDACRYOTIZED STEEL COARSE, THREAD 12x2 MANUFACTURED BY TEXTRON INC.

5 WOOD PRIVACY FENCE
N.T.S.

NOTE: MAILBOX CLUSTERS TO BE GANGED, BLACK IN COLOR. THE SIZE WILL VARY FROM 12, 13, OR 16 UNIT BOXES. INSTALLATION BY CEDAR-CRAFT PRODUCTS, INC., P.O. BOX 9, BLACKLICK, OH 43004. P:614-759-1600.

6 MAILBOX CLUSTER DETAIL
SCALE: N.T.S.

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 DRAWING NO. WBC 01-18
 DATE 07/13/18



ASPHALT SHINGLES
 CEMENT BOARD
 SHAKE SIDING
 HARDPLANK BOARD
 AND BATTEN
 HARDPLANK SIDING
 BRICK

① BUILDING 1 ELEVATION
 SCALE: 1"=10'

② BUILDING 1 SIDE ELEVATION
 SCALE: 1"=10'



ASPHALT SHINGLES
 CEMENT BOARD
 SHAKE SIDING
 HARDPLANK BOARD
 AND BATTEN
 HARDPLANK SIDING
 BRICK

③ BUILDING 2 ELEVATION
 SCALE: 1"=10'

④ BUILDING 2 SIDE ELEVATION
 SCALE: 1"=10'



ASPHALT SHINGLES
 HARDPLANK SIDING
 BRICK

⑤ GARAGE AND DUMPSTER ELEVATION
 SCALE: 1"=10'

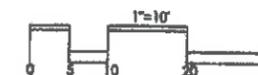
APPROVED
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 PLANNING COMMISSION
 DATE 7/26/18
[Signature]
 CLERK OF COMMISSION

CITY OF WORTHINGTON
 DRAWING NO. WBC 01-18
 DATE 07/13/18

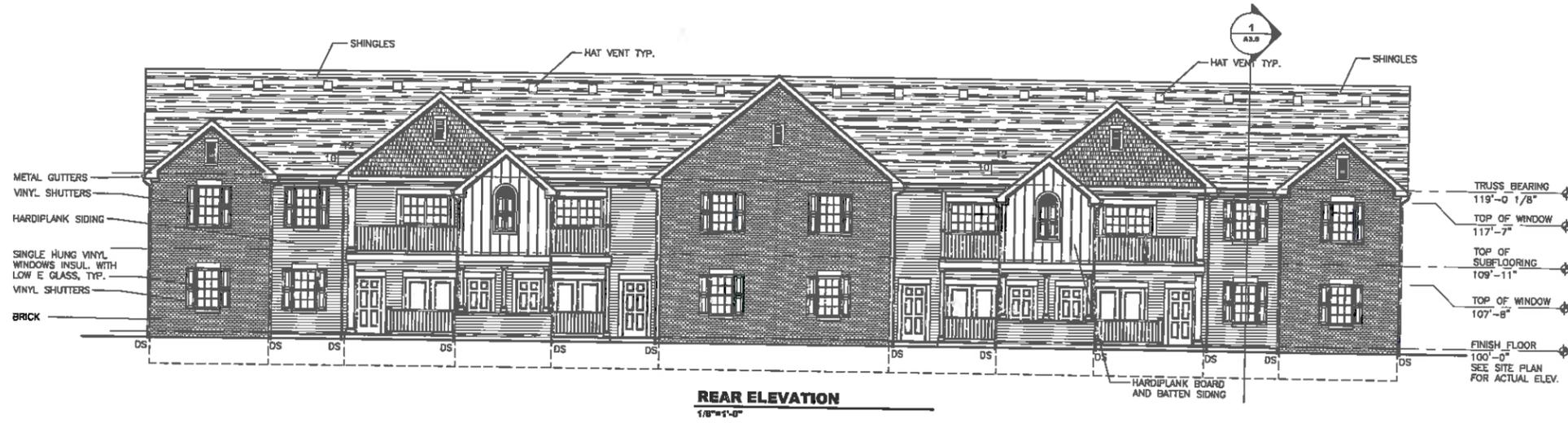
ELEVATIONS

GRANBY PLACE

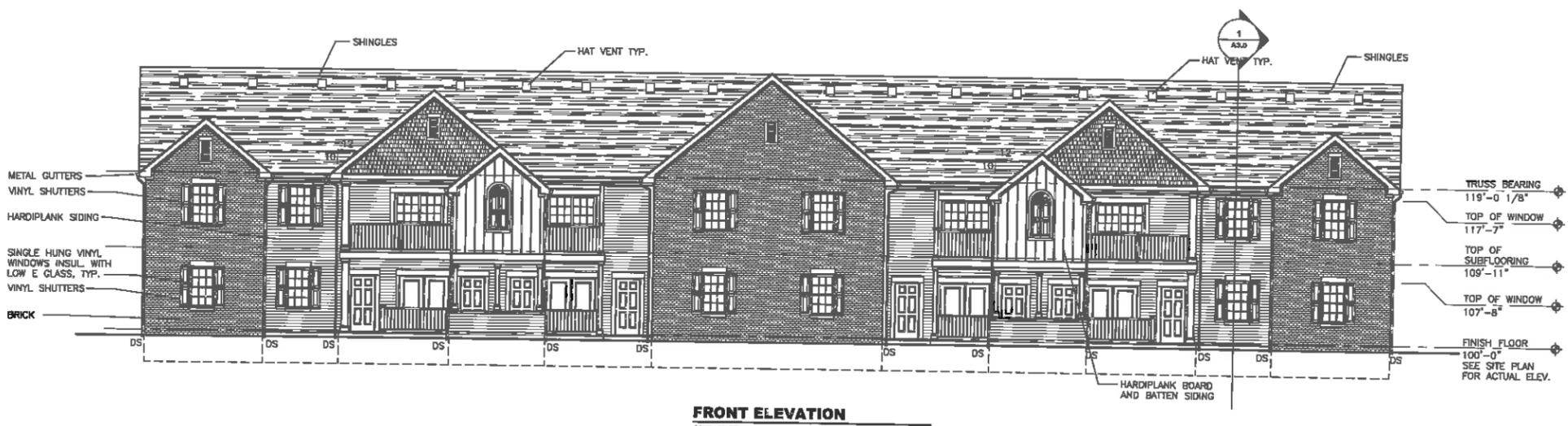
PREPARED FOR KENNEY COMPANIES
 DATE: 7/13/18



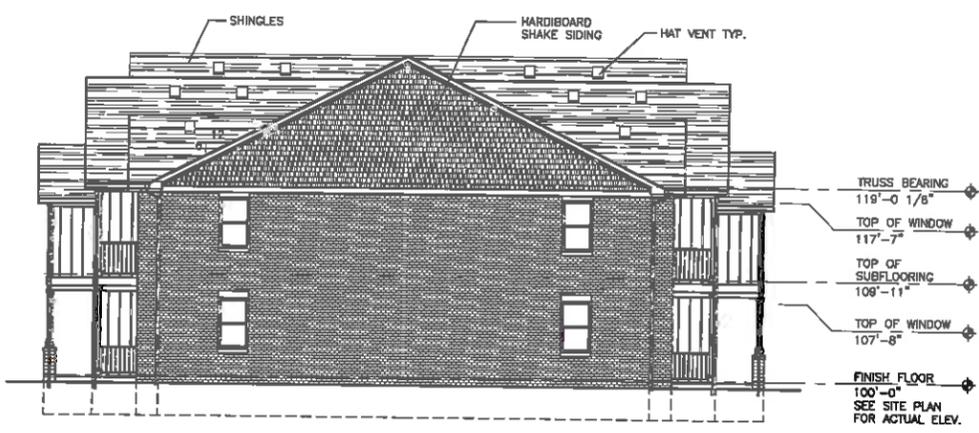
Faris Planning & Design
 LAND PLANNING LANDSCAPE ARCHITECTURE
 242 N. 5th Street Suite 401 Columbus, OH 43215
 p (614) 487-1964 www.farisplanninganddesign.com



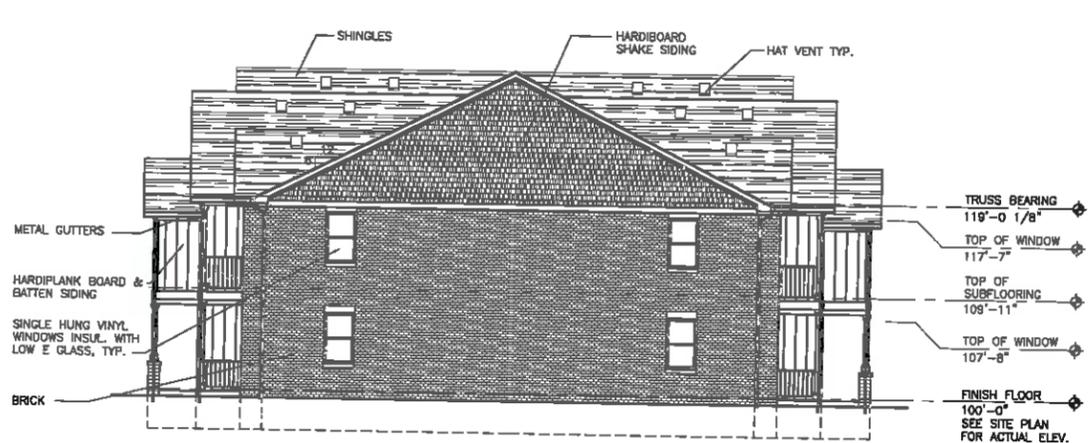
REAR ELEVATION
1/8"=1'-0"



FRONT ELEVATION
1/8"=1'-0"



SIDE ELEVATION
1/8"=1'-0"



SIDE ELEVATION
APPROVED
WORTHINGTON MUNICIPAL
PLANNING COMMISSION
DATE 7/26/18
[Signature]
CLERK OF COMMISSION

CITY OF WORTHINGTON
DRAWING NO. WBC 01-18
DATE 07/13/18

GRANBY PLACE APARTMENTS
E. WILSON BRIDGE ROAD
WORTHINGTON, OHIO



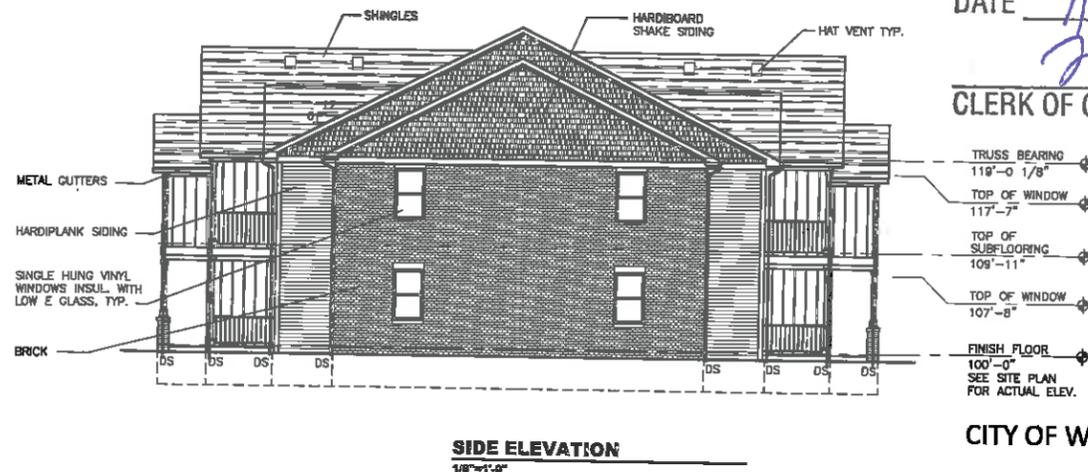
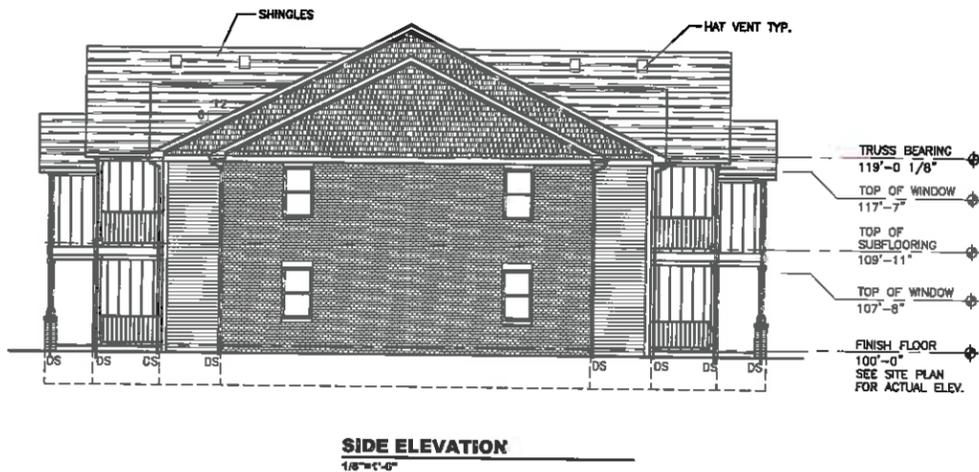
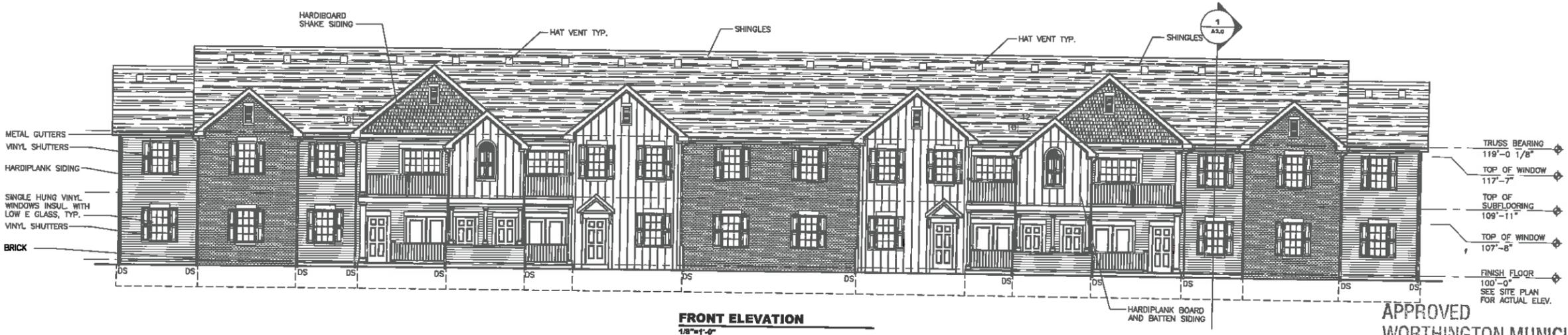
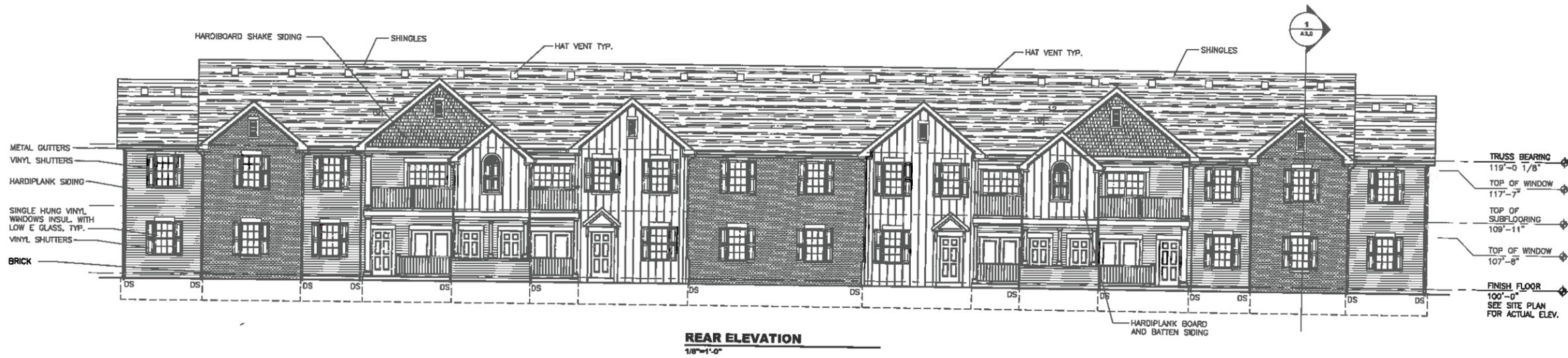
COLLABORATIVE DESIGN, LTD.
2727 Tyler Parkway, Suite 200
Dublin, Ohio 43017
+614.798.1515
cdlarchitects.com

Collaborative Design, Ltd.
Project Number: 18029
Date: 7-23-18
Scale:
File Name:
Drawing Description:

BUILDING 1
EXTERIOR
ELEVATIONS

A2.0

FILENAME: P:\18029 GRANBY APARTMENTS WORTHINGTON\18029 A2-0.DWG Tab: A2-0 PLOTTED: 7/23/2018 10:41 AM BY: DMORRISON LTS: 1 PSLTS: 1



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 PLANNING COMMISSION
 DATE 7/26/18

 CLERK OF COMMISSION

CITY OF WORTHINGTON
 DRAWING NO. WBC 01-18
 DATE 07/13/18

GRANBY PLACE APARTMENTS
 E. WILSON BRIDGE ROAD
 WORTHINGTON, OHIO



COLLABORATIVE DESIGN, LTD.
 2227 Fuller Parkway, Suite 200
 Dublin, Ohio 43017
 + 614 798 1515

cdarchitects.com

Collaborative Design, Ltd.
 Project Number
 18029
 Date
 7-23-18
 Scale
 File Name
 Drawing Description

BUILDING 2
 EXTERIOR
 ELEVATIONS

A2.1

FILENAME: P:\18029 GRANBY APARTMENTS WORTHINGTON\18029 A2-0.DWG Tab: A2-1 PLOTTED: 7/23/2018 10:41 AM BY: DMORRISON LTS: 1 PSLTS: 1



Wilson Bridge Corridor Final Plan Application

Case #	WBC 01-18
Date Received	07/13/18
Fee	\$500. ⁰⁰
Meeting Date	07/20/18
Filing Deadline	07/13/18
#	05007

Preliminary Plan 6/28/18

- Property Location** 181 Wilson Bridge Road
- Present Use & Proposed Use** Vacant/Medium Density Residential
- Present & Proposed Zoning** WBC-1 - Medium Density Residential
- Applicant** Oxford Circle LLC
Address 470 Olde Worthington Road, Suite 101, Westerville, Ohio 43081
Phone 614.540.2404
- Property Owner** PV Wilson Bridge LLC
Address 1433 Grandview Avenue, Columbus, Ohio 43212
Phone _____
- Project Description** Medium Density Residential, please see attached Development Plan and Text.
- Variances Requested** Please see attached Development Text.

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

David Hedge - attorney,
Applicant (Signature)

7/18/18
Date

APPROVED
WORTHINGTON MUNICIPAL
PLANNING COMMISSION
DATE 7/26/18

David Hedge - per authority,
Property Owner (Signature)

7/18/18
Date

J. Bifer
CLERK OF COMMISSION

MPC Approval Date: 7/26/18

**ABUTTING PROPERTY OWNERS
FOR
181 E. Wilson Bridge Rd.**

Worthington City School District
Stephen Peer
Galen & Suekane Frizzie
Graham & Stacy Cochran
George & Kathryn Bleimes
Christopher & Lindsay Selinsky
Harold Careins & Megumi Otaki
PV Wilson Bridge LLC

200 E. Wilson Bridge Rd.
199 E. Wilson Bridge Rd.
164 Northhigh Dr.
160 Northhigh Dr.
158 Northhigh Dr.
156 Northhigh Dr.
PO Box 3672
1433 Grandview Ave.

Worthington, OH 43085
Columbus, OH 43210-0672
Columbus, OH 43212

181 E. Wilson Bridge Rd.



GRANBY PLACE

FINAL PLAN - DEVELOPMENT TEXT

ADDRESS: 181 Wilson Bridge Road
PARCELS: 100-002477, 100-002478
CURRENT ZONING: Wilson Bridge Corridor District
Wilson Bridge Corridor - 1
APPLICANT: Oxford Circle LLC
470 Olde Worthington Road, Suite 101
Westerville, Ohio 43082
DATE: 7/13/2018
APPLICATION: _____

I. INTRODUCTION:

Oxford Circle LLC, (the "Applicant") proposes development of a +/- 2.0 acre property located at 181 Wilson Bridge Road (the "Property"), which is targeted by the City of Worthington as a development location appropriate for medium density residential. The Property is situated within the Wilson Bridge Corridor - 1 District of the Wilson Bridge Corridor District which provides for medium density residential uses. The Applicant proposes development of the Property in accordance with Wilson Bridge Corridor plans with two multi-family structures providing 32 total dwelling units with a mixture of unit types including 1-bedroom, 2-bedroom, and 3-bedroom units at varying market rates to provide for maximum absorption of the units and maximum occupancy. The development provides for the preservation of existing landscaping where possible, including a 50-foot enhanced landscaping buffer along the south side of the Property within which trees will be maintained and preserved whenever feasible, 33 new trees will be installed consisting of a mixture of shade trees and evergreen trees, and a 6-foot board on board fence will be installed along the southern perimeter. This request also provides for the dedication of 15 feet of its Wilson Bridge Road frontage to accommodate Worthington's objective of incorporating a shared-use path for residents.

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WORTHINGTON MUNICIPAL
PLANNING COMMISSION
DATE 7/26/18
Zfh
CLERK OF COMMISSION

II. DEVELOPMENT STANDARDS:

The proposed development provides the following development standards.

(a) Property Layout.

(1) Setbacks.

- A. The Property shall be laid out in accordance with the submitted series of Site Plans. Building One, the northern building, is less than 50,000 square feet in area and its building setback shall be 7 feet from the Wilson Bridge Road right-of-way, post dedication.
- B. The Property abuts properties in an "R" district. Therefore, the Applicant respectfully requests a waiver from City Code Section 1181.05(a)(1)(C) to allow the buildings to be situated as indicated on the Site Plans with Building Two being 14 +/- feet from the western property line.
- C. The Property abuts properties in an "R" district. Therefore, the Applicant respectfully requests a waiver from City Code Section 1181.05(a)(3) to allow the perimeter screening to be as reflected on the Landscape Plans, which reflect perimeter screening done be a combination of landscaping, fencing, and building.

(2) Right-of-Way Dedication.

- A. The Applicant shall dedicate 15 feet of right-of-way along its frontage in furtherance of the City's objective to create a shared use path along Wilson Bridge Road.

(3) Screening.

- A. The development shall be screened in accordance with the submitted Landscape Plans, which indicate significant new plantings as well as preservation of as many existing trees as feasible. Screening shall be accomplished by a combination of tree preservation, newly installed landscaping, fencing, and structure.

(4) Equipment.

- A. Exterior service, utility, trash, and mechanical equipment shall be located as provided on the submitted Site Plans.

- B. Exterior service, utility, trash, and mechanical equipment shall be located to the rear of buildings if possible and screened from view with a wall, fence, or landscaping. Screening materials shall consist of landscaping, or with materials and colors used for the buildings for consistency and compatibility.

(5) **Tract Coverage.**

- A. 58% of the property shall be covered with impervious surfaces, where a maximum of 60% is permitted.

(6) **Pedestrian Access.**

- A. Sidewalks with a minimum width of 5 feet shall be provided as shown on the submitted Site Plans. These sidewalks provide connectivity through the entire Property and provide pedestrian access along both sides of both buildings.

(7) **Drive-in Commercial Uses.**

- A. N/A

(b) **Buildings.**

(1) **Design.**

- A. The buildings shall be oriented as provided on the Site Plans. Building One shall be parallel to Wilson Bridge Road, consistent with recommendations of the Wilson Bridge Corridor Plan. The proposed buildings provide visual interest and add to the overall appeal of the corridor by use of building articulation, a mixture of natural building materials, as well as significant landscaping.
- B. Building height shall not exceed 30 feet as provided in City Code 1181.06(a)(2).
- C. The frontage of Building One exceeds a width of 50 feet, it shall incorporate articulation, all natural materials, brick and hardi-plank with a variety of shake, board and batten, and lap as shown on the submitted Site Plan and Elevations.
- D. The entrance shall be well-marked as shown on the Site Details Plan.

(2) Materials.

- A. Building materials shall include brick, hardi-plank in varying forms including lap, board and batten, and shake. Roofing shall be of dimensional asphalt shingles.

(3) Windows and Doors.

- A. Windows and doors shall be provided as shown on the submitted Elevations.

(c) Landscaping.

(1) Natural Features.

- A. Landscaping shall be provided as shown on the submitted Landscape Plans.
- B. Natural Features shall be preserved as shown on the submitted Preservation Plan.
- C. Tree Inventory and Preservation Plan. The submitted Tree Preservation Plan shows that the development shall preserve 320 caliper inches of the existing trees at or above 6 inch caliper. The Landscaping Plan shows that the development shall plant an additional 343 caliper inches of trees. Further, the Applicant commits to maintaining 6 mature trees within the 50 foot landscape buffer along the southern perimeter of the Property, and proposes a significant replanting along that perimeter. The Applicant has worked with the Department of Planning to determine that the submitted Landscaping Plan and Tree Preservation Plan are an appropriate accommodation for Natural Features. Full replacement would result in unreasonable overcrowding of trees, and a fee-in-lieu to the Special Parks Fund is unnecessary where, as here, the Applicant is making appropriate Natural Feature and screening commitments throughout the Property.
- D. Along the eastern perimeter a significant number of trees are being preserved, this area will be further augmented by new tree plantings. Trees are also being preserved along the western perimeter, which is augmented by decorative columns and arborvitae to screen the new residence to the west.

(d) Lighting.

- A. Lights shall comply with City Code 1181.05(d), as indicated on the Lighting Plan which reflects location and specification. These lights are decorative, providing low lighting around perimeters and focusing parking lot lighting on the interior of the Property between buildings and away from single-family residential neighbors.

(e) **Signs.**

- A. Decorative entry feature signage shall be provided along the east side of the entrance, located as detailed on the Overall Landscape Plan, and as depicted on the Site Details Plan. The entry feature signage will be enhanced aesthetically by a low wall along the west side of the entrance. The sign and wall will be comprised of brick, set in various patterns, and painted the same rich color as the siding. The sign wall will be 4.5 feet in height maximum at its decorative ends, overlaid with a limestone cap with rock faced edge.

(f) **Parking.**

1. The development requires 32 parking spaces for 32 dwelling units. The development shall provide 57 parking spaces.
2. Vehicle and bicycle parking shall be as depicted on the submitted Site Plans and Landscape Plans.

(g) **Public Spaces.**

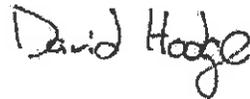
1. The development shall provide Public Space Amenities including, but not limited to: courtyard for public use, benches, bicycle racks, and decorative pedestrian lighting, further the Applicant will be dedicating 15 feet of right-of-way along its frontage to accommodate the long-term City objective of incorporation of a shared use path along the frontage.
2. Public Space Amenities shall be provided as shown on the Landscape Plans.

III. REQUESTED WAIVERS.

- (a) The Property abuts properties in an "R" district. Therefore, the Applicant respectfully requests a waiver from City Code Section 1181.05(a)(1)(C) to allow development of the property in accordance with submitted plans. This waiver includes a reduction of building setbacks from the east and west, and to allow the entrance drive to be within 25 feet of the western property line, as depicted on Site Plan.
- (b) The Property abuts properties in an "R" district. Therefore, Applicant respectfully requests a waiver from City Code Section 1181.05(a)(3) to allow development without solid fence screening along the east and west property lines, which will be screened in accordance with the submitted Landscape Plans by a combination of tree preservation, landscaping, hardscape, fencing, and structures.

- (c) A waiver from City Code Section 903.10 is necessary to allow the width of the access point to exceed 30 feet at the curb line. It is understood by the Applicant, that the Worthington City Engineer prefers, for this use, additional width at the access point.
- (d) A waiver is requested to City Code Section 1185.01(c)(1) to allow the trees retained, and those replaced as indicated on the Landscape Plans, be deemed compliant with the spirit and intent of the Natural Features preservation requirements outlined therein.

Respectfully Submitted,

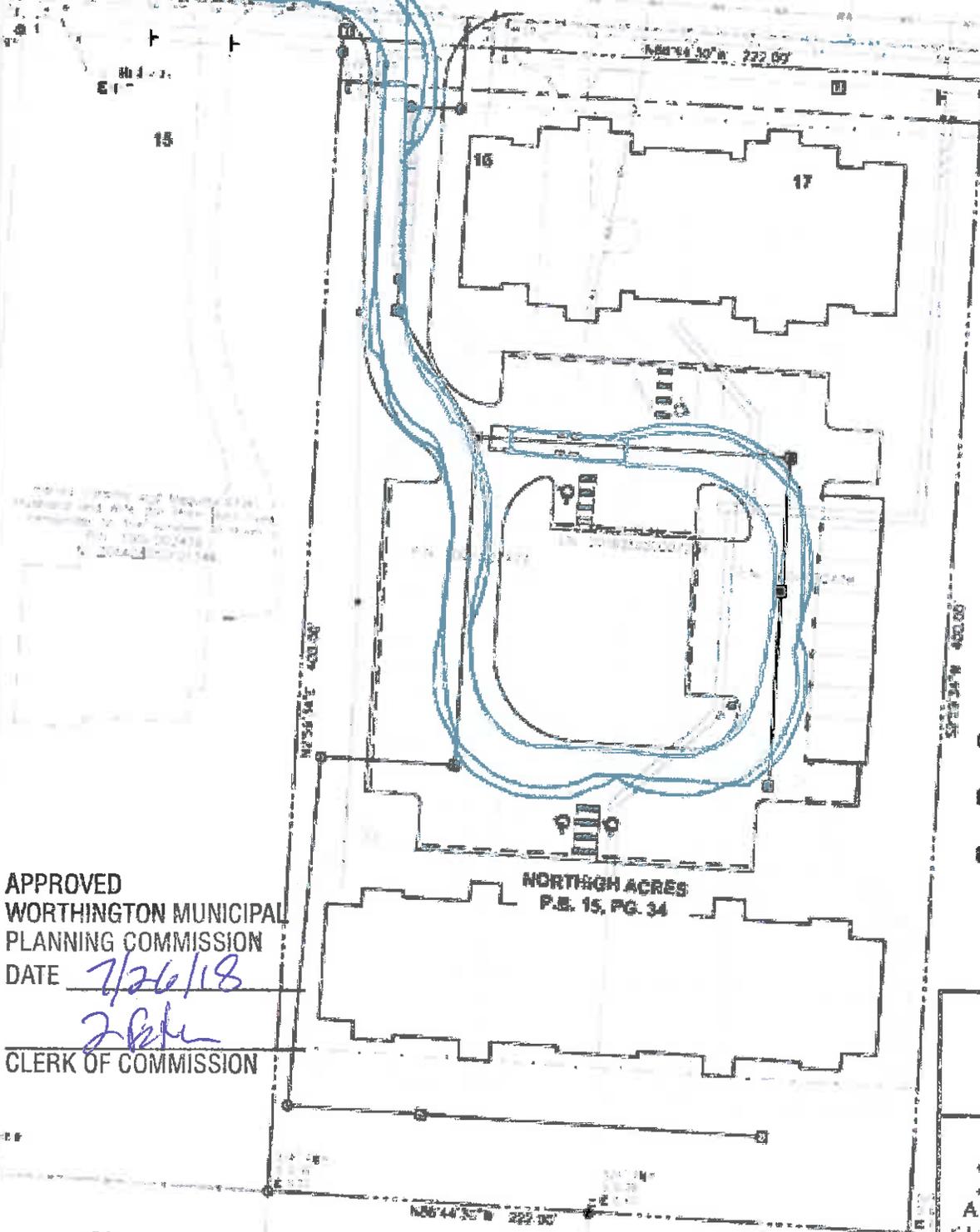


David Hodge
Attorney for Applicant

P.B. 62, Pg. 33

EAST WILSON BRIDGE ROAD (ROW VARIED)

P.B. 15, PG. 34



CITY OF WORTHINGTON
 DRAWING NO. WBC 01-18
 DATE 07/13/18

APPROVED
 WORTHINGTON MUNICIPAL
 PLANNING COMMISSION
 DATE 7/26/18
[Signature]
 CLERK OF COMMISSION

NORTHIGH ACRES
 P.B. 15, PG. 34

THE CITY OF WORTHINGTON
 FIRE TRUCK EXHIBIT
 FOR
 GRABBY PLACE

ADVANCED
 FIRE SERVICES

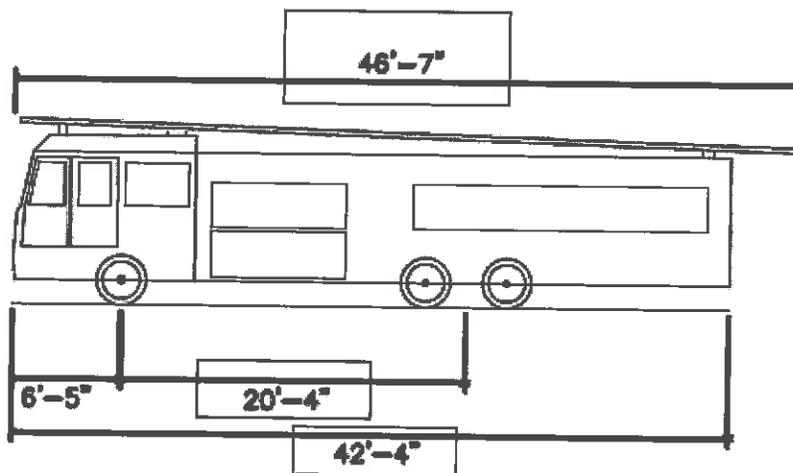
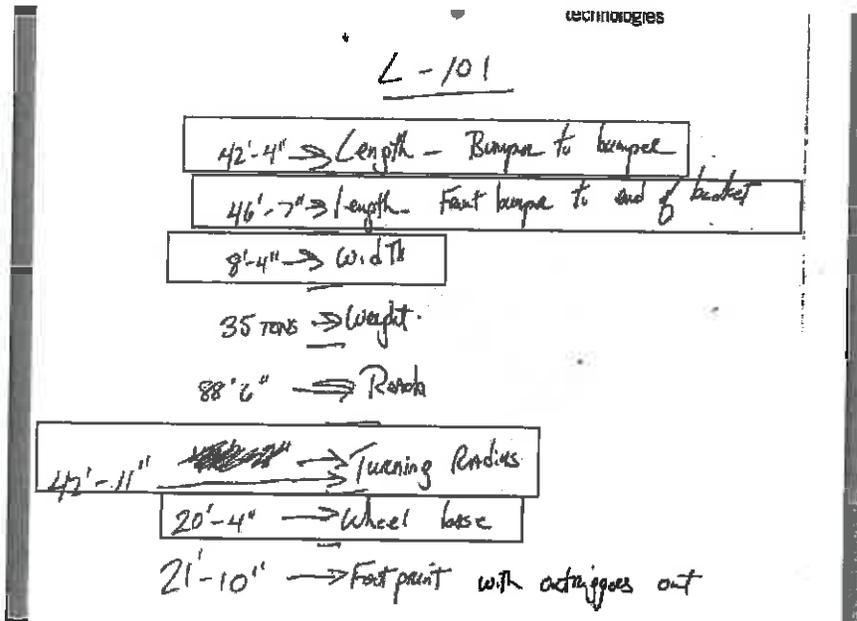
10000 Wilson Bridge Road
 Worthington, VA 22604
 Phone: 540-461-0000
 Fax: 540-461-0001

SCALE	DATE	SHEET
		1 / 1

34

33

32



APPROVED
 WORTHINGTON MUNICIPAL
 PLANNING COMMISSION
 DATE 7/26/18

 CLERK OF COMMISSION

CITY OF WORTHINGTON

DRAWING NO. WBC 01-18

DATE 07/13/18

E-ONE HP100 Aerial - WORTHINGTON	
Overall Length	46'-7"
Overall Width	8'-4"
Overall Body Height	11'
Min Body Ground Clearance	1.393ft
Track Width	8'-4"
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	42'-11"

Columbus Division of Water Fire Flow Test

FLOW TEST ID	2370	NO. OF TEST RUN	1	ATLAS PAGE	743	0
FLOW HYDRANT	2W OF EASTVIEW DR ON E WILSON BRIDGE RD					
FLOW HYDRANT	NONE					
PRESSURE HYDRANT	3W OF EASTVIEW DR ON E WILSON BRIDGE RD					
PRESSURE HYDRANT ID	0743E04					
DATE	11/6/2015	PIPE SIZE	8"			
TIME	12:45:00 PM	ELEVATION	910'			
STATIC PRESSURE	40	HYDRANT OWNER	WORTHINGTO			
RESIDUAL PRESSURE	34	COEFFICIENT	0.9			
PITOT 1	15	<p style="text-align: center; margin-top: 0;">REMARKS</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>				
PITOT 2	NONE					
OUTLET	4" DIFF					
FLOW (GPM)	1670					
FLOW@20 PSI	3200					
WATER DISTRICT	CLEVELAND	CH	1025'	HGL	1002'	

Please remember when reviewing the results of the flow test that varying factors could change the results, i.e., hourly fluctuations in water levels at the City of Columbus water tanks, changes in consumer demands in the area of the flow test, and seasonal changes in water plant discharge pressures. The net effect of these changes will normally shift static pressures by no more than five (5) to fifteen (15) psi.

CITY OF WORTHINGTON

DRAWING NO. WBC 01-18

DATE 07/13/18

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 WORTHINGTON MUNICIPAL
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 DATE 7/13/18

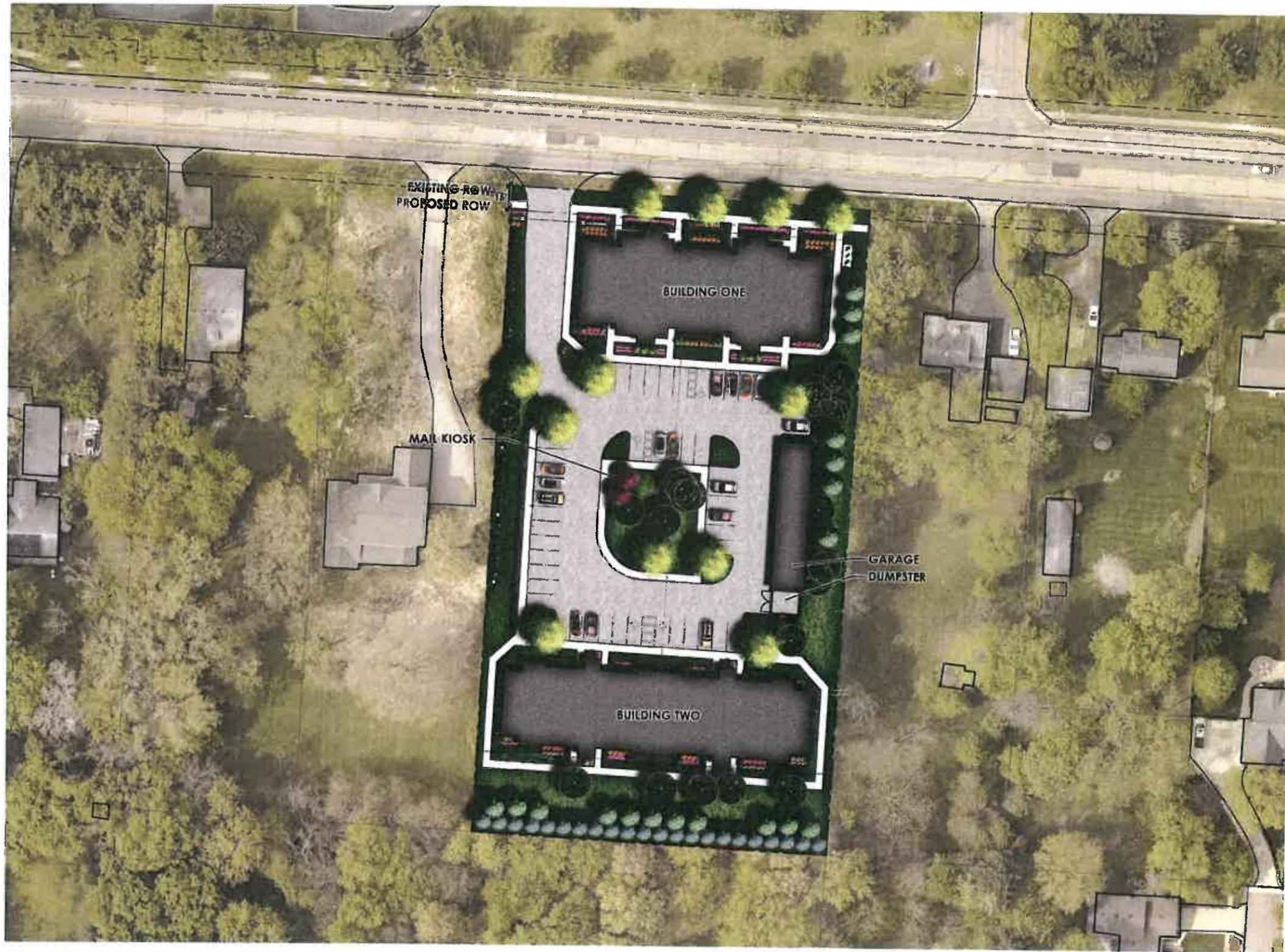
 CLERK OF COMMISSION



CITY OF WORTHINGTON

DRAWING NO. WBC 01-18

DATE 07/13/18



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 DATE 7/26/18
J. Blum
 CLERK OF COMMISSION

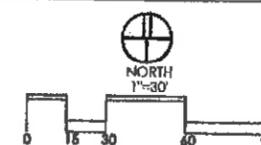
CITY OF WORTHINGTON
 DRAWING NO. NBC 01-1E
 DATE 7/13/18

SITE DATA

TOTAL ACRES	± 2.00 ACRES
TOTAL UNITS	32 UNITS
SURFACE SPACES	49 SPACES
GARAGE SPACES	8 SPACES
TOTAL PARKING SPACES	57 SPACES
PARKING DENSITY	± 1.78 DU/AC

ILLUSTRATIVE PLAN

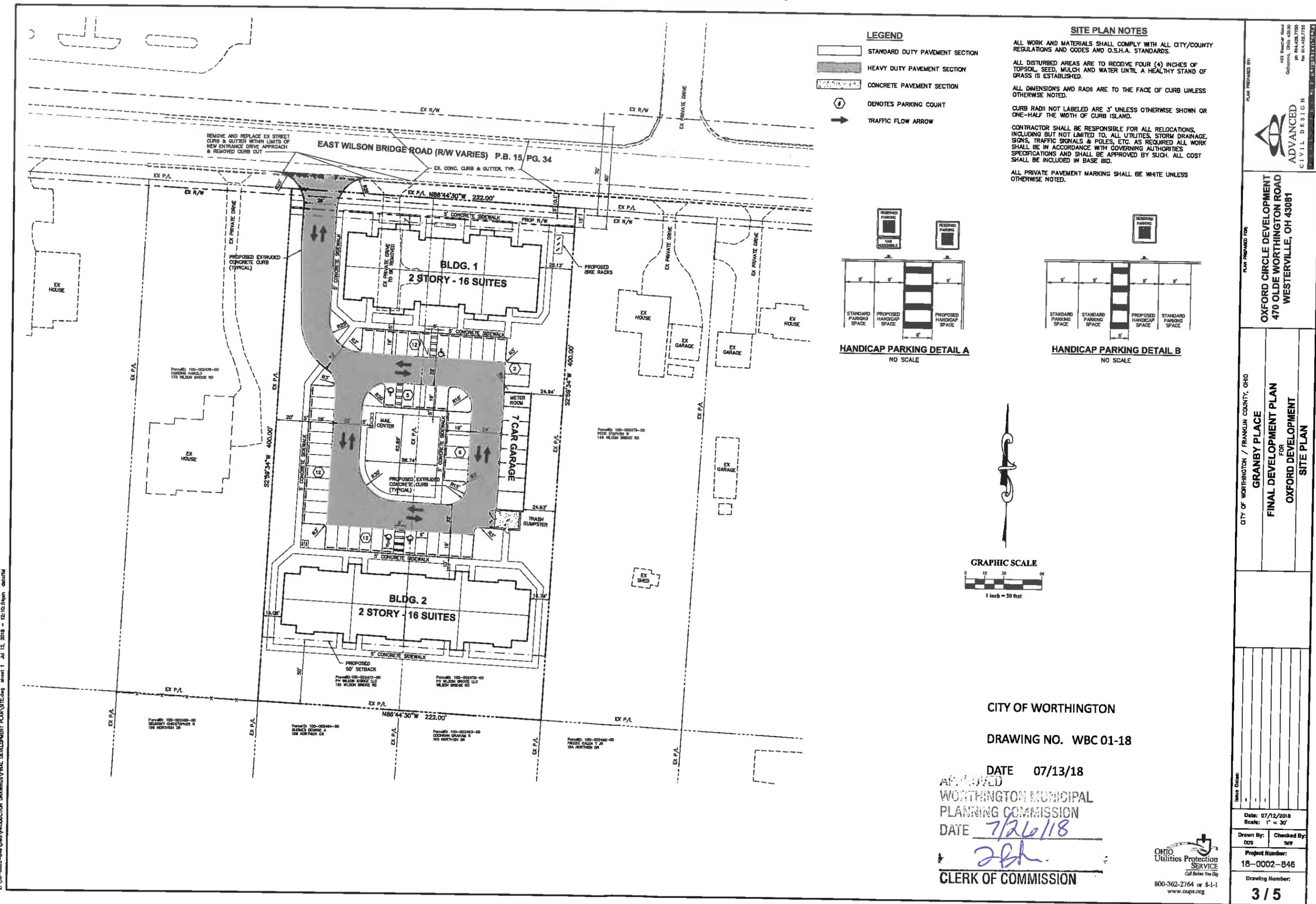
GRANBY PLACE
 PREPARED FOR KENNEY COMPANIES
 DATE: 7/13/18



Faris Planning & Design

LAND PLANNING
 243 N. 5th Street
 Columbus, OH 43215
 (614) 487-1944

LANDSCAPE ARCHITECTURE
 Suite 401
 Columbus, OH 43215
 (614) 487-1944



PLAN PREPARED BY:

 ADVANCED CIVIL DESIGN

OXFORD CIRCLE DEVELOPMENT
 470 OLDE WORTHINGTON ROAD
 WESTERVILLE, OH 43081

CITY OF WORTHINGTON / FRANKLIN COUNTY, OHIO
GRANBY PLACE
 FINAL DEVELOPMENT PLAN
 FOR
 OXFORD DEVELOPMENT
 SITE PLAN

CITY OF WORTHINGTON
 DRAWING NO. WBC 01-18

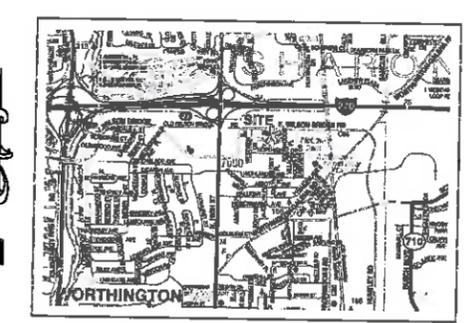
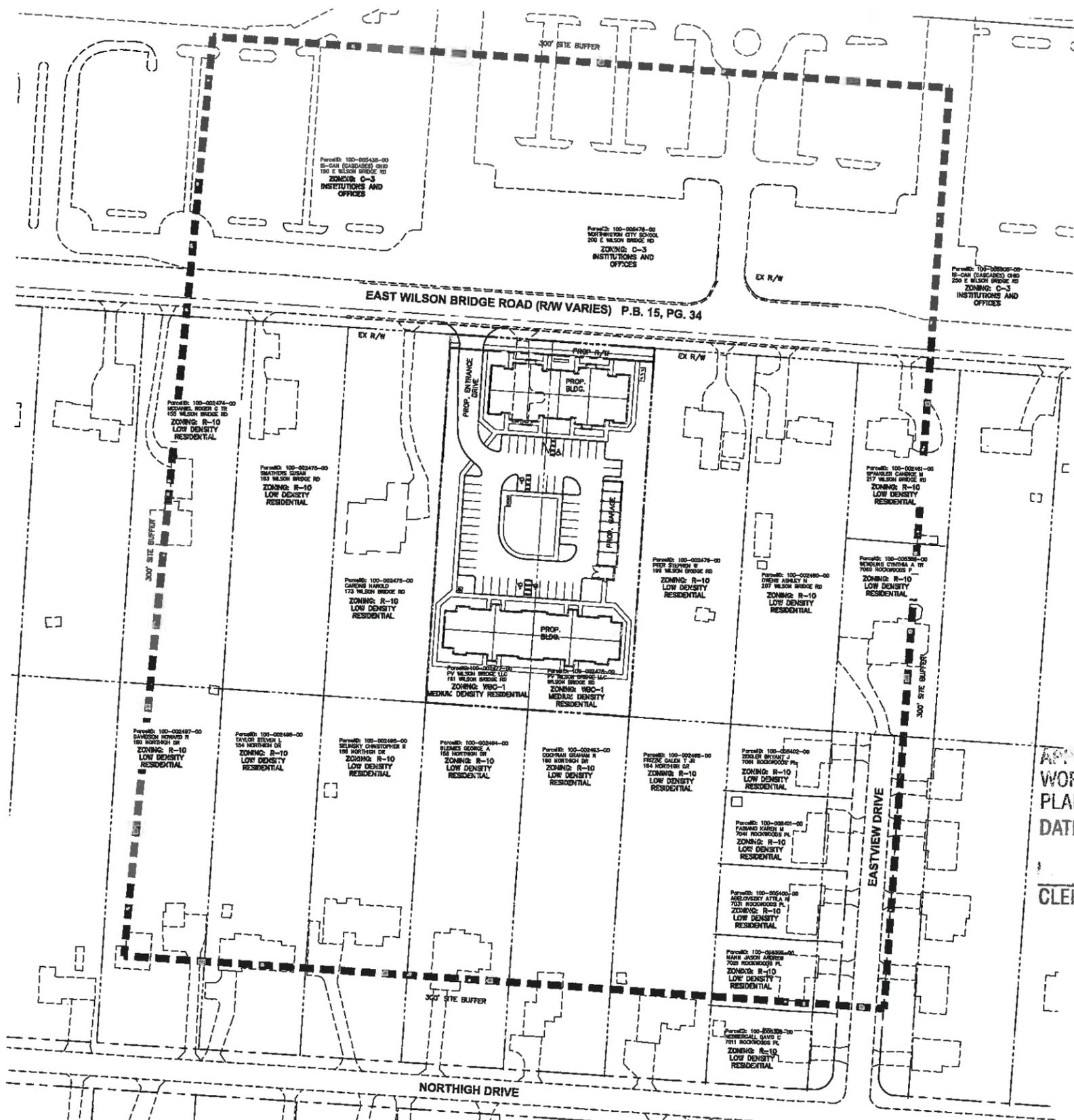
DATE 07/13/18
 APPROVED
 WORTHINGTON MUNICIPAL
 PLANNING COMMISSION
 DATE 7/26/18

 CLERK OF COMMISSION

OHIO
 Utilities Protection
 SERVICE
 Call Before You Dig
 800-362-2764 or 8-1-1
 www.oups.org

Date: 07/12/2018	Scale: 1" = 30'
Drawn By: DOS	Checked By: MW
Project Number: 18-0002-846	Drawing Number: 3/5

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LOCATION MAP
NO SCALE

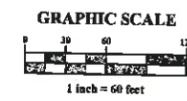
LEGAL DESCRIPTIONS

SITUATED IN THE COUNTY OF FRANKLIN IN THE STATE OF OHIO AND IN THE CITY OF WORTHINGTON:
BEING LOT NUMBERS SIXTEEN (16) AND SEVENTEEN (17) OF NORTH HIGH ACRES, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 15, PAGE, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.
PROPERTY ADDRESS: 181 WILSON BRIDGE ROAD, WORTHINGTON, OHIO 43085
PARCEL ID NUMBERS: 100-002477-00 AND 100-002478-00.

DEVELOPER
OXFORD CIRCLE DEVELOPMENT
470 OLDE WORTHINGTON ROAD, SUITE 100
WESTERVILLE, OHIO 43082

ENGINEER/SURVEYOR
ADVANCED CIVIL DESIGN, INC.
422 BEECHER ROAD
CAHARNA, OH 43230

LANDSCAPE ARCHITECT
FARIS PLANNING & DESIGN, LLC
243 N. 5TH STREET, SUITE 401
COLUMBUS, OH 43215



INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	UTILITY PLAN
5	GRADING PLAN

SITE STATISTICS

SITE INFORMATION	
PROPOSED ADDRESS	APARTMENT LIVING 181 WILSON BRIDGE ROAD WORTHINGTON, OHIO 43085
PARCEL #	100-002477 & 100-002478
EXISTING ZONING	R-10
PROPOSED ZONING	PUB
SITE AREA CALCULATIONS	
TOTAL SITE AREA	2.0 AC (87,120 SF)
BUILDING AREA	0.417 AC (18,136 SF)
PAVEMENT AND WALK AREA	.0740 AC (32,250 SF)
IMPERVIOUS AREA	1.157 AC (50,368 SF)
PARKING CALCULATIONS	
REQUIRED PARKING	32 SPACES
PROVIDED PARKING	38 SPACES (48 SURFACE - 7 GARAGE)
	(INCLUDES 3 H.C. W/ 1 VAN)

APPROVED
WORTHINGTON MUNICIPAL
PLANNING COMMISSION
DATE 7/26/18
Jpb
CLERK OF COMMISSION

CITY OF WORTHINGTON
DRAWING NO. WBC 01-18
DATE 07/13/18

FEMA FLOOD MAP
THE SUBJECT PROJECT AREA LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39049C0157K, WITH AN EFFECTIVE DATE OF 06/17/2005, IN FRANKLIN COUNTY, OHIO.

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN

422 Beecher Road
Caharna, Ohio 43230
PH 614-428-7700
FAX 614-428-7705

CITY OF WORTHINGTON / FRANKLIN COUNTY, OHIO
GRANBY PLACE
FINAL DEVELOPMENT PLAN
FOR
OXFORD DEVELOPMENT
TITLE SHEET

OXFORD CIRCLE DEVELOPMENT
470 OLDE WORTHINGTON ROAD
WESTERVILLE, OH 43081

Date: 07/12/2018
Scale: 1" = 60'

Drawn By: DDS
Checked By: MW

Project Number:
18-0002-846

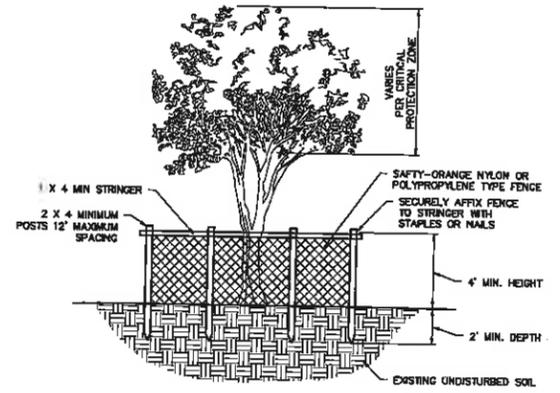
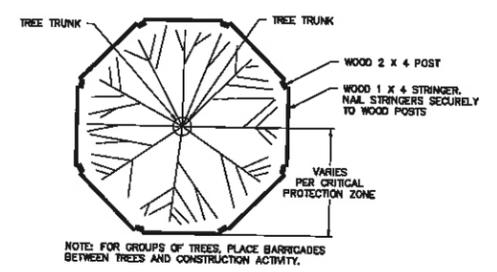
Drawing Number:
1 / 5

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- LEGEND**
- ST — EXISTING STORM
 - SA — EXISTING SANITARY
 - FM — EXISTING SANITARY FORCE MAIN
 - SAS — EXISTING SANITARY SERVICE
 - WA — EXISTING WATER MAIN
 - DWS — EXISTING DOMESTIC WATER SERVICE
 - T — EXISTING UG TELEPHONE
 - FO — EXISTING UG FIBER OPTIC
 - OHE — EXISTING OVER HEAD ELECTRIC
 - S01 — EXISTING 1' CONTOUR
 - S05 — EXISTING 5' CONTOUR

- NOTES**
1. REFER TO LANDSCAPING PLAN FOR DETAILS ON TREE PRESERVATION AND EXISTING TREE INFORMATION.
 2. INSTALLATION OF TREE PROTECTION BARRICADES SHALL BE PERFORMED BEFORE ANY SITE DEVELOPMENT ACTIVITY TAKES PLACE.
 3. THE TREE PROTECTION BARRICADES SHALL REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION PHASE AND UNTIL SITE DEVELOPMENT ACTIVITIES ARE FULLY COMPLETE.
 4. ANY DAMAGE THAT MAY OCCUR TO THE BARRICADES SHALL BE REPAIRED OR REPLACED TO THE ORIGINAL SPECIFICATIONS WITHIN 24 HOURS OF THE DAMAGE OCCURRING.
 5. THE AREA WITHIN THE TREE PROTECTION BARRICADES SHALL NOT BE USED FOR STORAGE OF ANY MATERIAL, DEBRIS OR THE DISPOSAL OF ANY SOLID LIQUID OR GASEOUS MATERIAL THAT COULD CAUSE HARM TO TREES.
 6. ANY PROPOSED UNDERGROUND UTILITY SHALL BE ROUTED AROUND PROTECTED TREES TO THE OUTSIDE TREE DRIPLINE. IF THIS IS NOT FEASIBLE, AS DETERMINED BY THE COUNTY, A SLEEVE MAY BE USED UNDER THE TREE, PROVIDED ALL ACCEPTABLE HORTICULTURAL PRACTICES ARE ADHERED TO.

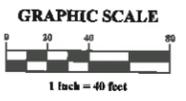
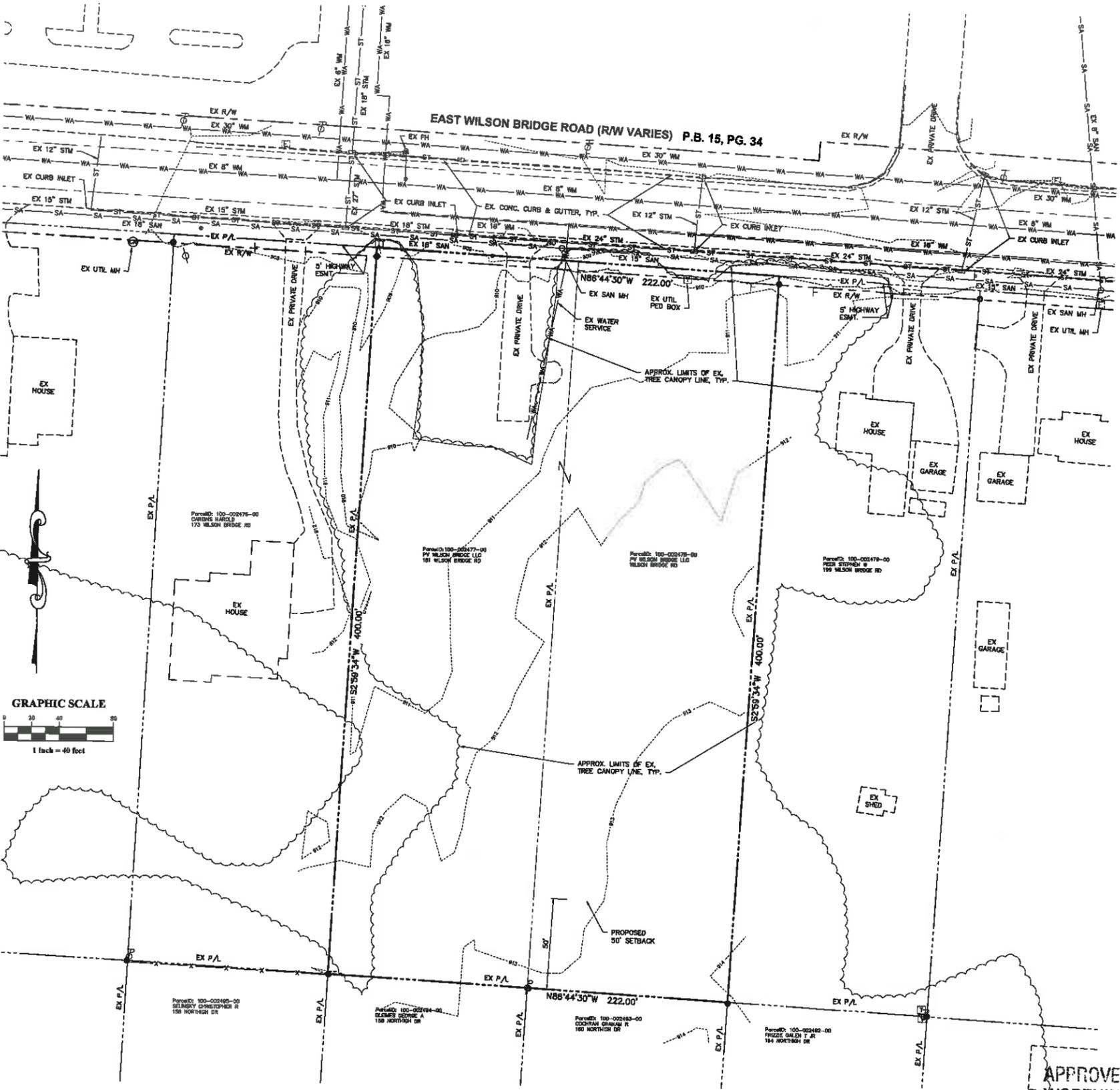
CITY OF WORTHINGTON
 DRAWING NO. WBC 01-18
 DATE 07/13/18



TREE PROTECTION DETAIL
 *TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT A MINIMUM OF 75% OF THE CRITICAL PROTECTION ZONE.

APPROVED
 WORTHINGTON MUNICIPAL
 PLANNING COMMISSION
 DATE 7/26/18

 CLERK OF COMMISSION



PLAN PREPARED BY:

 ADVANCED CIVIL DESIGN
 422 Beavercreek Road
 Dublin, Ohio 43230
 PH: 614-438-7700
 FAX: 614-438-7705

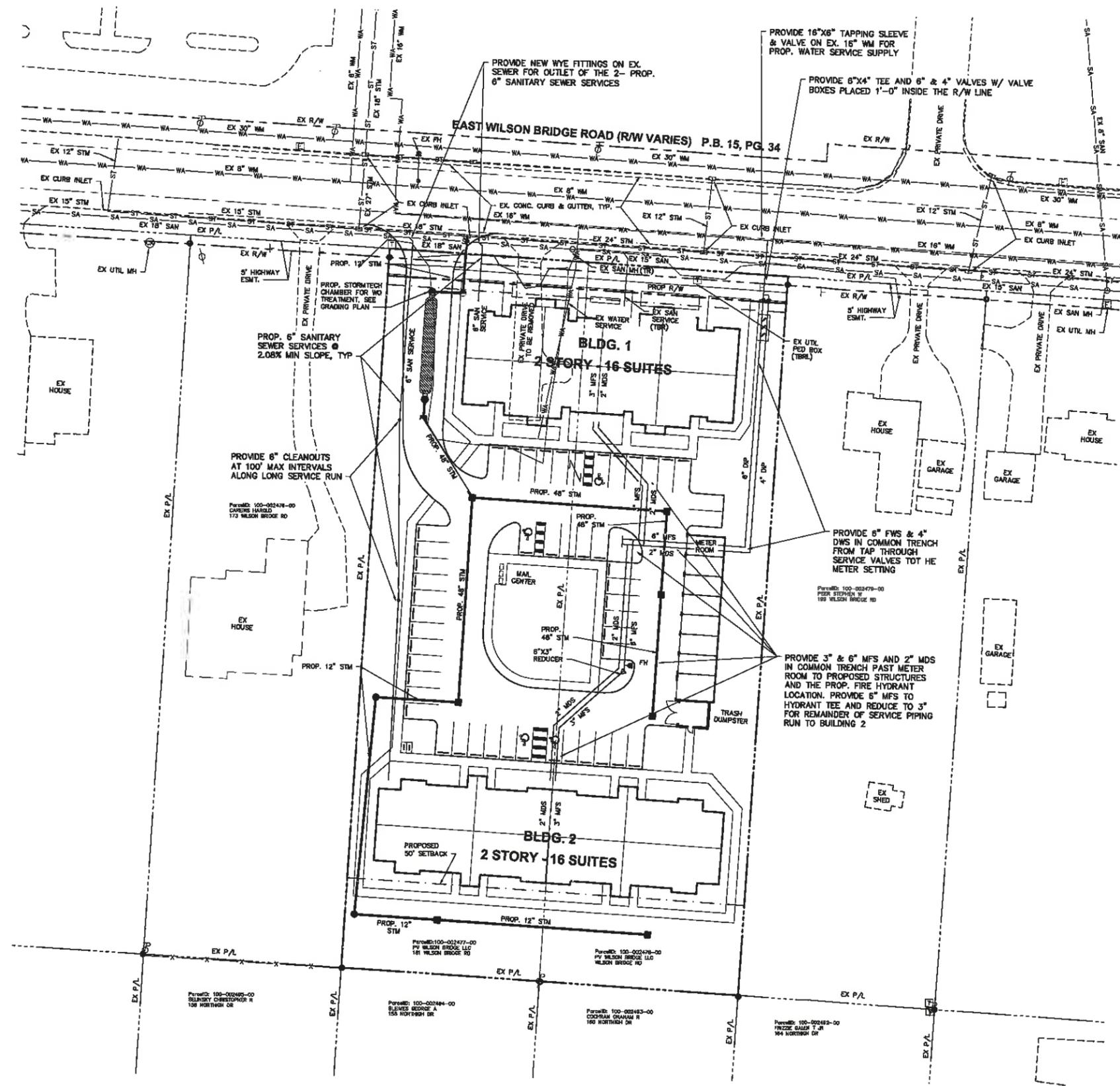
OXFORD CIRCLE DEVELOPMENT
 470 OLDE WORTHINGTON ROAD
 WESTERVILLE, OH 43081

CITY OF WORTHINGTON / FRANKLIN COUNTY, OHIO
 GRANBY PALCE
 FINAL DEVELOPMENT PLAN
 FOR
 OXFORD DEVELOPMENT
 EXISTING CONDITIONS PLAN

Date:	07/12/2018
Scale:	1" = 30'
Drawn By:	DDS
Checked By:	tlw
Project Number:	18-0002-846
Drawing Number:	2/5

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2:\18-0002-846\DWG\PRODUCTION DRAWINGS\FINAL DEVELOPMENT PLAN\UTILITY.dwg PRELIMINARY UTILITY PLAN Jul 12, 2018 - 11:18:41am delatiff



LEGEND

- ST — EXISTING STORM
 - ST — PROPOSED STORM
 - RD — PROPOSED ROOF DRAIN
 - SA — EXISTING SANITARY
 - SAS — EXISTING SANITARY SERVICE
 - S — PROPOSED SANITARY SERVICE
 - WA — EXISTING WATER MAIN
 - WA — PROPOSED DWS
 - FWS — PROPOSED FWS
 - DHE — EXISTING OVERHEAD ELECTRIC
 - T — EXISTING UG TELEPHONE
 - G — EXISTING GAS
 - FO — EXISTING UG FIBER OPTIC
- (TBR) TO BE RELOCATED (COORDINATE WORK W/ OWNER OF AFFECTED UTILITY)
- (TR) TO BE REMOVED (COORDINATE WORK W/ OWNER OF AFFECTED UTILITY)
- (UR) TO REMAIN UNDISTURBED
- (DND) DO NOT DISTURB

FWS = FIRE WATER SERVICE TO METER
 DWS = DOMESTIC WATER SERVICE TO METER
 MFS = FIRE WATER SERVICE AFTER METER
 MDS = DOMESTIC WATER SERVICE AFTER METER

SITE UTILITY NOTES

ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND OSHA STANDARDS.

NEW SANITARY WYE TO BE INSTALLED BY THE CONTRACTOR AT THE DISCRETION OF THE FIELD INSPECTOR OF THE CITY OF WORTHINGTON. EXISTING WYES MAY BE REUSED, AS DIRECTED BY FIELD INSPECTOR.

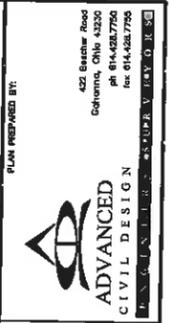
ALL NON-METAL WATER MAINS AND SERVICES SHALL HAVE TRACER WIRE INSTALLED.

CONTRACTOR SHALL FIELD VERIFY EXISTING SANITARY SEWER AND WATER MAIN LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL ADJUST EXISTING UTILITIES TO GRADE AS NECESSARY.

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 WORTHINGTON MUNICIPAL
 PLANNING COMMISSION
 DATE 7/26/18
Jbh
 CLERK OF COMMISSION

CITY OF WORTHINGTON
 DRAWING NO. WBC 01-18
 DATE 07/13/18

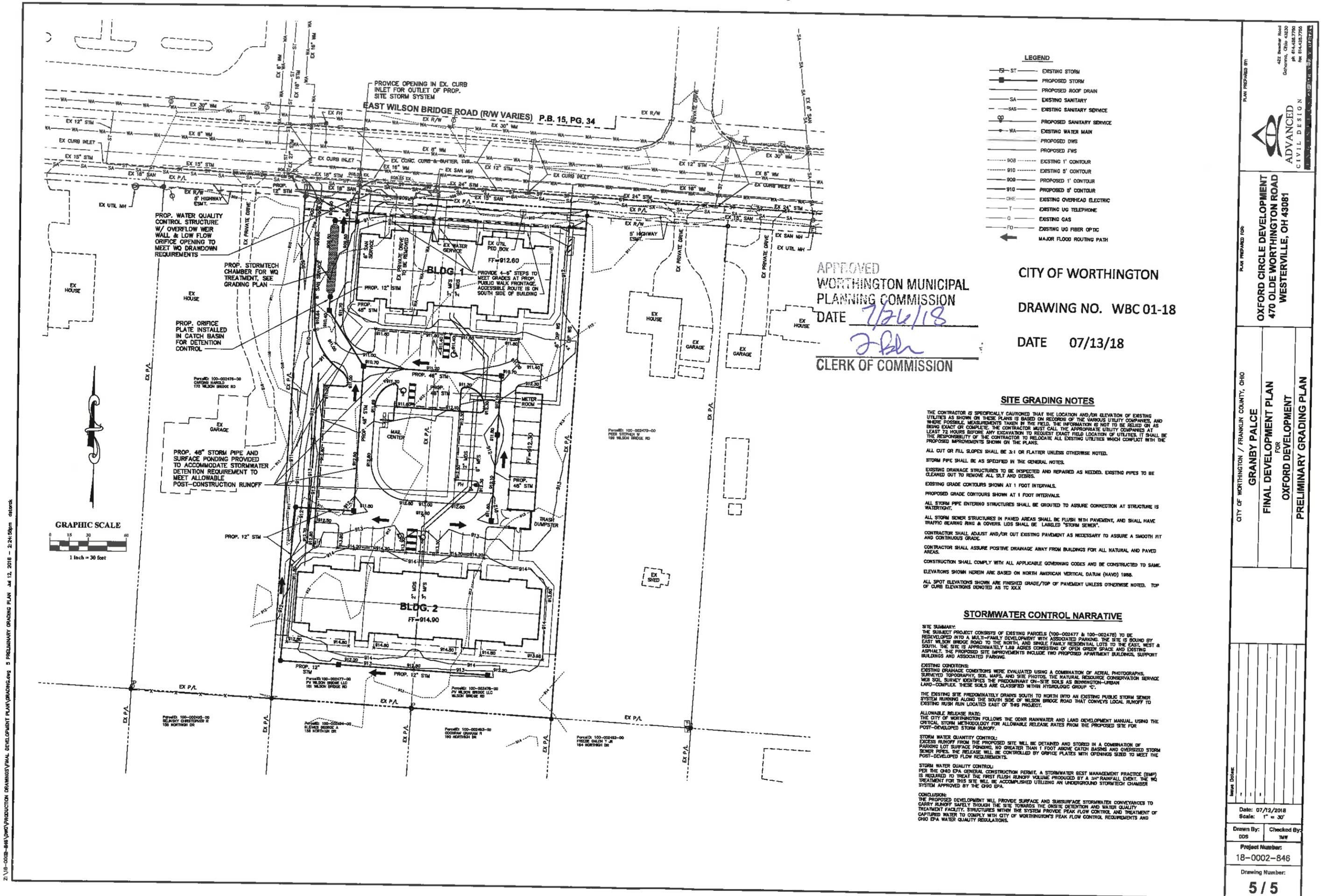


PLAN PREPARED BY:
 ADVANCED CIVIL DESIGN
 422 Baseline Road
 Columbus, Ohio 43230
 PH 614-432-7750
 FAX 614-432-7750

OXFORD CIRCLE DEVELOPMENT
 470 OLDE WORTHINGTON ROAD
 WESTERVILLE, OH 43081

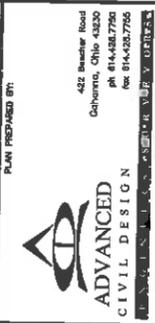
CITY OF WORTHINGTON / FRANKLIN COUNTY, OHIO
 GRANBY PALCE
 FINAL DEVELOPMENT PLAN
 FOR
 OXFORD DEVELOPMENT
 UTILITY PLAN

Issue Date:	
Date:	07/12/2018
Scale:	1" = 30'
Drawn By:	DDS
Checked By:	TW
Project Number:	18-0002-846
Drawing Number:	4 / 5



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J. Palc
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CITY OF WORTHINGTON
 DRAWING NO. **WBC 01-18**
 DATE **07/13/18**



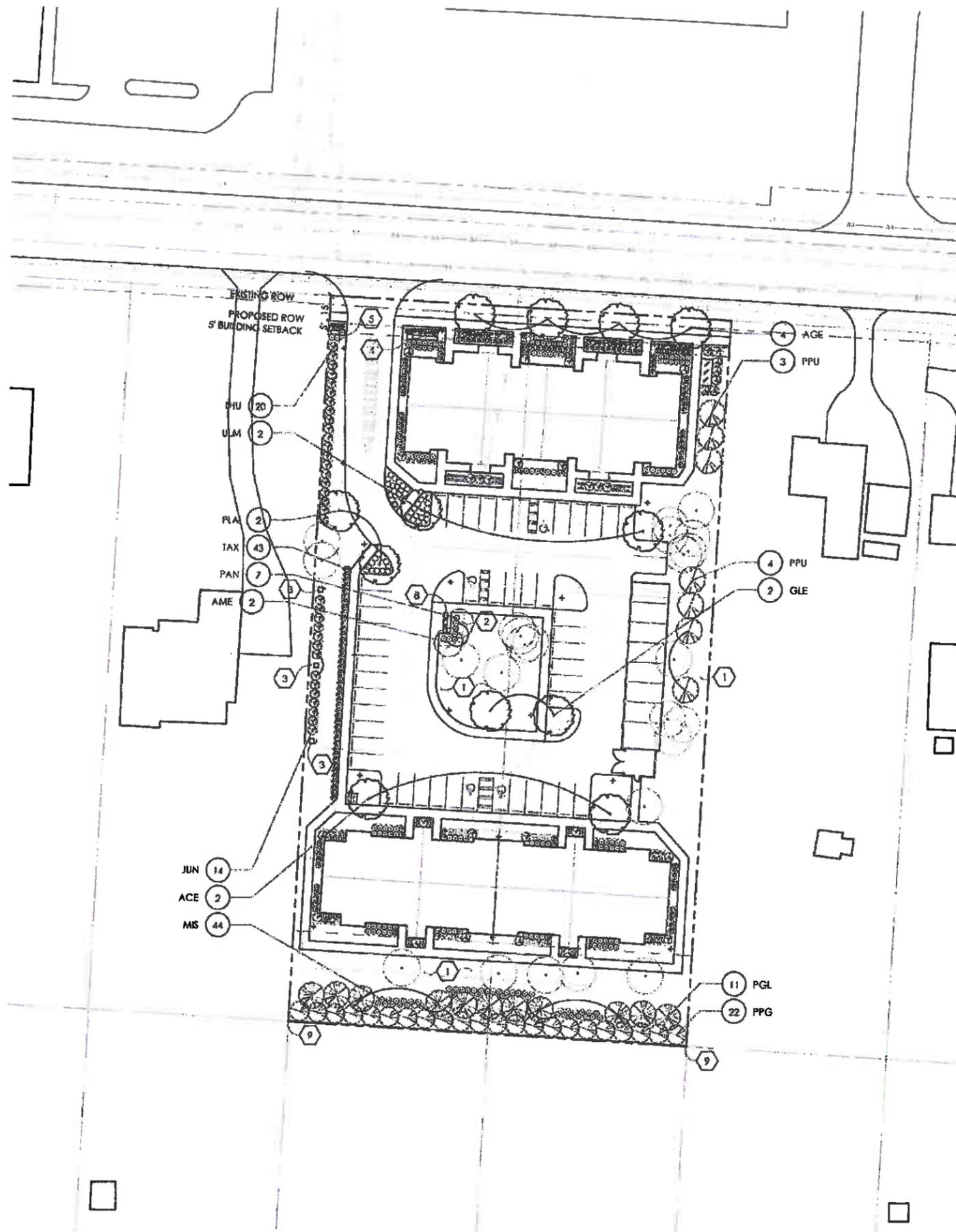
**OXFORD CIRCLE DEVELOPMENT
 470 OLDE WORTHINGTON ROAD
 WESTERVILLE, OH 43081**

**GRANBY PALCE
 FINAL DEVELOPMENT PLAN
 FOR
 OXFORD DEVELOPMENT
 PRELIMINARY GRADING PLAN**

CITY OF WORTHINGTON / FRANKLIN COUNTY, OHIO

Date: 07/12/2018
 Scale: 1" = 30'
 Drawn By: DDS
 Checked By: MW
 Project Number: 18-0002-846
 Drawing Number: **5 / 5**

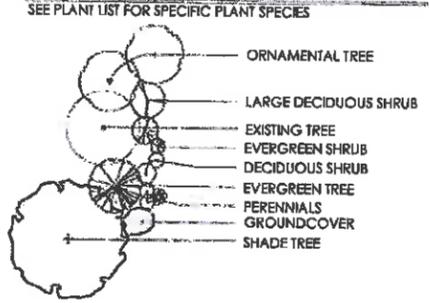
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GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

PLANT KEY TYPICALS



APPROVED
 WORTHINGTON MUNICIPAL
 PLANNING COMMISSION
 DATE 7/26/18

 CLERK OF COMMISSION

CONSTRUCTION NOTES:

- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 3 COLUMN - SEE DETAIL 3/SHEET D-7
- 4 ENTRY SIGN - SEE DETAIL 1/SHEET D-7
- 5 ENTRY COLUMN AND WALL - SEE DETAIL 2/SHEET D-7
- 6 NOT USED
- 7 NOT USED
- 8 MAIL KIOSKS - SEE DETAIL 6/ SHEET D-7
- 9 WOODEN PRIVACY FENCE - SEE DETAIL 5/ SHEET D-7

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
8	ACE	ACER * FREEMANII 'SIENNA'	SIENNA GLEN MAPLE	2' CAL.	B&B	
2	AME	AMELANCHIER * GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	6-7' HGT.	B&B	MATCH FORM
2	GLE	GLEDITSIA TRIACANTHOS F. INERMIS 'SKYCOLE'	SKYLINE HONEY LOCUST	2' CAL.	B&B	
11	PGL	PICEA GLAUCA	WHITE SPRUCE	6-7' HGT.	B&B	
2	PLA	PLATANUS ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION! LONDON PLANE TREE	2' CAL.	B&B	
22	PPG	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	6-7' HGT.	B&B	
7	PPU	PICEA PUNGENS	COLORADO SPRUCE	6-7' HGT.	B&B	
2	ULM	ULMUS * 'FRONTIER'	FRONTIER ELM	2' CAL.	B&B	
SHRUBS						
14	JUN	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	8' HGT.	CONT.	
7	PAN	PICEA ABIES 'NIDIFORMIS'	DWARF BIRDS NEST SPRUCE	18" SPRD.	CONT.	
43	TAX	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	18" HGT.	CONT.	
20	THU	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	8' HGT.	CONT.	
PERENNIALS/ORNAMENTAL GRASSES						
44	MIS	MISCANTHUS SINENSIS 'GRACILLIMUS'	GRACILLIMUS MAIDEN GRASS	2 GAL.	CONT.	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

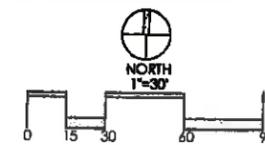
LANDSCAPE REQUIREMENTS

CODE	REQUIRED	PROVIDED
1171.02 (H) LANDSCAPING OF PARKING AREAS - PROVIDE A TREE FOR EVERY 6 PARKING SPACES	57 SPACES = 10 TREES	10 TREES
1181.05 (A) SCREENING - ONE MEDIUM TREE PER 10' LF, ONE LARGE TREE PER 20' LF, ONE SHRUB PER 5' LF	SOUTH: ±220 LF = 22 MED. TREES, 11 LG. TREES, & 44 SHRUBS	22 MED. TREES, 11 LG. TREES, & 44 SHRUBS
1181.05 (F) PARKING - THERE SHALL NOT BE LESS THAN ONE PARKING SPACE PER DWELLING UNIT	32 UNITS = 32 SPACES (1.00 DU/AC)	57 SPACES (1.78 DU/AC)
1181.05 (G) PUBLIC SPACES - ONE PUBLIC SPACE AMENITY PER 5,000 SF OF GROSS FLOOR AREA	±36,275 SF = 8 AMENITIES	2 BENCHES, 4 DECORATIVE LIGHTS, & 3 BIKE RACKS

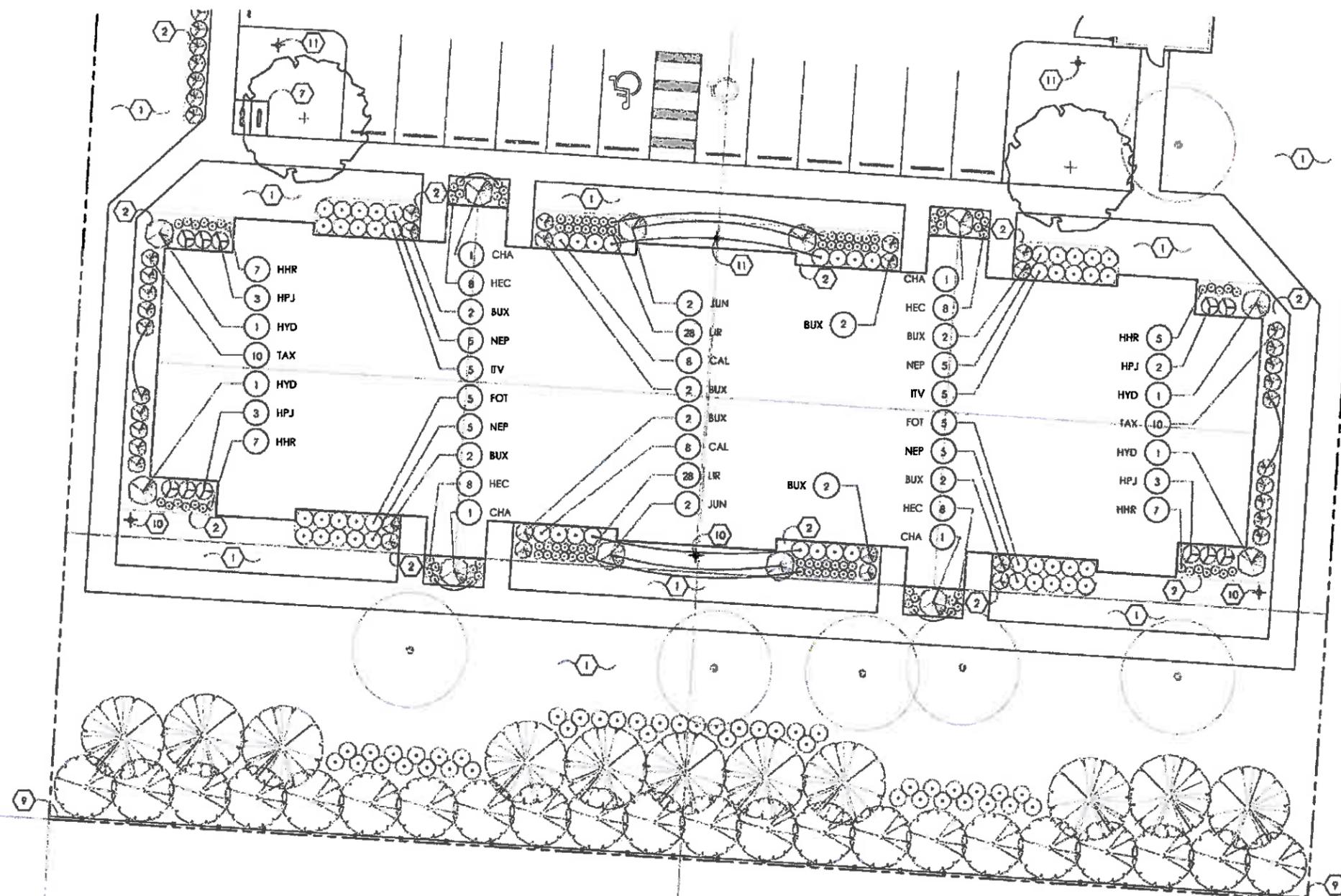
CITY OF WORTHINGTON

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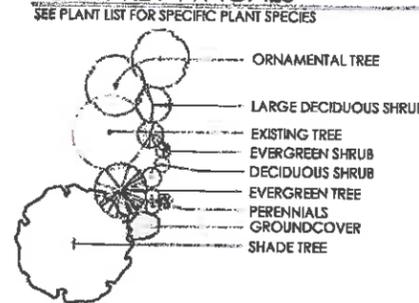
DATE 07/13/18



REVISIONS	
OVERALL LANDSCAPE PLAN	
GRANBY PLACE <small>PREPARED BY</small> KENNEY COMPANIES 477 OLDS WORTHINGTON RD., SUITE 100 WESTERVILLE, OH 43082	
Paris Planning & Design <small>LANDSCAPE ARCHITECTURE</small> 243 N. 9th Street P (614) 487-1954 S (614) 487-1954 www.parisplanninganddesign.com	
DATE	7/13/18
PROJECT	17140
SHEET	D-2



PLANT KEY TYPICALS



GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12'.
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CONSTRUCTION NOTES:

- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 3 NOT USED
- 4 NOT USED
- 5 NOT USED
- 6 NOT USED
- 7 U-SHAPED BIKE RACK - SEE DETAIL 4/ SHEET D-7
- 8 NOT USED
- 9 WOODEN PRIVACY FENCE - SEE DETAIL 5/ SHEET D-7
- 10 DECORATIVE LIGHTING - MAXIM LIGHTING 3008 - SEE DETAIL 1/ SHEET D-6
- 11 DECORATIVE LIGHTING - DELMAR STAR POWER OPTICAL SYSTEM - SEE DETAIL 2/ SHEET D-6

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
16	BUX	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	18" HGT.	CONT.	
4	CHA	CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	GOLDEN MOP THREADLEAF FALSE CYPRESS	24" HGT.	CONT.	
10	FOT	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	18" HGT.	CONT.	
11	HPJ	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HARDY HYDRANGEA	18" HGT.	CONT.	
4	HYD	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	24" HGT.	CONT.	
10	ITV	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY VIRGINIA SWEETSPIRE	18" HGT.	CONT.	
4	JUN	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	8" HGT.	B&B	
20	TAX	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	18" HGT.	CONT.	
PERENNIALS/ORNAMENTAL GRASSES						
16	CAL	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	1 GAL.	CONT.	
32	HEC	HEMEROCALLIS 'EARLYBIRD CARDINAL'	EARLYBIRD CARDINAL DAYLILY	1 GAL.	CONT.	
26	HHR	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL.	CONT.	
56	LIR	LIRIOPE MUSCARI 'VARIEGATA'	VARIGATED LIRIOPE	1 GAL.	CONT.	
20	NEP	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL.	CONT.	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

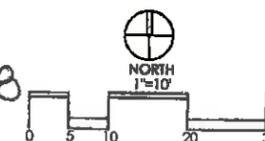
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 PLANNING COMMISSION
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DATE 07/13/18

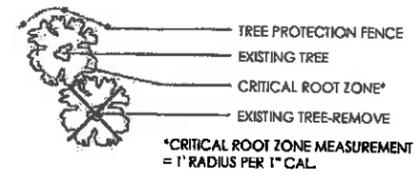


REVISIONS	
BUILDING TWO LANDSCAPE PLAN	
GRANBY PLACE DESIGNED BY KENNEY COMPANIES 470 OLDE WORTHINGTON RD., SUITE 100 WESTERVILLE, OH 43081	
Paris Planning & Design LAND PLANNING 243 N. 9TH STREET P.O. BOX 164 COLUMBUS, OH 43215 www.parisplanning.com	
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PROJECT	17140
SHEET	
D-4	



CONSTRUCTION NOTES:

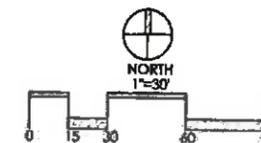
- ① CALIPER INCHES SAVED: ±320'
- ② CALIPER INCHES REMOVED: ±1,772'



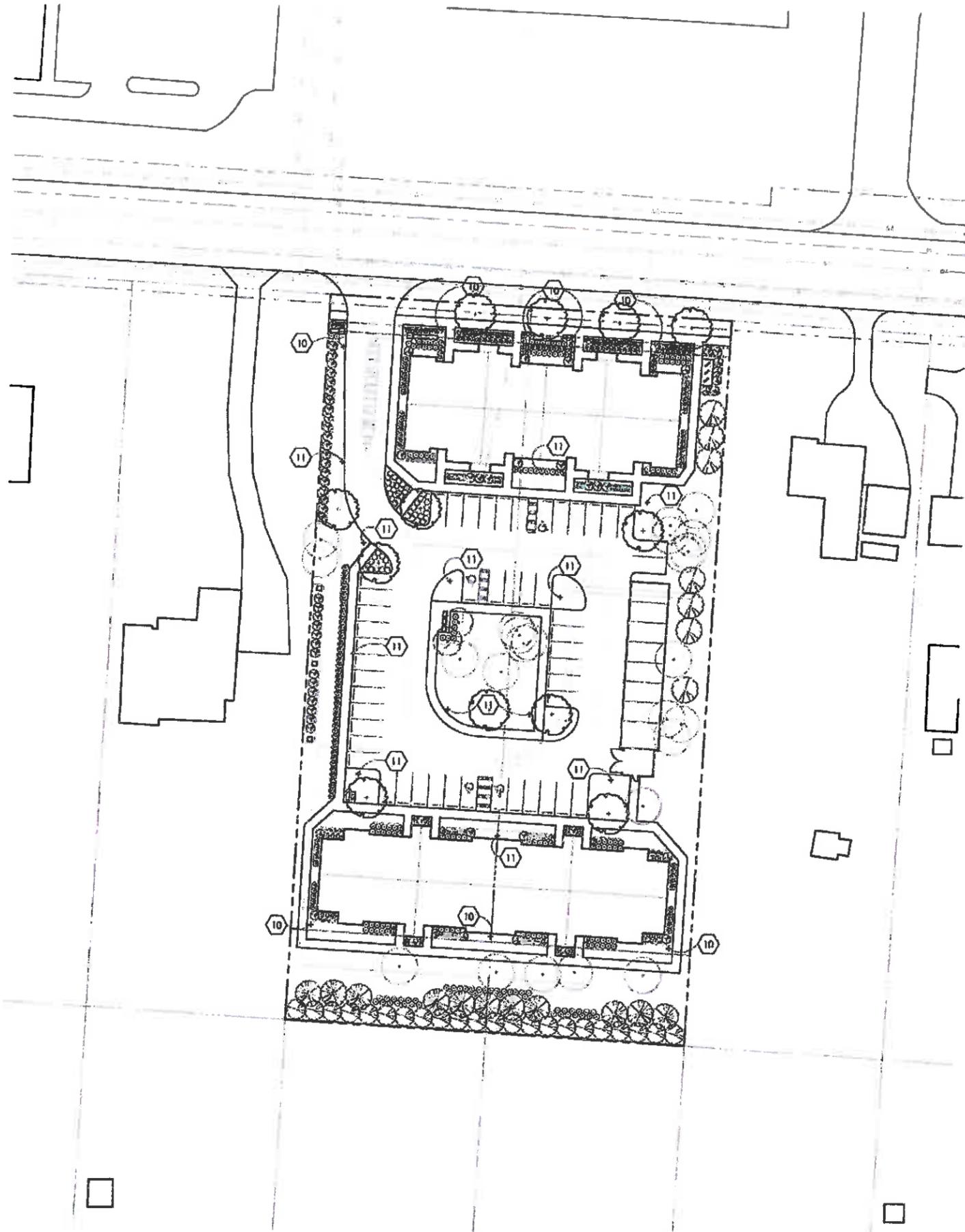
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REVISIONS	
TREE PRESERVATION PLAN	
GRANBY PLACE <small>PREPARED FOR</small> KENNEY COMPANIES <small>470 OLDE WORTHINGTON RD., SUITE 100 WESTERVILLE, OH 43082</small>	
Paris Planning & Design <small>LANDSCAPE ARCHITECTURE</small> <small>243 N. 9th Street Columbus, OH 43215 P (614) 467-1964 www.parisplanninganddesign.com</small>	
DATE	7/13/18
PROJECT	17140
SHEET	
D-5	

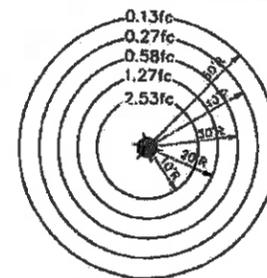


GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
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4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
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9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED / SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CONSTRUCTION NOTES:

- ① NOT USED
- ② NOT USED
- ③ NOT USED
- ④ NOT USED
- ⑤ NOT USED
- ⑥ NOT USED
- ⑦ NOT USED
- ⑧ NOT USED
- ⑨ NOT USED
- ⑩ DECORATIVE LIGHTING - MAXIM LIGHTING 3008 - SEE DETAIL 1/ SHEET D-6
- ⑪ DECORATIVE LIGHTING - DELMAR STAR POWER OPTICAL SYSTEM - SEE DETAIL 2/ SHEET D-6



TYPICAL LIGHT POLE PHOTOMETRICS
Not to Scale

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*FIX TO 5' POST OR OWNER APPROVED EQUAL

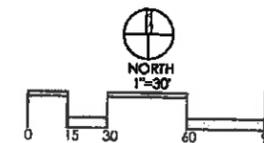
① MAXIM DECORATIVE LIGHT
 SCALE: N.T.S.



*FIX TO 12' POST OR OWNER APPROVED EQUAL

② DELMAR DECORATIVE LIGHT
 SCALE: N.T.S.

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REVISIONS	
LIGHTING PLAN	
GRANBY PLACE <small>PREPARED BY</small> KENNEY COMPANIES 479 OLDE WORTHINGTON RD., SUITE 100 WESTERVILLE, OH 43082	
Paris Planning & Design <small>LAND PLANNING</small> LANDSCAPE ARCHITECTURE 243 N. 28th Street Columbus, OH 43215 p (614) 487-1994 www.parisplanningdesign.com Suite 401	
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PROJECT	17140
SHEET	
D-6	

REVISIONS	

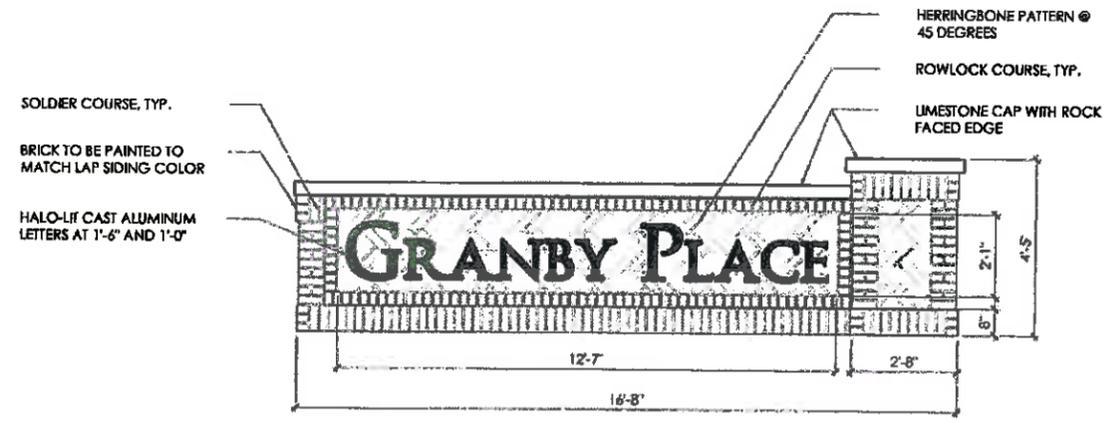
SITE DETAILS

GRANBY PLACE
 KENNEY COMPANIES
 470 OLDE WORTHINGTON RD., SUITE 100
 WESTERVILLE, OH 43082

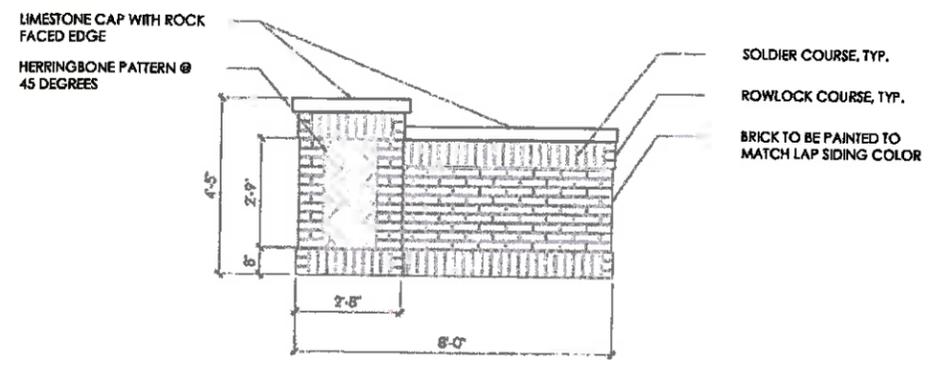
Paris Planning & Design
 LAND PLANNING LANDSCAPE ARCHITECTURE
 243 N. 5th Street Columbus, OH 43215
 P (614) 461-1944
 SU 18 401 www.parisplanningdesign.com

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SHEET	

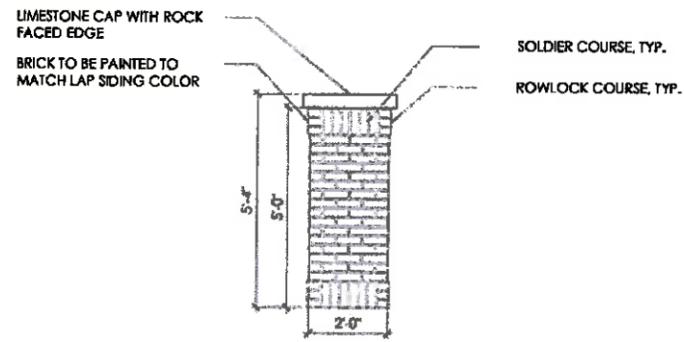
D-7



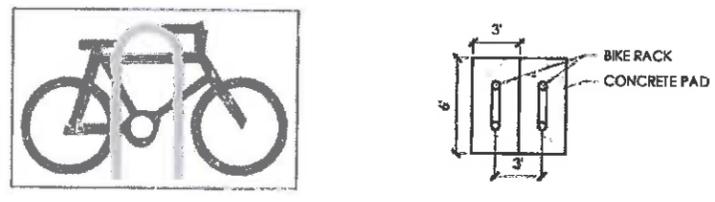
1 GRANBY PLACE ENTRY SIGN DETAIL
N.T.S.



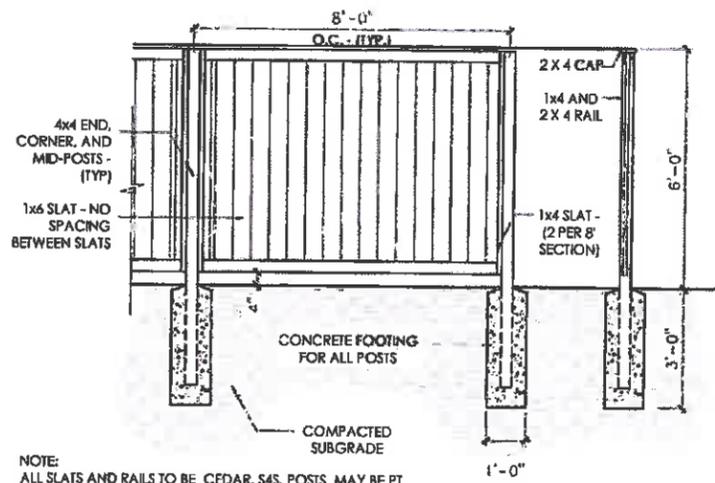
2 GRANBY PLACE ENTRY WALL DETAIL
N.T.S.



3 GRANBY PLACE COLUMN DETAIL
N.T.S.



4 U-SHAPED BIKE RACK
SCALE: N.T.S.



NOTE: ALL SLATS AND RAILS TO BE CEDAR, S4S, POSTS MAY BE PT WOOD SCREWS TO BE FLAT HEAD WEATHERMASTERDACRYOTIZED STEEL COARSE, THREAD 12x2 MANUFACTURED BY TEXTRON INC.

5 WOOD PRIVACY FENCE
N.T.S.

Regency Decorative Cluster Box Units (CBUs)

Cluster Box Units (CBUs) Specifications & Options

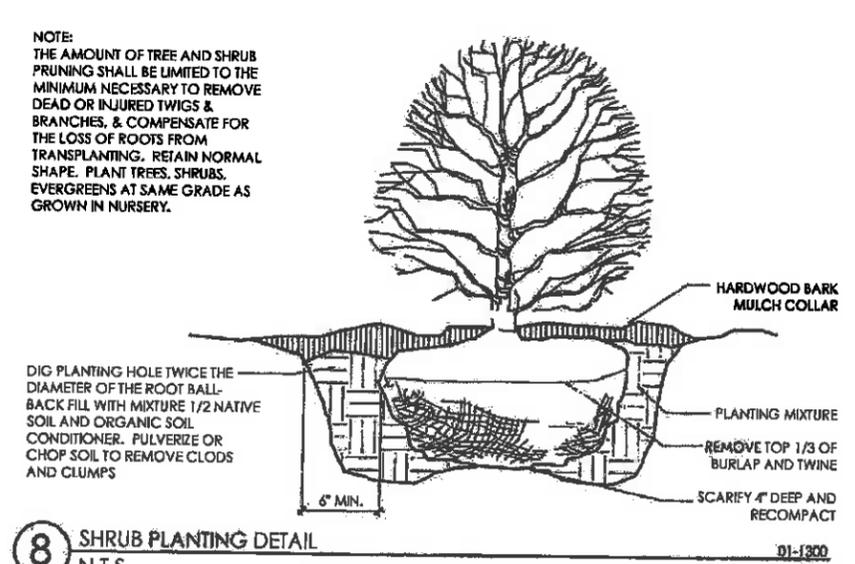
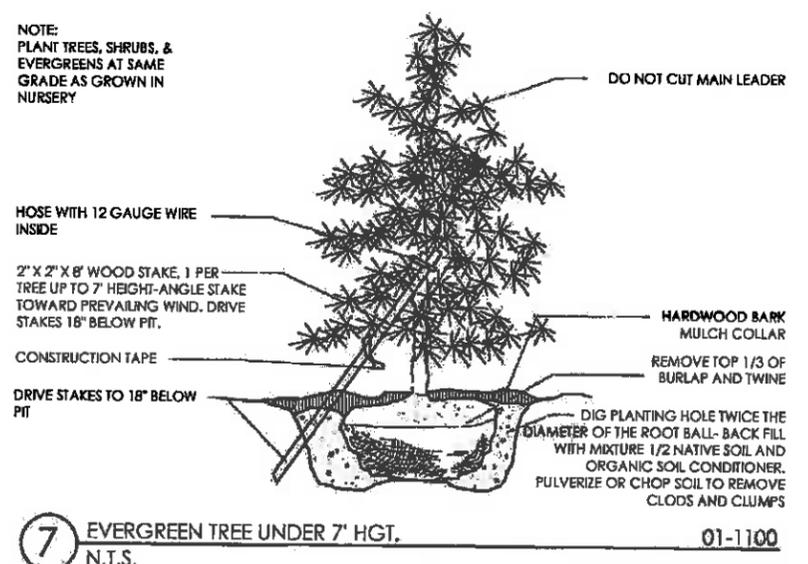
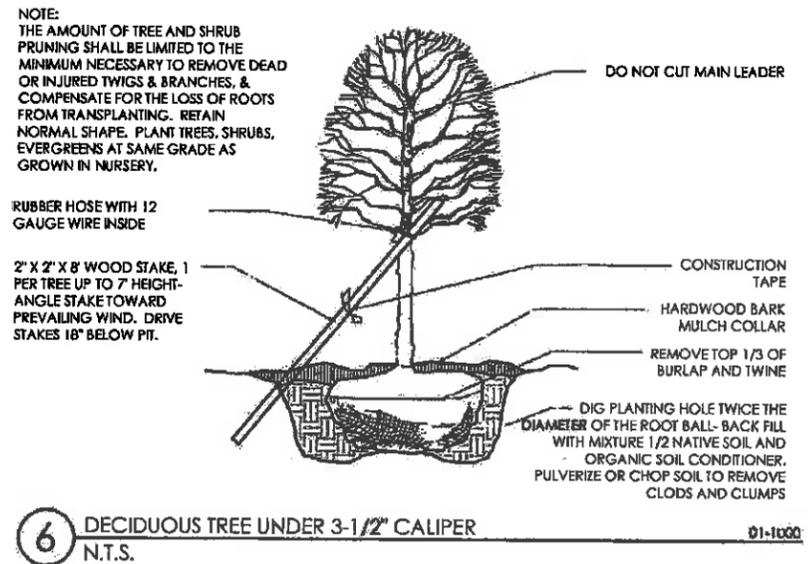
- Manufactured by Sathbury Industries to meet the 1992 National Electrical Code
- Available in 12, 13, or 16 Unit Boxes
- Fully Integral Parcel Lockers
- Matching Pedestal Included
- Matching Stand Alone Outdoor Parcel Lockers (OPL's) (#3302) - see page 63

NOTE: MAILBOX CLUSTERS TO BE GANGED, BLACK IN COLOR. THE SIZE WILL VARY FROM 12, 13, OR 16 UNIT BOXES. INSTALLATION BY CEDAR-CRAFT PRODUCTS, INC., P.O. BOX 9, BLACKLICK, OH 43004. P:614-759-1600.

6 MAILBOX CLUSTER DETAIL
SCALE: N.T.S.

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 DATE 07/13/18



REVISIONS	
SITE DETAILS	
GRANBY PLACE <small>REPRESENTED BY</small> KENNEY COMPANIES 470 CUBE WORTHINGTON RD., SUITE 100 WESTERVILLE, OH 43082	
Paris Planning & Design <small>LANDSCAPE ARCHITECTURE</small> LAND PLANNING 240 N. 5th Street P. (614) 867-1964 Suite 407 Columbus, OH 43215 <small>www.parisplanninganddesign.com</small>	
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PROJECT	17140
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D-8	

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ASPHALT SHINGLES
 CEMENT BOARD
 SHAKE SIDING
 HARDPLANK BOARD
 AND BATTEN
 HARDPLANK SIDING
 BRICK

1 BUILDING 1 ELEVATION
 SCALE: 1"=10'

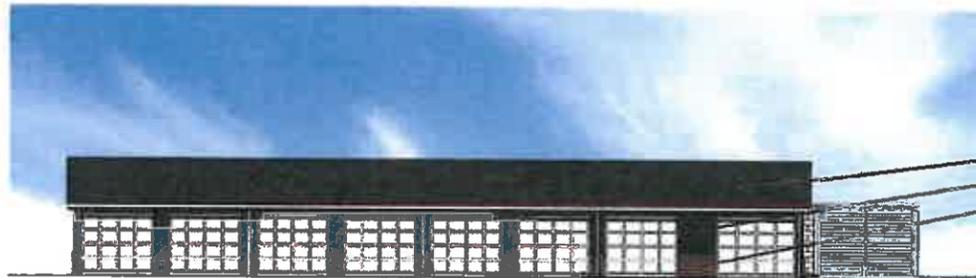
2 BUILDING 1 SIDE ELEVATION
 SCALE: 1"=10'



ASPHALT SHINGLES
 CEMENT BOARD
 SHAKE SIDING
 HARDPLANK BOARD
 AND BATTEN
 HARDPLANK SIDING
 BRICK

3 BUILDING 2 ELEVATION
 SCALE: 1"=10'

4 BUILDING 2 SIDE ELEVATION
 SCALE: 1"=10'



ASPHALT SHINGLES
 HARDPLANK SIDING
 BRICK

5 GARAGE AND DUMPSTER ELEVATION
 SCALE: 1"=10'

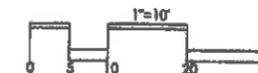
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 DATE 07/13/18

ELEVATIONS

GRANBY PLACE

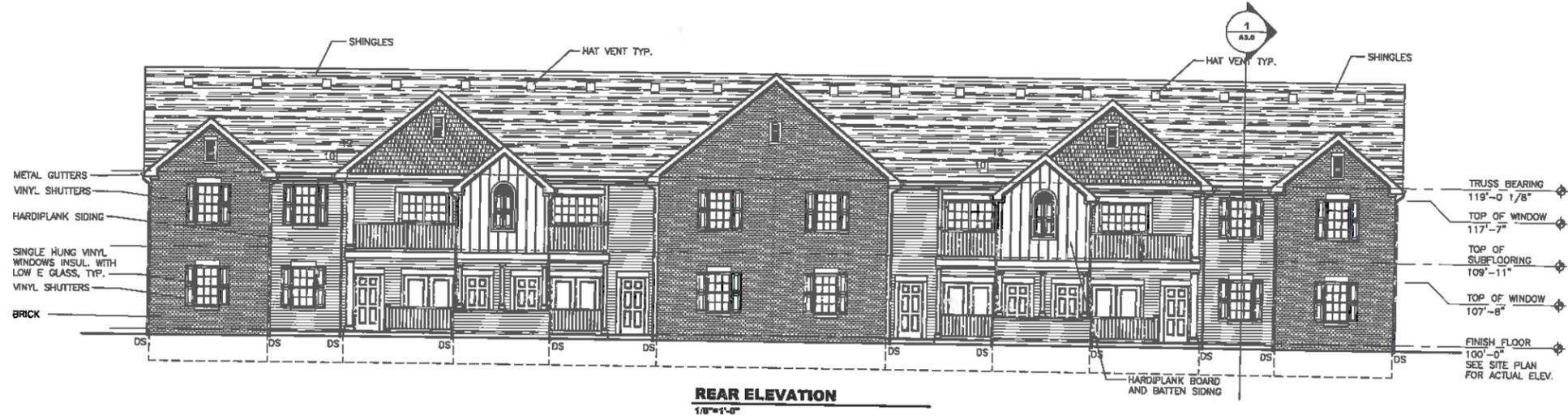
PREPARED FOR KENNEY COMPANIES
 DATE: 7/13/18



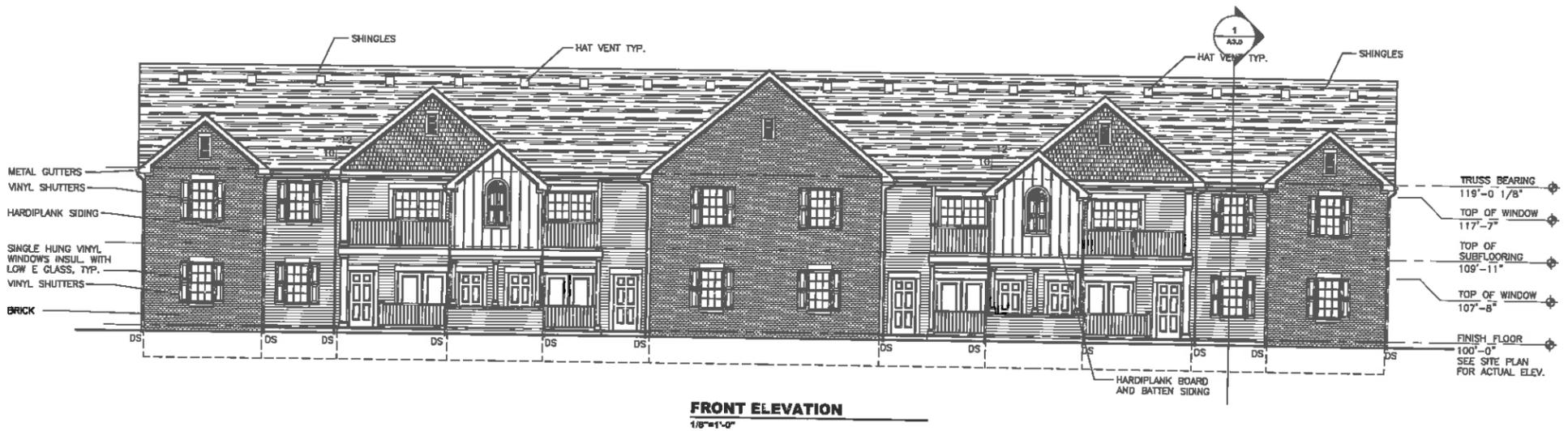
Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
 242 N. 5th Street Columbus, OH 43215
 p (614) 487-1964 s (614) 487-1964 www.farisplanninganddesign.com

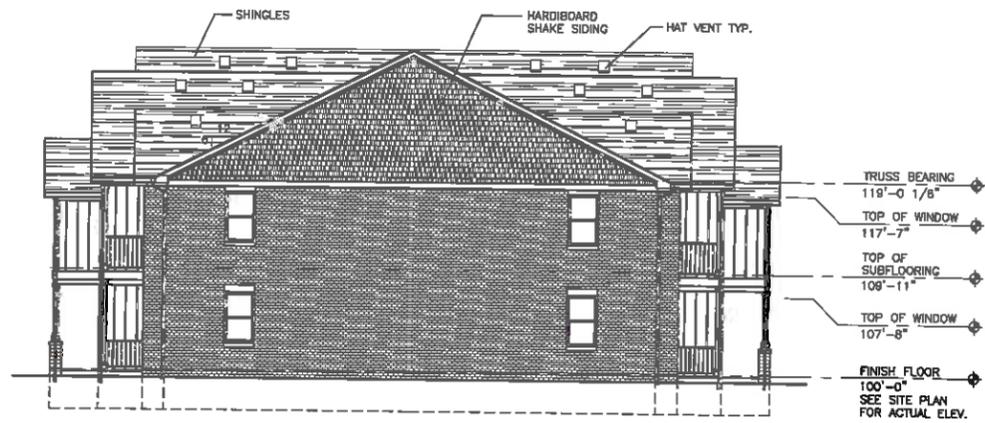
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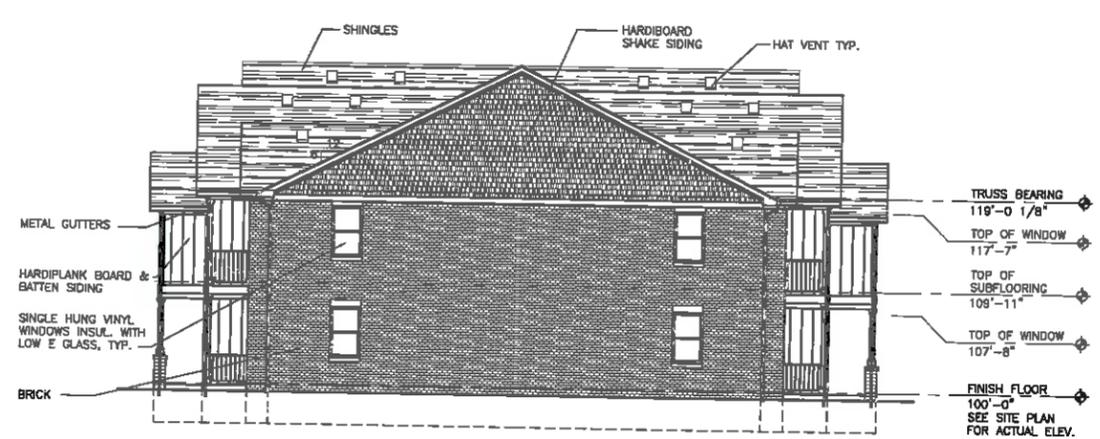
REAR ELEVATION
1/8"=1'-0"



FRONT ELEVATION
1/8"=1'-0"



SIDE ELEVATION
1/8"=1'-0"



SIDE ELEVATION
1/8"=1'-0"

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CITY OF WORTHINGTON

DRAWING NO. WBC 01-18

DATE 07/13/18

Revised	Date

GRANBY PLACE APARTMENTS
E. WILSON BRIDGE ROAD
WORTHINGTON, OHIO



COLLABORATIVE DESIGN, LTD.
2727 Tyler Parkway, Suite 200
Dublin, Ohio 43017
+614.798.1515

cdlarchitects.com

Collaborative Design, Ltd.

Project Number: 18029

Date: 7-23-18

Scale:

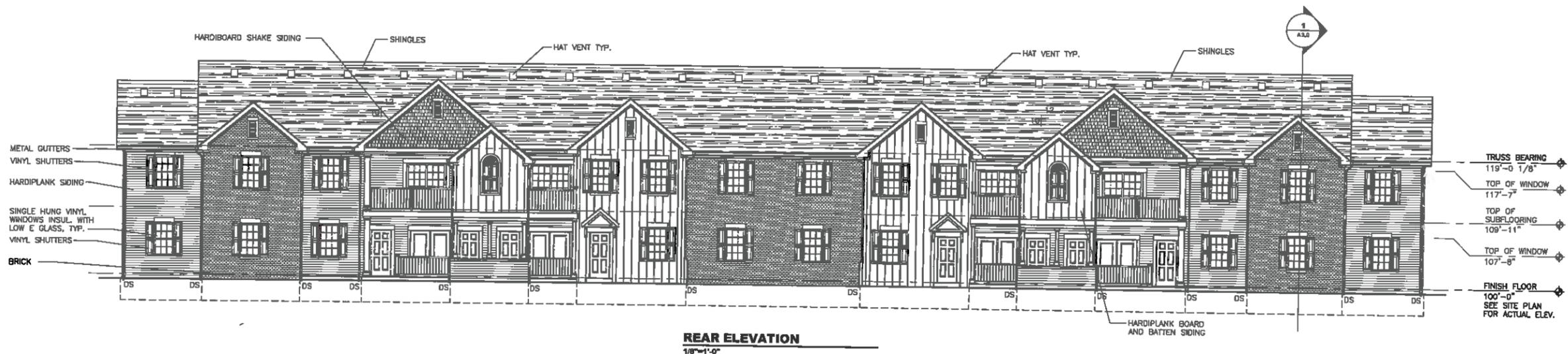
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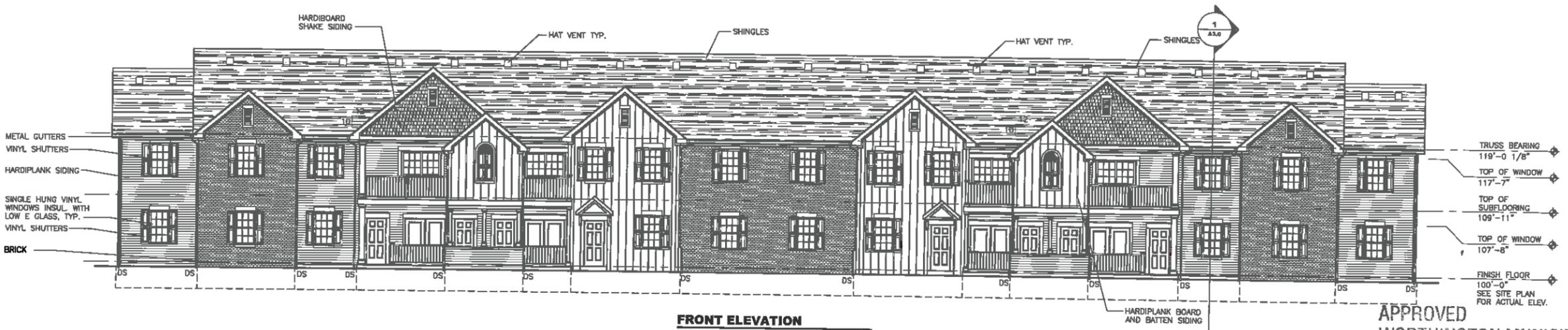
BUILDING 1
EXTERIOR
ELEVATIONS

A2.0

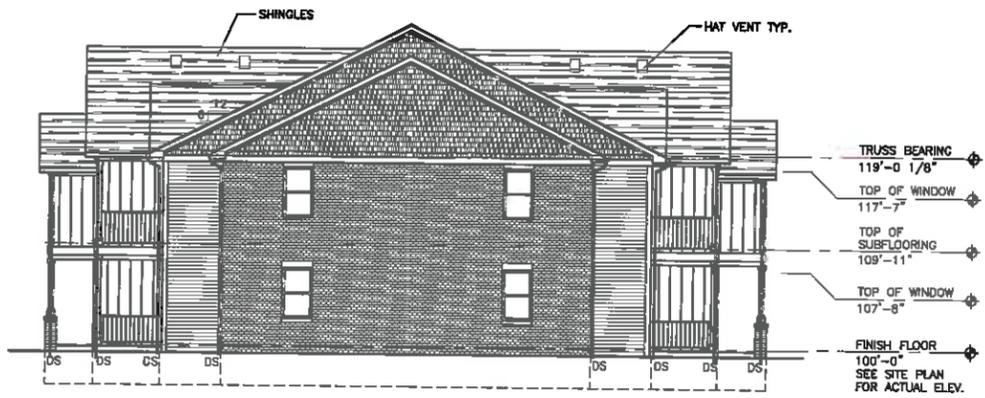
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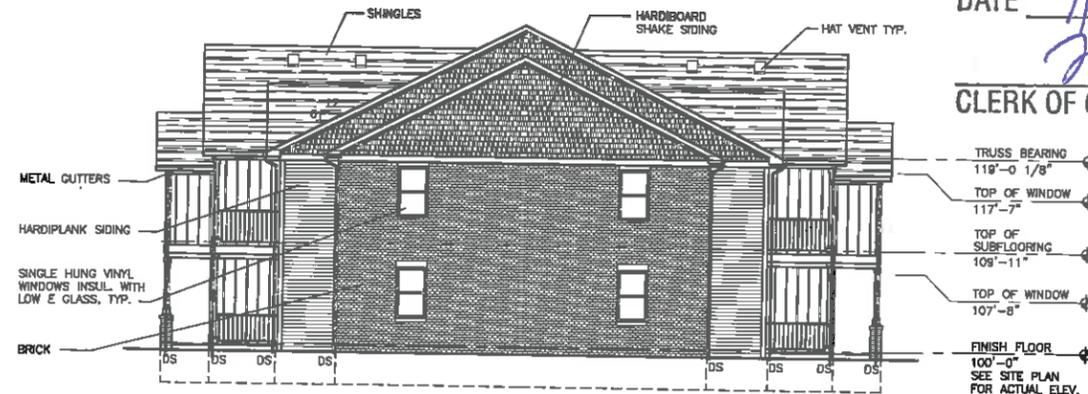
REAR ELEVATION
1/8"=1'-0"



FRONT ELEVATION
1/8"=1'-0"



SIDE ELEVATION
1/8"=1'-0"



SIDE ELEVATION
1/8"=1'-0"

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CITY OF WORTHINGTON
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 DATE 07/13/18

GRANBY PLACE APARTMENTS
 E. WILSON BRIDGE ROAD
 WORTHINGTON, OHIO

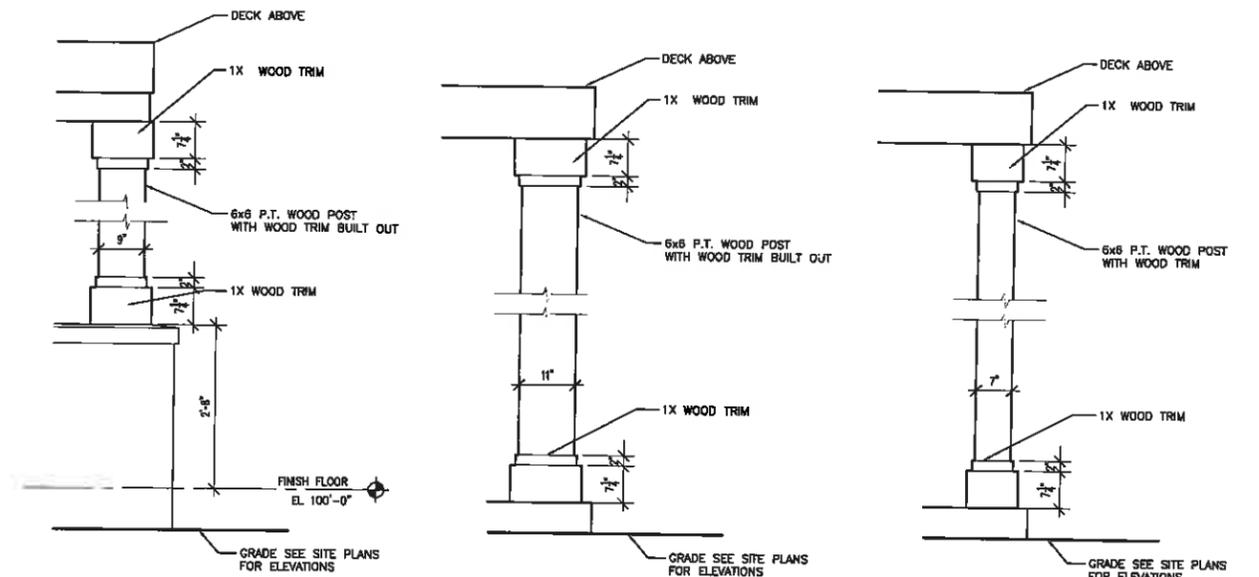


COLLABORATIVE DESIGN, LTD.
 2227 Fuller Parkway, Suite 200
 Dublin, Ohio 43017
 + 614 798 1515
 cdarchitects.com

Collaborative Design, Ltd.
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 18029
 Date
 7-23-18
 Scale
 File Name
 Drawing Description

**BUILDING 2
EXTERIOR
ELEVATIONS**

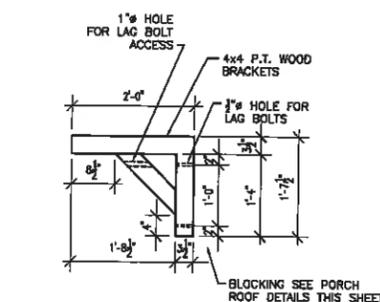
A2.1



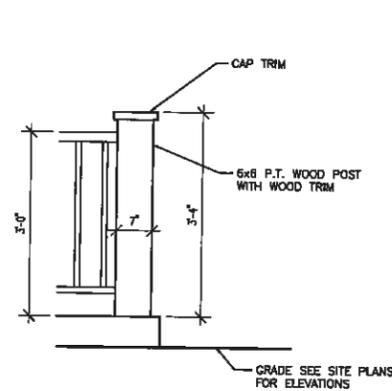
8 PORCH COLUMN KNEE WALL
3/4" = 1'-0"

7 LARGE PORCH COLUMN
3/4" = 1'-0"

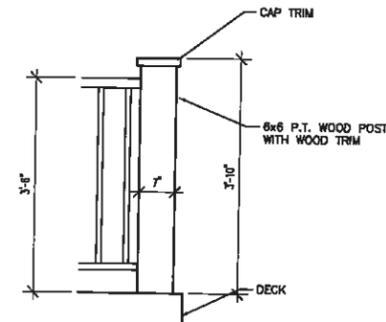
6 SMALL PORCH COLUMN
3/4" = 1'-0"



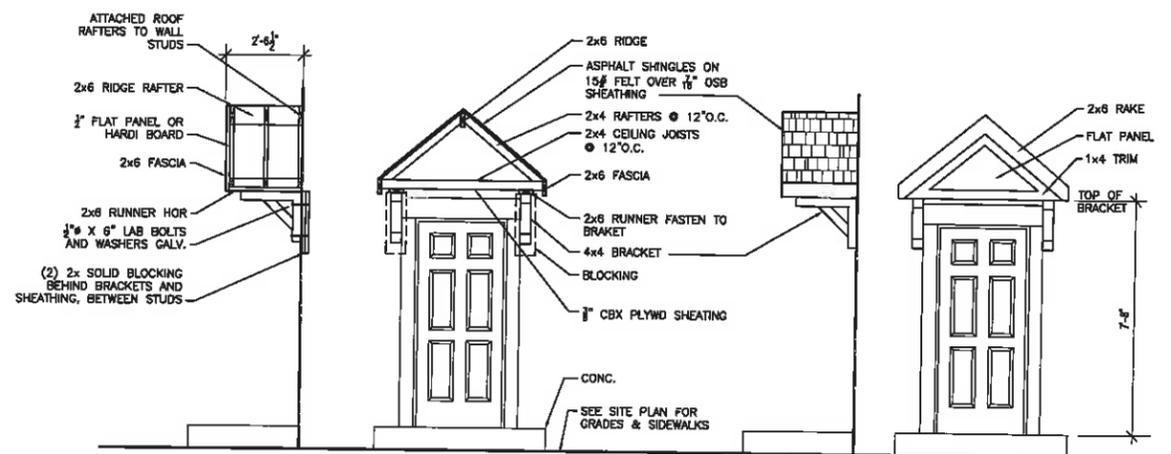
5 PORCH BRACKET
3/4" = 1'-0"



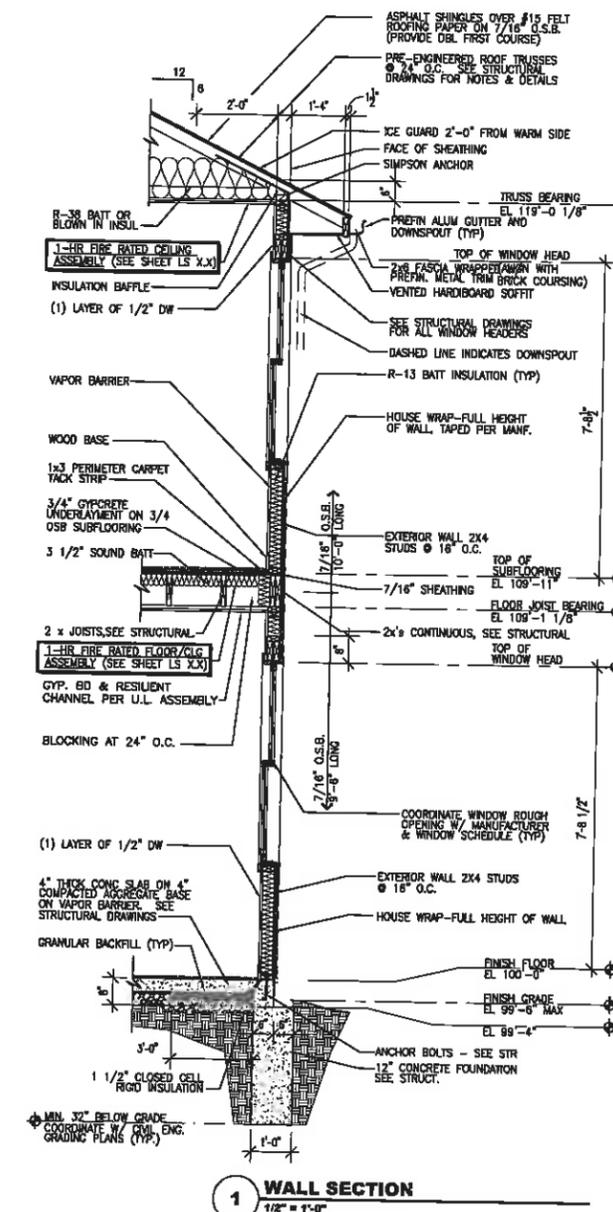
4 CORNER POST & RAIL 1ST FLR
3/4" = 1'-0"



3 CORNER POST & RAIL DECKS 2ND FLR
3/4" = 1'-0"



2 ENTRY DOOR PORCH ROOF
3/8" = 1'-0"



1 WALL SECTION
1/2" = 1'-0"

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 PLANNING COMMISSION
 DATE 7/26/18

 CLERK OF COMMISSION

CITY OF WORTHINGTON
 DRAWING NO. WBC 01-18
 DATE 07/13/18

GRANBY PLACE APARTMENTS
 E. WILSON BRIDGE ROAD
 WORTHINGTON, OHIO



COLLABORATIVE DESIGN, LTD.
 2722 Fuller Parkway, Suite 200
 Dublin, Ohio 43017
 +614.798.1515

cdlarchitects.com



Collaborative Design, Ltd.
 Project Number
 18029

Date
 7-23-18

Scale

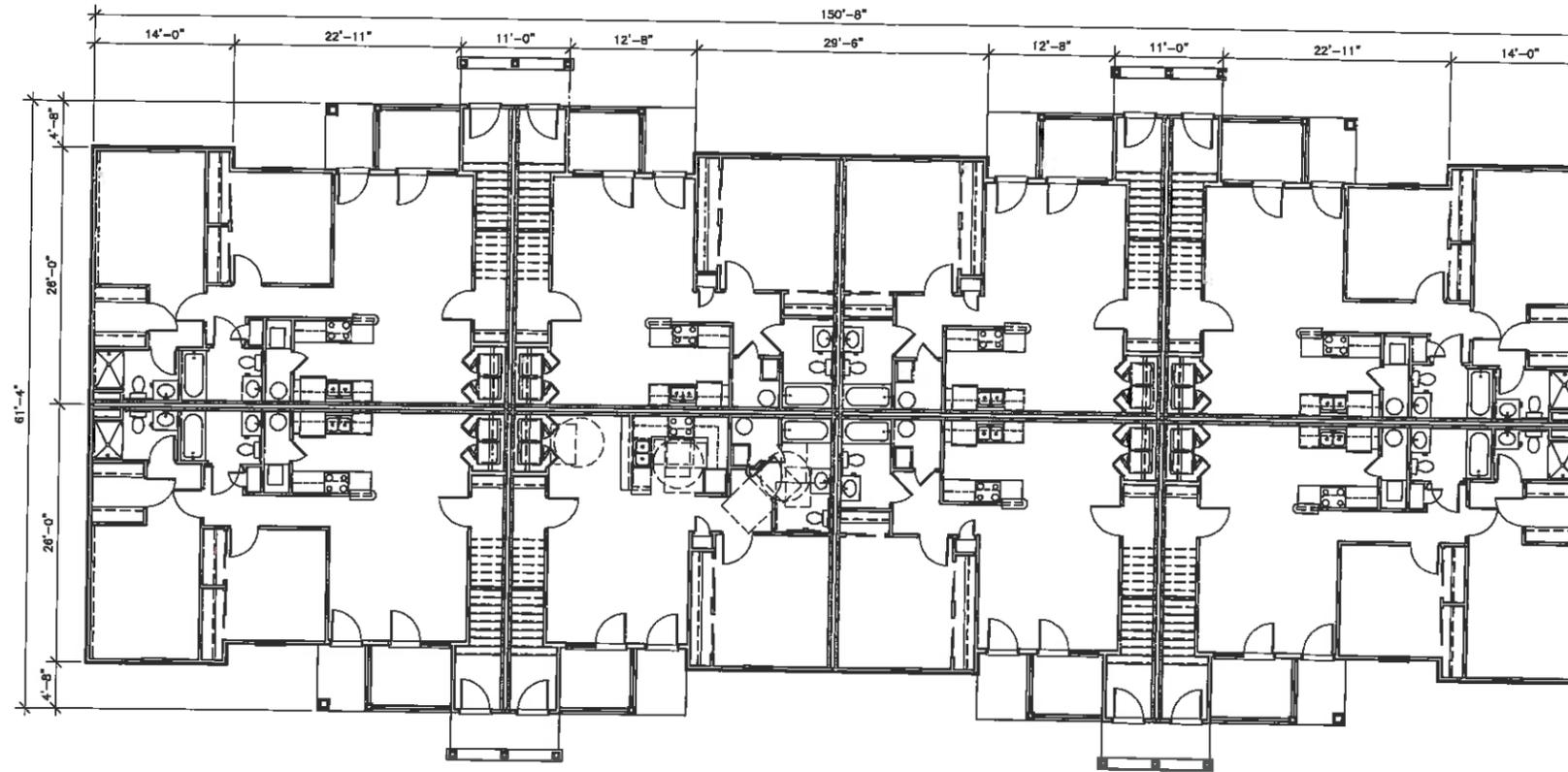
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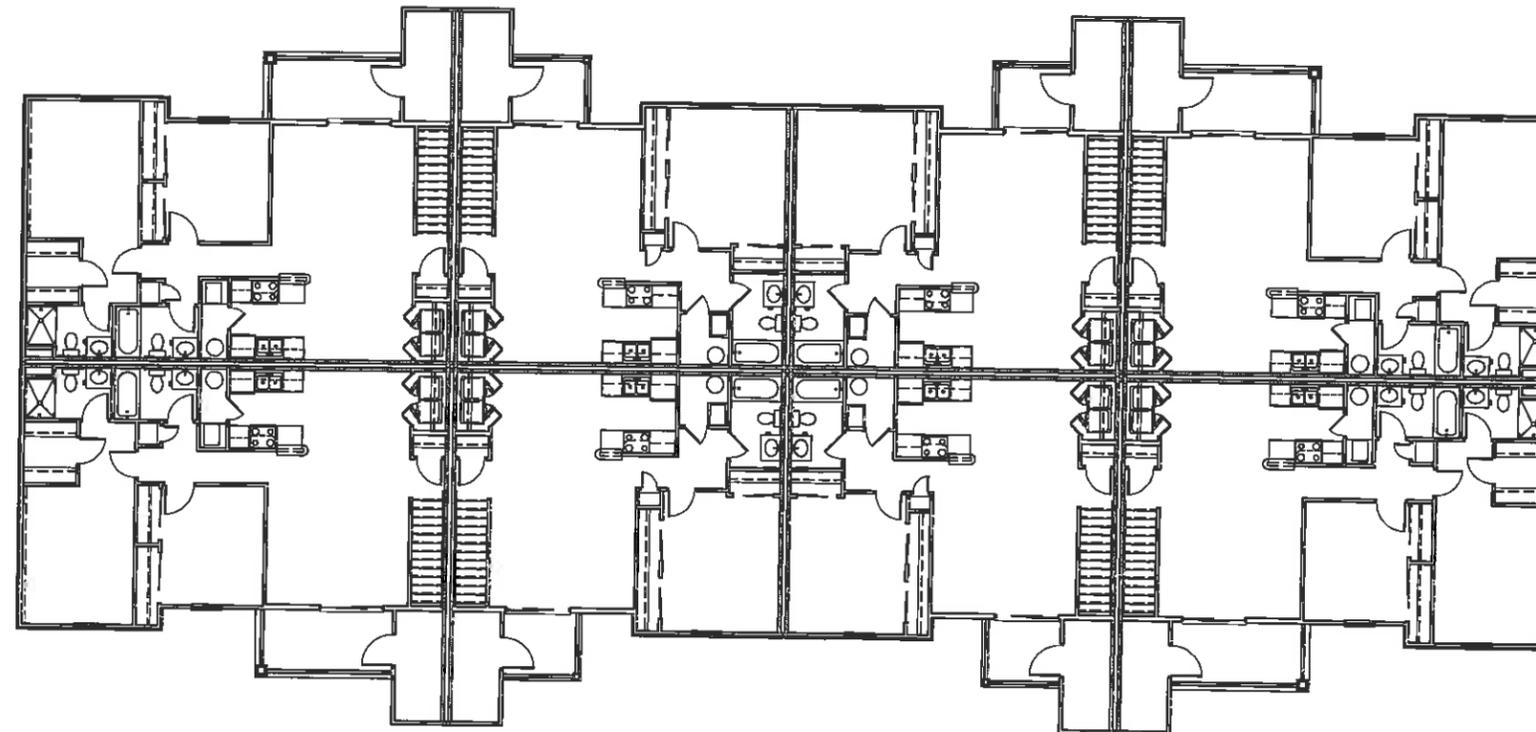
WALL SECTION & ENTRY DETAILS

A3.0

FILENAME: P:\18029 GRANBY APARTMENTS WORTHINGTON\18029 A1-1 BLDG 1.DWG Tab: A1-1 PLOTTED: 7/23/2018 10:39 AM BY: DMORRISON LTS: 1 PS:1S: 1



FIRST FLOOR
1/8"=1'-0"



SECOND FLOOR
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APPROVED
MUNICIPAL ENGINEER
DATE 7/20/18
Z Khan
CLERK OF COMMISSION

CITY OF WORTHINGTON

DRAWING NO. WBC 01-18

DATE 07/13/18

Revision	Date

GRANBY PLACE APARTMENTS
E. WILSON BRIDGE ROAD
WORTHINGTON, OHIO

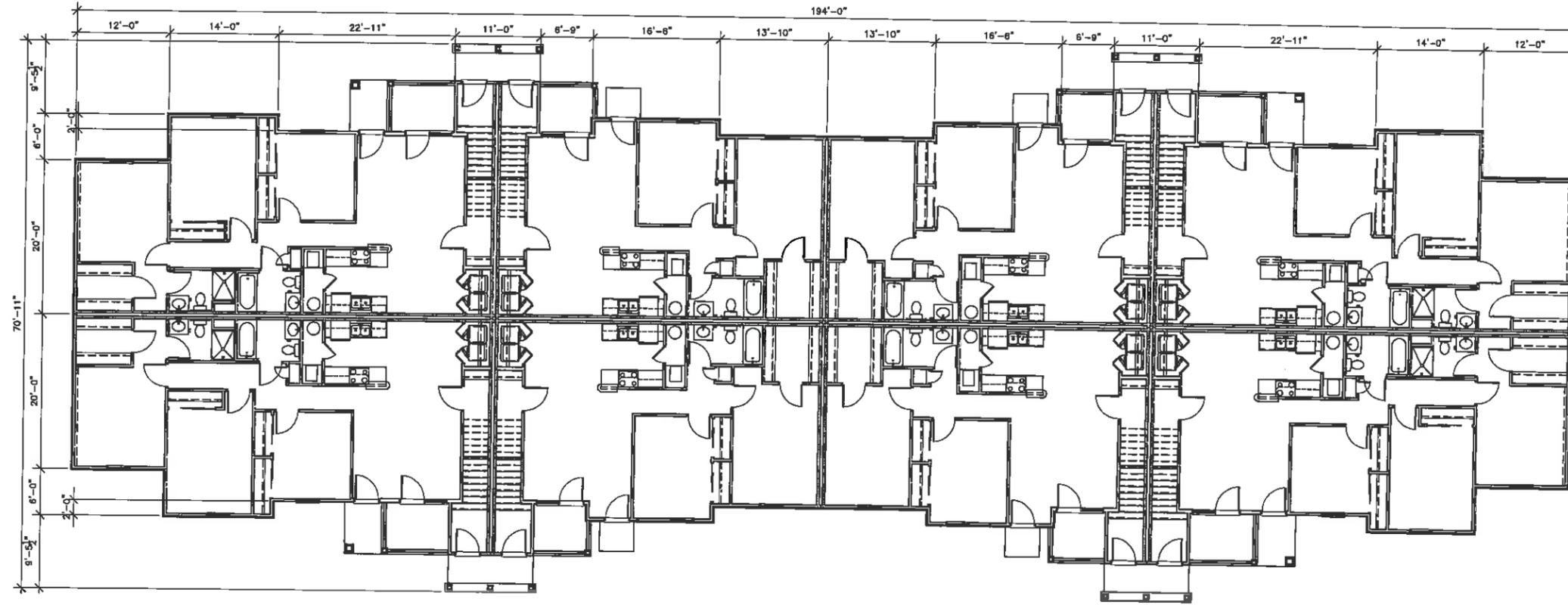


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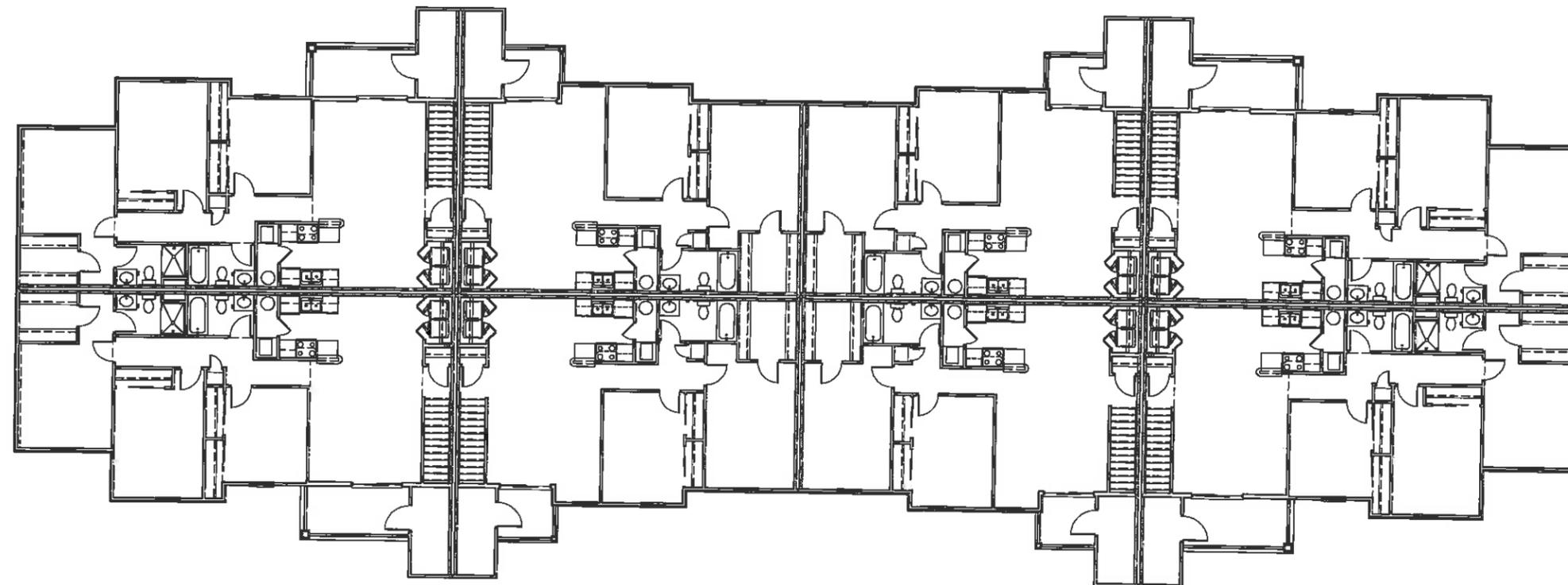
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Project Number	18029
Date	7-23-18
Scale	
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BUILDING 1
OVERALL PLANS

A1.1



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SECOND FLOOR
1/8"=1'-0"

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 WORTHINGTON MUNICIPAL
 PLANNING COMMISSION
 DATE 7/26/18
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CITY OF WORTHINGTON
 DRAWING NO. WBC 01-18
 DATE 07/13/18

Revision	Date

GRANBY PLACE APARTMENTS
 E. WILSON BRIDGE ROAD
 WORTHINGTON, OHIO



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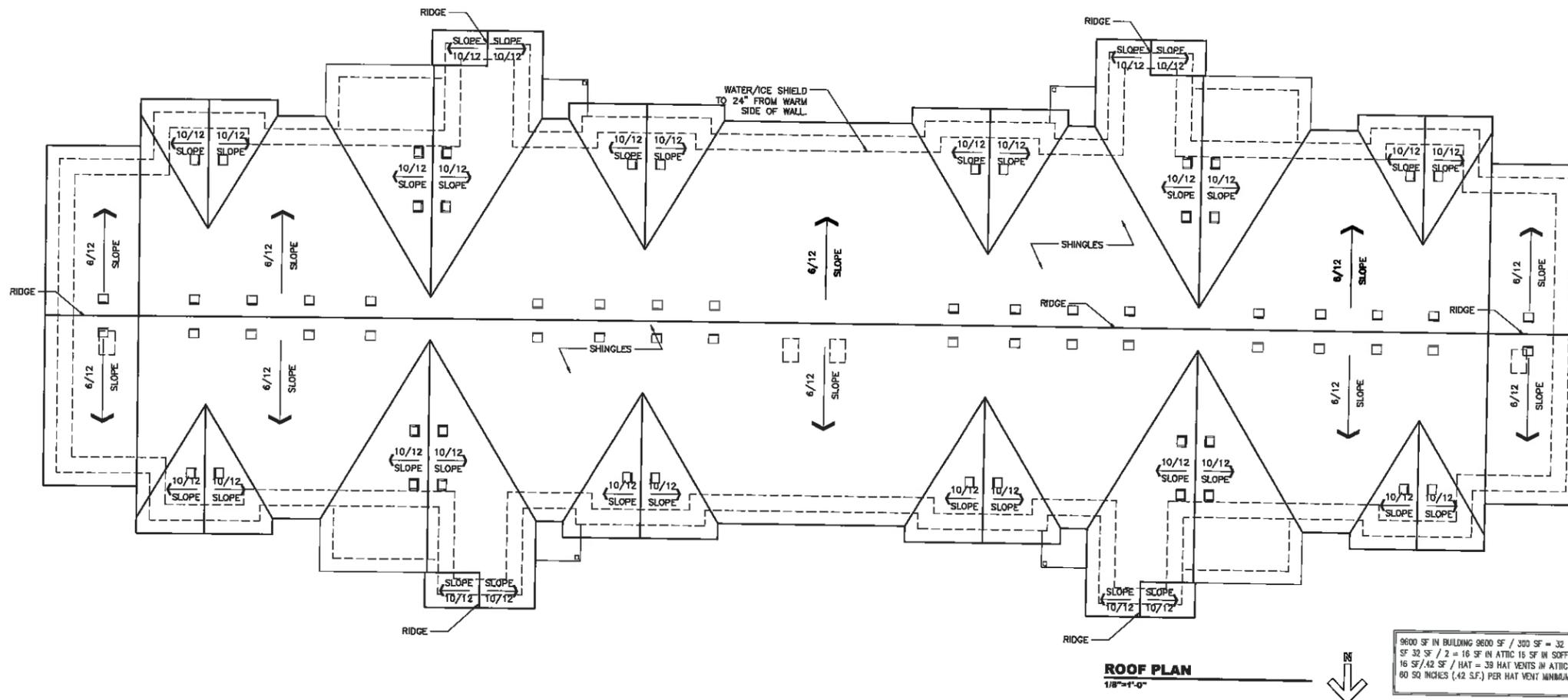
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 Date
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 File Name
 Drawing Description

BUILDING 2
 OVERALL PLANS

A1.3

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6.A. - Final Plan and Variances for 181 East Wilson Bridge Road



9600 SF IN BUILDING 9600 SF / 300 SF = 32
 SF 32 SF / 2 = 16 SF IN ATTIC 16 SF IN SOFFIT
 16 SF / 42 SF / HAT = 39 HAT VENTS IN ATTIC
 80 SQ INCHES (.42 S.F.) PER HAT VENT MINIMUM

ROOF PLAN
 1/8"=1'-0"

FILENAME: P:\16027 EMERSON PARK APARTMENTS\16027 A1-2 BLDG 2.DWG Tab: A1-3 PLOTTED: 4/22/2016 8:05 AM BY: DMORRISON LTS: 1 PSLTS: 1

Revision	Date

EMERSON PARK
 APARTMENTS
 COLUMBUS, OHIO

CD
 Collaborative Design, Ltd.
 2727 Tuller Parkway, Suite 200
 Dublin, Ohio 43017
 Tel 614.788.1515

APPROVED
 WORTHINGTON MUNICIPAL
 PLANNING COMMISSION
 DATE 7/26/18
Jah
 CLERK OF COMMISSION



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 Project Number
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 Date
 4-22-16
 Scale
 File Name

CITY OF WORTHINGTON
 DRAWING NO. WBC 01-18
 DATE 07/13/18

Drawing Description
 BUILDING 2
 OVERALL PLANS

A1.3



Department of Finance

September 2018 Financial Report

Quick Facts

All Funds

09/30/2018
Balances
\$32,525,931
(January 1, 2018
balance:
\$26,697,378)

Expenditures
77.16%
of appropriations.
Revenues above
expenditures by
\$5,828,552

General Fund

09/30/2018
Balance
\$15,786,187
(January 1, 2018
balance:
\$13,491,664)

Expenditures
90.96%
of appropriations.
Revenues above
expenditures by
\$2,294,523

Highlights & Trends for September 2018

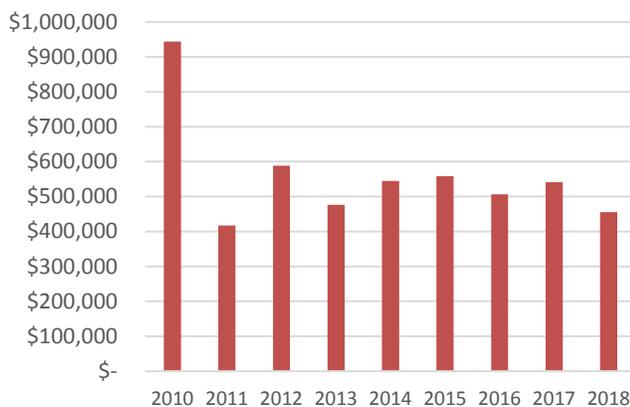
Income Tax Collections

- Income tax revenues are above September 2017 collections by \$128,326 or 7.41%; year to date collections are below 2017 year to date by \$-110,946 or -0.55%.
- Income tax collections are above estimates by \$13,976 or 0.07% as of September 30, 2018.
- Refunds issued in September totaled \$19,782.69 with year to date refunds totaling \$455,119.

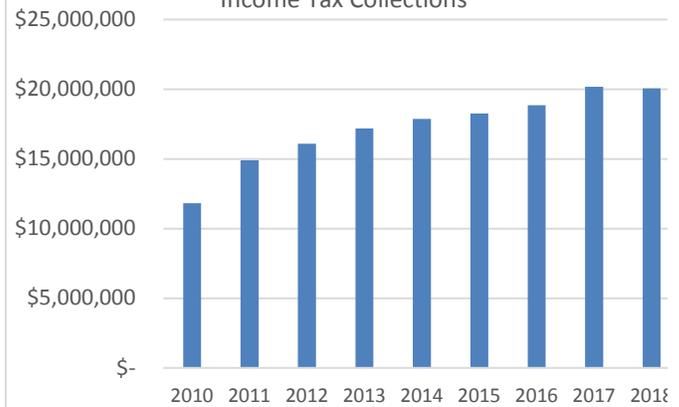
Income Tax Revenue by Account Type

- For September of 2018:
- Withholding Accounts – 85.13% of collections
 - Individual Accounts – 10.83% of collections
 - Net Profit Accounts – 4.04% of collections
- For September of 2017:
- Withholding Accounts – 90.81% of collections
 - Individual Accounts – 6.87% of collections
 - Net Profit Accounts – 2.33% of collections

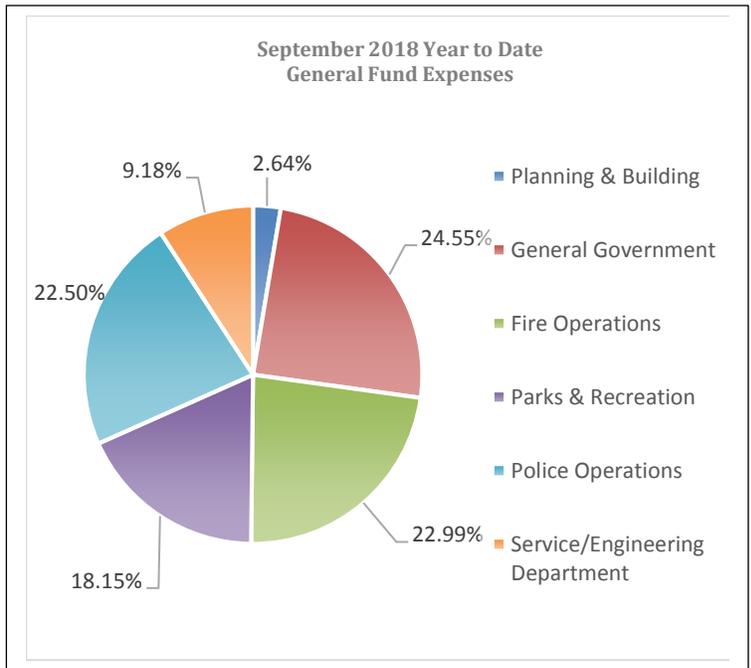
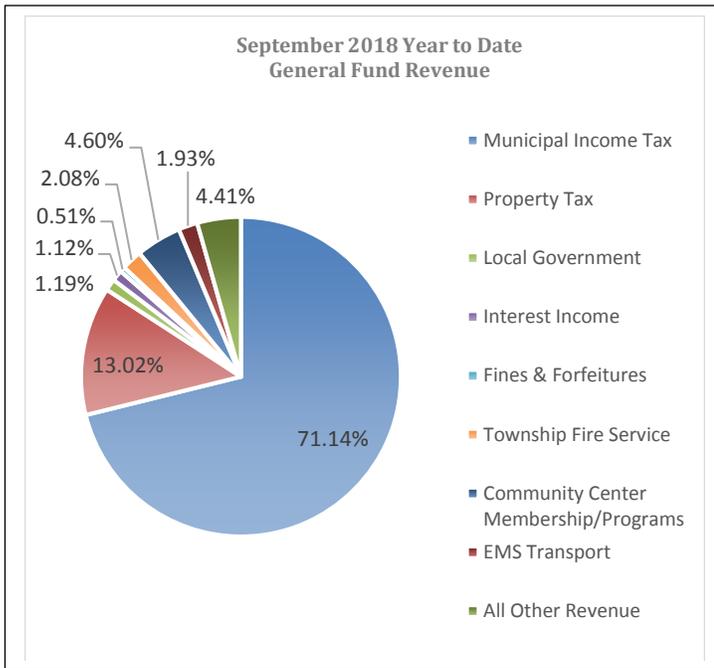
Income Tax Refunds as of September



September Year to Date
Income Tax Collections



Highlights & Trends for September 2018 (continued)



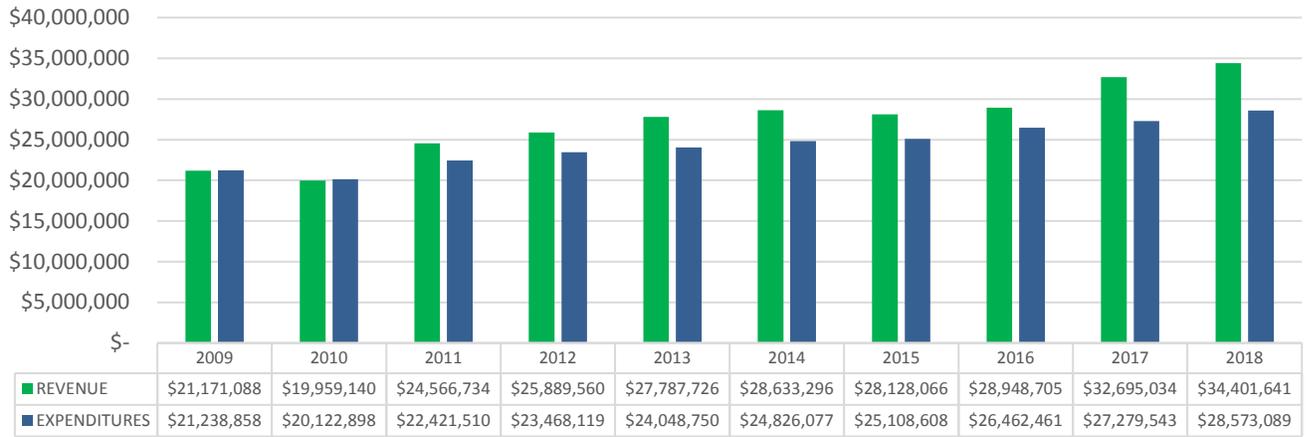
Notable Initiatives & Activities

- Fund balances for all funds increased from \$26,697,378 on January 1, 2018 to \$32,525,931 as of September 30, 2018, with year to date revenues exceeding expenditures for all funds by \$5,828,552.
- For the month of September, fund balances for all funds increased from \$29,413,909 as of September 1, 2018 to \$32,525,931 as of September 30, 2018, with revenues exceeding expenditures by \$3,112,022.
- Expenditures for all funds tracked at 77.16% of anticipated expenditure levels for the month of September.
- The General Fund balance increased from \$13,491,664 as of January 1, 2018 to \$15,786,187 as of September 30, 2018, with revenues exceeding expenditures by \$2,294,523.
- For the month of September, the General Fund balance decreased from \$16,036,017 on September 1, 2018 to \$15,786,319 as of September 30, 2018, with expenditures exceeding revenues by \$249,830.

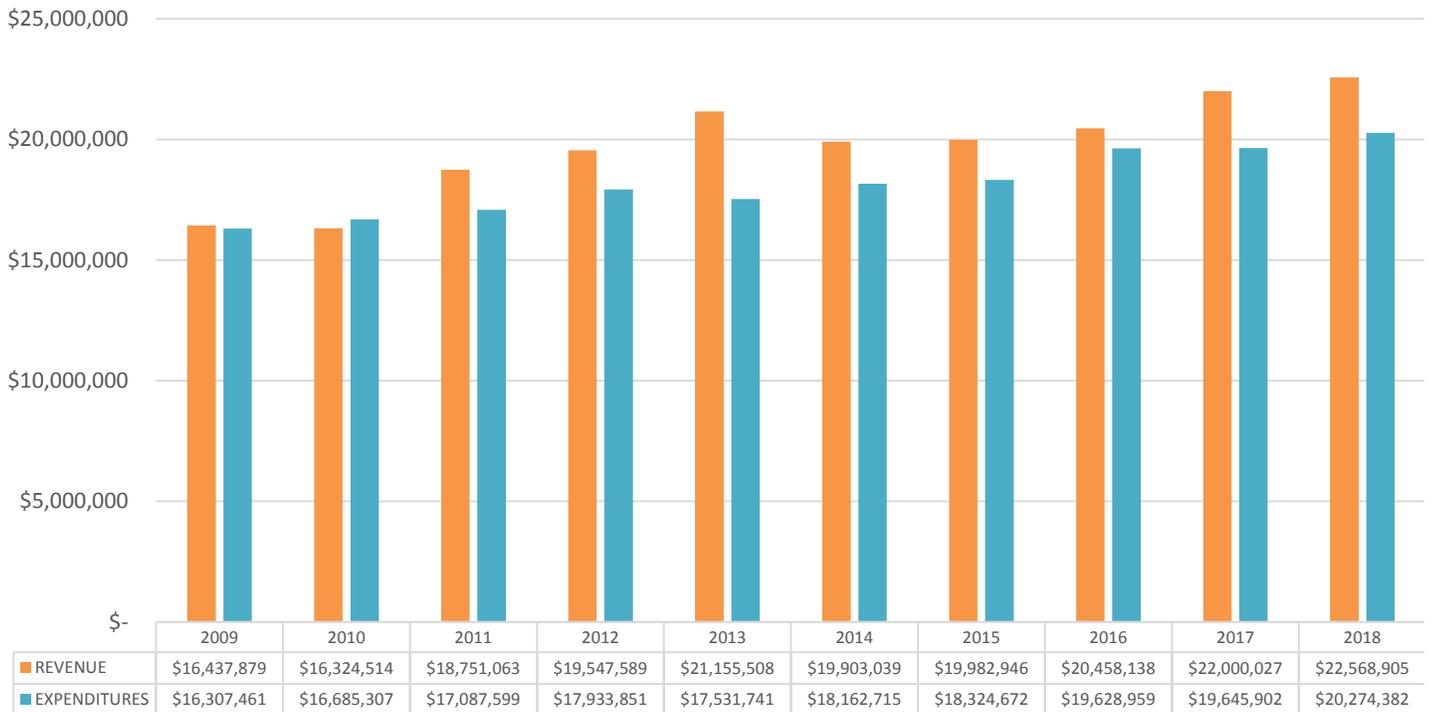


Financial Tracking

September Year to Date
Revenue to Expenditures
All Funds



September Year to Date
General Fund
Cash Position





September 2018 Cash Reconciliation

Total Fund Balances:		\$32,525,930.80
Depository Balances:		
General Account:	\$ 12,682,556.55	
Total Bank Balances:		\$12,682,556.55
Investment Accounts:		
Certificates of Deposits:	\$ 6,912,977.16	
Certificates of Deposits (EMS)	2,094,000.00	
Star Ohio/Star Plus	3,265,909.66	
Fifth Third MMKT/CDs	7,497,874.59	
Bicentennial Fund CD	71,022.84	
Total Investment Accounts:		\$19,841,784.25
Petty Cash/Change Fund:		1,590.00
Total Treasury Balance as of September 30, 2018		\$32,525,930.80
Total Interest Earnings as of September 30, 2018		\$251,856.39
Average Interest Earnings		1.71%

Debt Statement

<u>Issuance</u>	<u>Purpose</u>	<u>Maturity</u>	<u>Rate</u>	<u>Principal Balance</u>
2015	2015 Refunding Bonds	December 2021	1.62%	\$3,040,000.00
2017	2017 Various Purpose Bonds	December 2032	2.21%	\$3,745,000.00
2008	OPWC 0% Loan – ADA Ramps	December 2028	0%	\$ 78,100.50
2015	OPWC 0% Loan – Kenyonbrook	December 2045	0%	\$ 561,747.96
2018	2018 Bond Anticipation Notes	September 2019	2.11%	\$ 4,460,000.00
	Total Principal Debt Balance			\$11,884,848.46



**City of Worthington
Fund Summary Report
as of September 30, 2018**

FUND		<u>1/1/2018 Beginning</u>	<u>Year to Date</u>	<u>Year to Date</u>	<u>9/30/2018</u>
		<u>Balance</u>	<u>Actual Revenue</u>	<u>Actual Expenses</u>	
101	General Fund	\$ 13,491,664	\$22,568,905.17	\$20,274,382.36	\$15,786,186.57
202	Street M&R	3,573	\$669,442.18	\$643,296.39	\$29,718.67
203	State Highway	14,156	\$130,085.52	\$83,757.48	\$60,484.47
204	Water	87,817	\$111,910.83	\$177,922.18	\$21,805.82
205	Sewer	66,268	\$31,506.98	\$62,141.92	\$35,632.60
212	Police Pension	596,983	\$195,390.72	\$476,946.59	\$315,427.41
214	Law Enforcement Trust	71,890	\$7,830.89	\$2,500.00	\$77,221.38
215	Municipal MV License Tax	167,714	\$94,658.45	\$0.00	\$262,372.25
216	Enforcement/Education	48,817	\$552.50	\$0.00	\$49,369.92
217	Community Technology	80,000	\$0.00	\$59,186.00	\$20,814.00
218	Court Clerk Computer	234,893	\$9,672.00	\$14,061.12	\$230,503.39
219	Economic Development	561,016	\$17,783.21	\$256,298.31	\$322,500.80
220	FEMA Grant	15,884	\$0.00	\$15,883.50	\$0.00
221	Law Enf CED	7,480	\$12,880.00	\$0.00	\$20,360.00
224	Parks & Rec Revolving	427,916	\$799,542.85	\$570,617.26	\$656,841.98
229	Special Parks	27,654	\$9,588.27	\$0.00	\$37,242.63
253	2003 Bicentennial	71,536	\$516.31	\$0.00	\$72,052.63
306	Trunk Sewer	375,149	\$0.00	\$0.00	\$375,148.78
308	Capital Improvements	8,606,289	\$8,964,680.47	\$5,584,017.21	\$11,986,952.07
313	County Permissive Tax	-	\$0.00	\$0.00	\$0.00
409	General Bond Retirement	1,063,223	\$150,363.76	\$88,265.91	\$1,125,320.88
410	Special Assessment Bond	278,448	\$0.00	\$0.00	\$278,447.93
825	Accrued Acreage Benefit	82,141	\$45,663.00	\$77,121.00	\$50,682.93
830	OBBS	2,074	\$3,401.44	\$3,512.05	\$1,963.43
838	Petty Cash	1,530	\$60.00	\$0.00	\$1,590.00
910	Worthington Sta TIF	11,705	\$26,131.44	\$295.66	\$37,540.69
920	Worthington Place (The Heights	285,098	\$173,438.66	\$25,673.48	\$432,863.14
930	933 High St. MPI TIF Fund	16,460	\$81,047.49	\$918.37	\$96,589.43
935	Downtown Worthington MPI TIF	-	\$138,648.40	\$0.00	\$138,648.40
940	Worthington Square TIF	-	\$27,873.04	\$27,315.44	\$557.60
945	W Dublin Granville Rd. MPI TIF	-	\$97,091.00	\$96,000.00	\$1,091.00
999	PACE Fund	-	\$32,976.74	\$32,976.74	\$0.00
Total All Funds		\$26,697,378.45	\$34,401,641.32	\$28,573,088.97	\$32,525,930.80



City of Worthington, Ohio
General Fund Overview
as of September 30, 2018

		2017	2018	2018	2018	2018	2018	Variance					
		Year End	Original	Revised	Y-T-D	September	Variance	as % of					
Revenues		Actual	Budget	Budget	Estimates	Y-T-D Actual	Over/(Under)	Budget					
Municipal Income Tax	1	\$ 21,006,562	\$ 20,635,497	\$ 20,635,497	\$ 16,042,190	\$ 16,055,898	\$ 13,708	0.09%					
Property Tax	2	2,628,416	2,783,850	\$ 2,783,850	2,783,850	2,939,140	\$ 155,290	5.58%					
Local Government	*	351,928	350,000	\$ 350,000	262,500	268,248	\$ 5,748	2.19%					
Inheritance Tax	2	-	-	\$ -	-	-	\$ -	0.00%					
Interest Income	*	215,776	210,000	\$ 210,000	157,500	251,856	\$ 94,356	59.91%					
Fines & Forfeitures	*	157,159	200,000	\$ 200,000	150,000	115,732	\$ (34,269)	-22.85%					
Township Fire Service	2	304,448	475,000	\$ 475,000	475,000	469,460	\$ (5,540)	-1.17%					
Community Center Membership/Progr	*	1,263,448	1,455,500	\$ 1,455,500	1,091,625	1,037,043	\$ (54,582)	-5.00%					
EMS Transport	*	671,816	675,000	\$ 675,000	506,250	436,173	\$ (70,077)	-13.84%					
All Other Revenue	*	1,243,865	1,203,794	\$ 1,203,794	772,321	995,356	\$ 223,035	28.88%					
Total Revenues		\$ 27,843,417	\$ 27,988,642	\$ 27,988,642	\$ 22,241,236	\$ 22,568,905	\$ 327,669	1.47%					
Expenditures													
Planning & Building		\$ 658,913	\$ 777,207	\$ 855,210	\$ 641,408	\$ 508,089	\$ (133,319)	79.21%					
General Government		6,639,741	7,155,413	\$ 7,167,413	\$ 5,191,120	4,730,121	\$ (460,999)	91.12%					
Fire Operations		6,066,466	6,786,356	\$ 6,786,356	\$ 5,089,767	4,428,782	\$ (660,985)	87.01%					
Parks & Recreation		4,444,601	4,893,143	\$ 4,893,143	\$ 3,669,857	3,495,839	\$ (174,018)	95.26%					
Police Operations		5,589,964	6,102,395	\$ 6,102,395	\$ 4,576,796	4,333,728	\$ (243,069)	94.69%					
Service/Engineering Department		2,087,607	2,679,803	\$ 2,679,803	\$ 2,009,852	1,768,166	\$ (241,687)	87.97%					
Total Expenditures		\$ 25,487,293	\$ 28,394,316	\$ 28,484,317	\$ 21,178,800	\$ 19,264,724	\$ (1,914,076)	90.96%					
Excess of Revenues Over (Under) Expenditures		\$ 2,356,125	\$ (405,674)	\$ (495,675)	\$ 1,062,436	\$ 3,304,181							
Fund Balance at Beginning of Year		\$ 11,628,193	\$ 13,491,663	\$ 13,491,663	\$ 13,491,663	\$ 13,491,663							
Unexpended Appropriations (98.0%)			567,886	569,686	427,265								1 - Income Tax budget based on individual monthly projections.
Expenditures versus Prior Year Enc		492,655	1,647,970	1,647,970	1,235,977.39	1,009,659							2 - These revenue budgets are based on semi-annual payments.
													* - All other revenue budgets are spread equally over each month.
General Fund Balance		\$ 13,491,663	\$ 12,005,905	\$ 11,917,704	\$ 13,745,386	\$ 15,786,186							All expenditure budgets are spread equally over each month.



STAFF MEMORANDUM
City Council Meeting – October 15, 2018

Date: October 11, 2018

To: Matthew H. Greeson, City Manager

From: Robyn Stewart, Assistant City Manager

Subject: **Proposed 2019-2023 Capital Improvements Program**

EXECUTIVE SUMMARY

Staff will overview the proposed 2019-2023 Capital Improvements Program (CIP)

BACKGROUND/DESCRIPTION

The City staff distributed the proposed 2018-2022 Capital Improvements Program (CIP) to the City Council in October 8, 2018. Staff will provide a presentation, which is attached. The presentation highlights the following:

1. **Overview of the Proposed CIP** – The presentation includes an overview of the proposed five-year program.
2. **Five-Year Financial Forecast for the Capital Improvements Fund** – The presentation highlights the cash flow for the Capital Improvements Fund associated with the proposed projects and equipment in the proposed CIP.
3. **City Council Priorities** – The presentation includes information about how the proposed CIP addresses previously established City Council Priorities.
4. **Uncertainties** – The presentation notes areas of uncertainty that may impact the proposed CIP.
5. **CIP Development** – The presentation includes information about how the proposed CIP was developed and the way constrained revenues impacted it.
6. **Debt Associated with the CIP** – The presentation lists the City's current debt obligations and the planned debt associated with the proposed CIP.

A Resolution to adopt the CIP will be prepared for consideration by the City Council in December in conjunction with the public hearing and adoption of the operating budget.

The proposed 2019-2023 Capital Improvements Program is available on the City's website at www.worthington.org/budget.

FINANCIAL IMPLICATIONS/FUNDING SOURCES (if applicable)

The proposed CIP document includes information about the costs of the program and the proposed funding sources.

ATTACHMENTS

Presentation



Proposed 2019-2023 CIP

October 15, 2018



Presentation Goals

- Recap overarching trends in the proposed CIP
- Review the cash flow projections and the financial forecast for the CIP Fund
- Review previously established City Council priorities
- Discuss the impacts of the CIP's financial constraints
- Highlight uncertainties in the proposed program
- Discuss the City's current and projected debt
- Overview specific projects and equipment programmed for 2019
- Note highlights in 2020-2023

CIP Development Process

- July
 - City Council discussion about priorities & objectives
- August
 - Review of most recently adopted CIP for updates
 - Consideration of adopted plans
 - Input from advisory boards and commissions
 - Evaluation of existing infrastructure
 - Department submittals developed
- September
 - Requests are evaluated and prioritized to fit within projected revenue



CIP Development Process

- October
 - Presentation & discussion of proposed CIP
- November
 - Follow-up as needed on discussion items
- December
 - Adoption





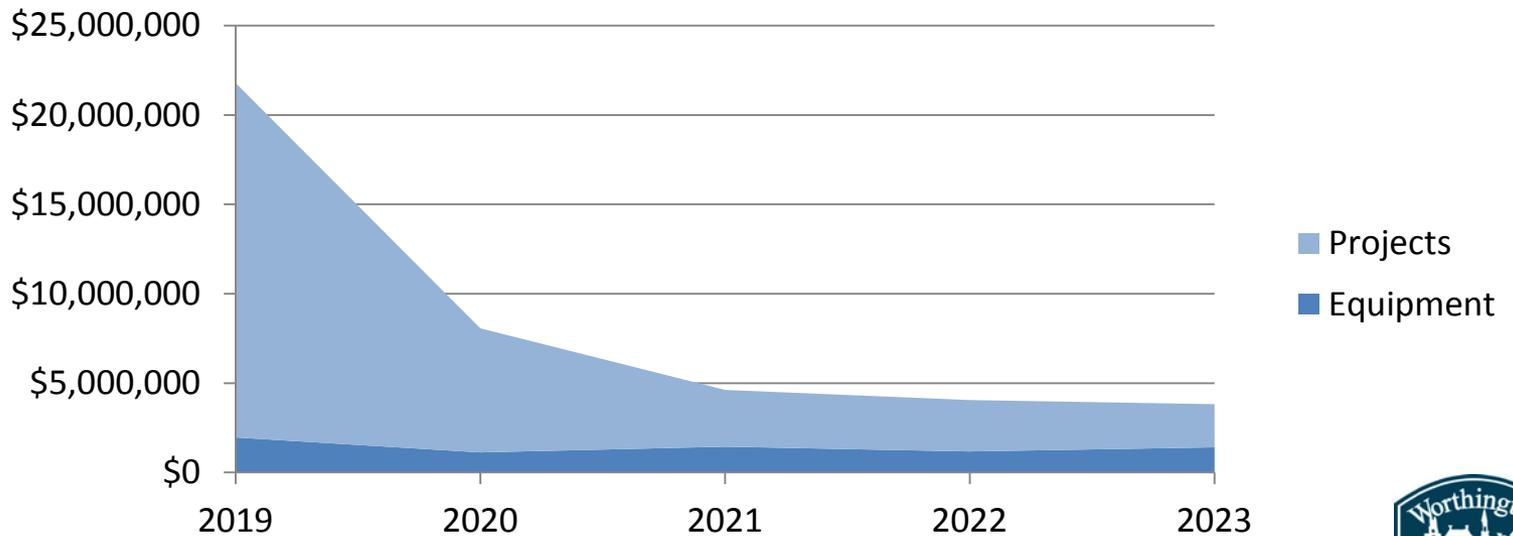
Trends in the CIP

- Investments primarily focused on maintaining existing infrastructure
- Final three years of Community Center/Police Station debt
- New debt associated with mandated sewer projects and other desired projects
- Building projects associated with age of buildings

Overview of Proposed CIP

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>Total</u>
Projects	\$19,826,000	\$6,945,500	\$3,175,000	\$2,877,500	\$2,425,000	\$35,249,000
Equipment	\$1,967,500	\$1,121,000	\$1,443,000	\$1,180,500	\$1,404,000	\$7,116,000
Total	\$21,793,500	\$8,066,500	\$4,618,000	\$4,058,000	\$3,804,000	\$42,355,000

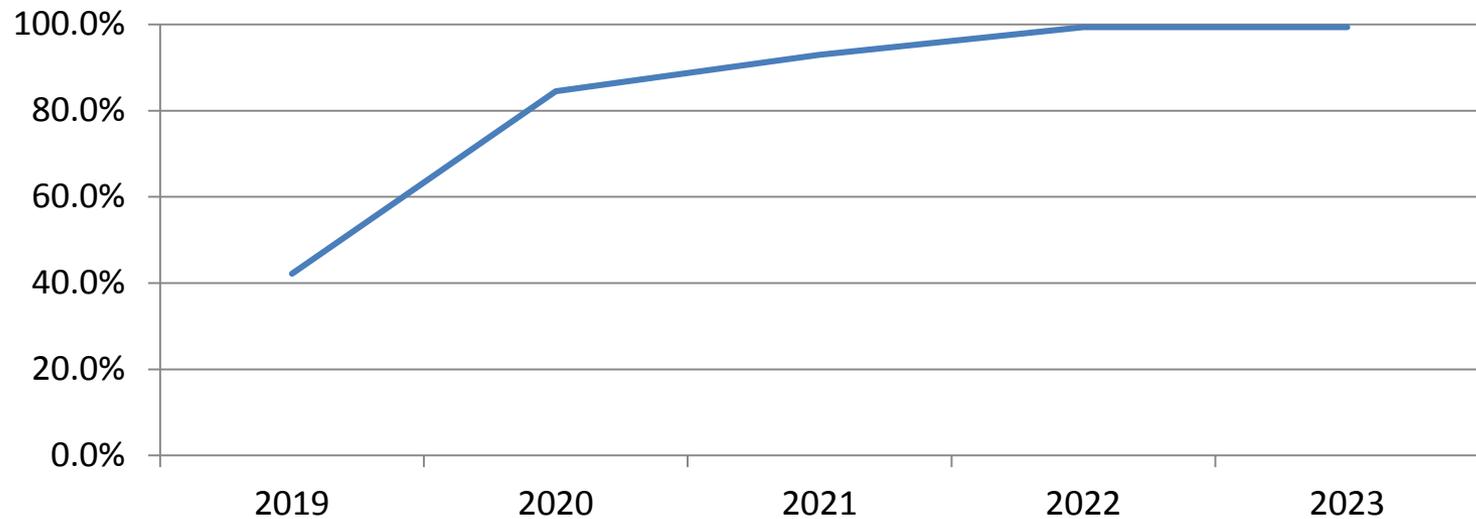
2019-2023 CIP Project & Equipment Expenditures



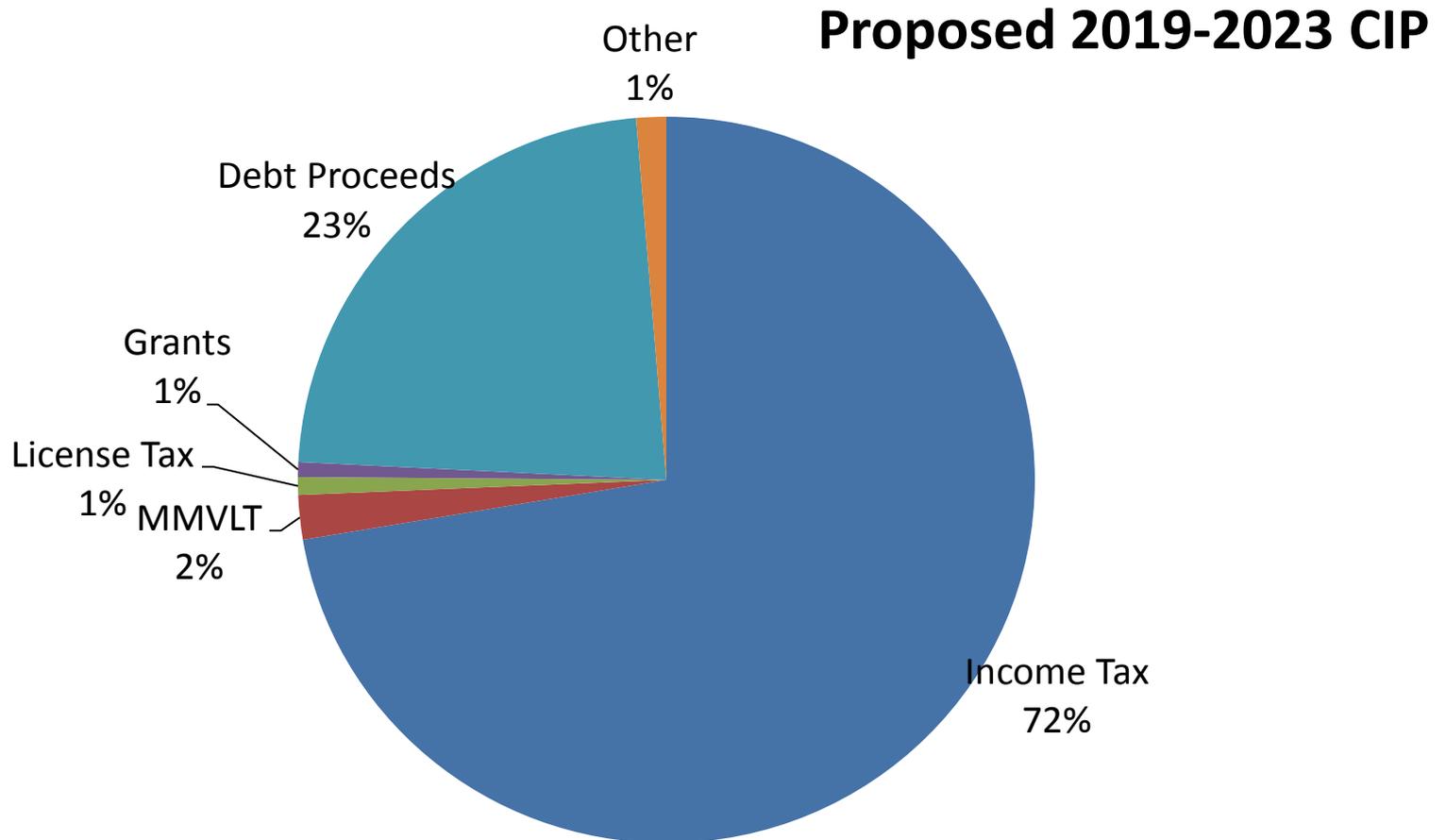
City's Share of Proposed CIP

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>Total</u>
Total Cost	\$21,793,500	\$8,066,500	\$4,618,000	\$4,058,000	\$3,829,000	\$42,365,000
City Sources	\$9,193,500	\$6,816,500	\$4,293,000	\$4,033,000	\$3,804,000	\$28,140,000
% City Share	42.2%	84.5%	93.0%	99.4%	99.3%	66.4%

City's Share of Project & Equipment Expenditures

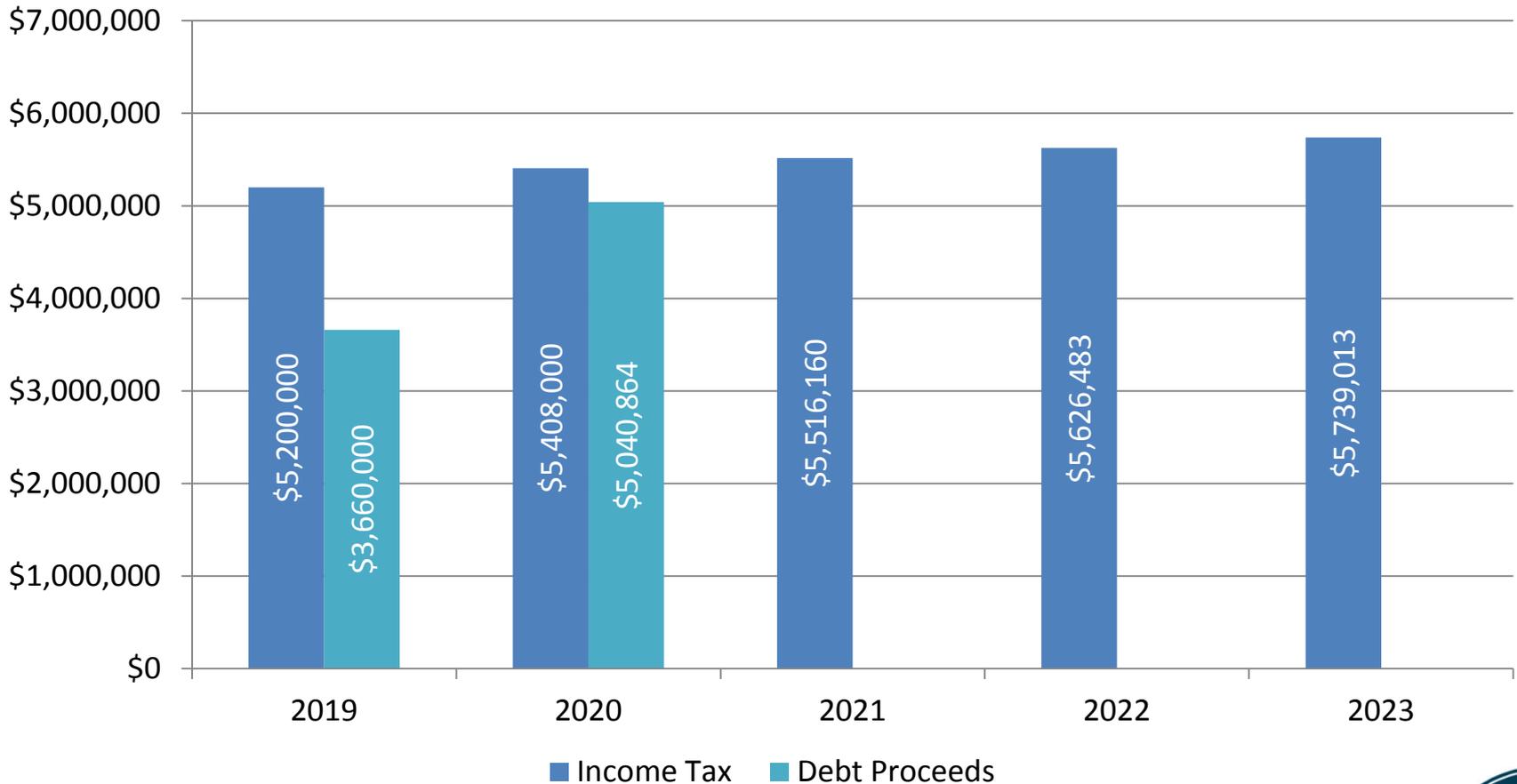


CIP Revenue Sources



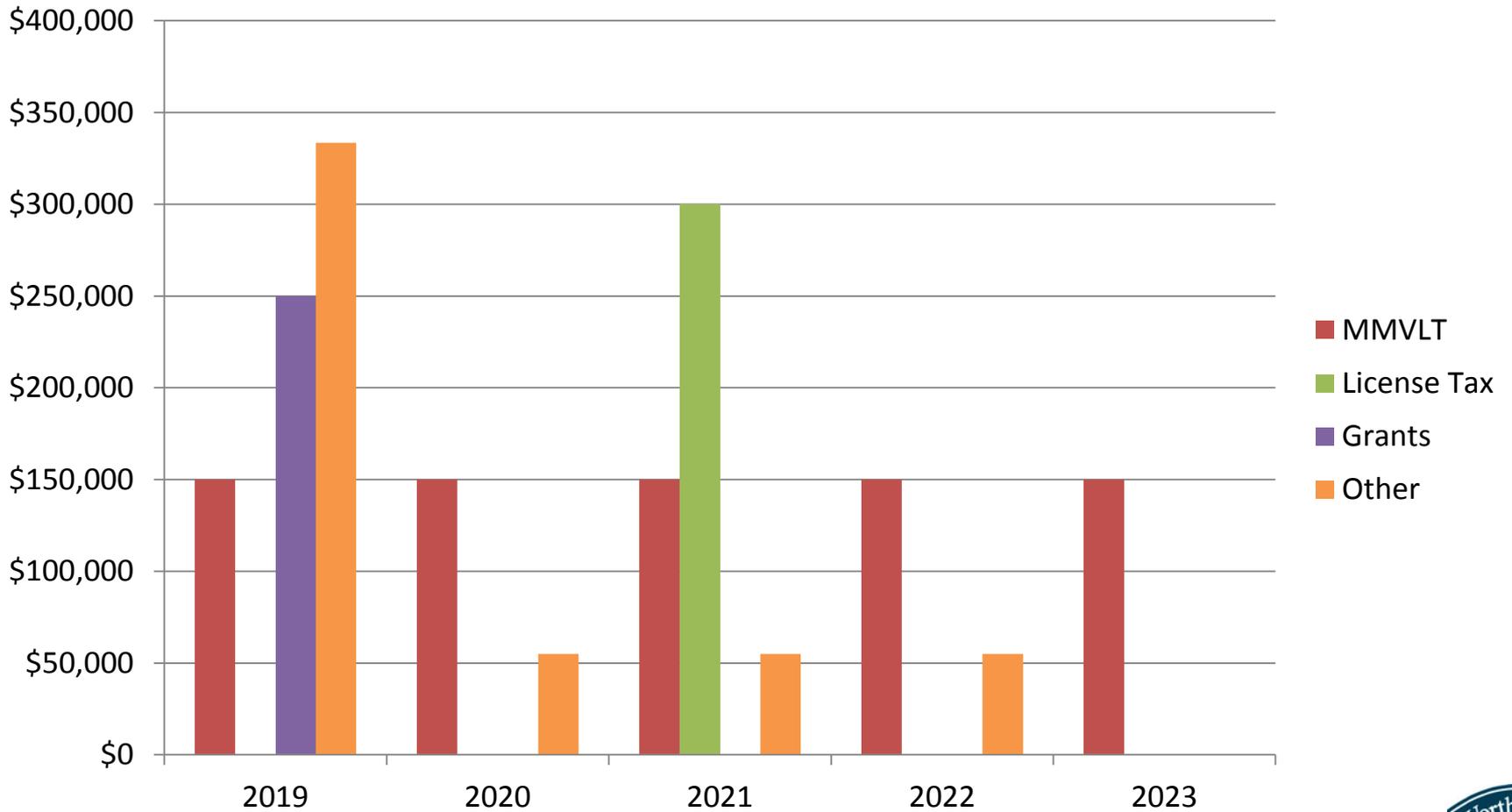
CIP Revenue Sources

CIP Fund - Major Revenue Sources



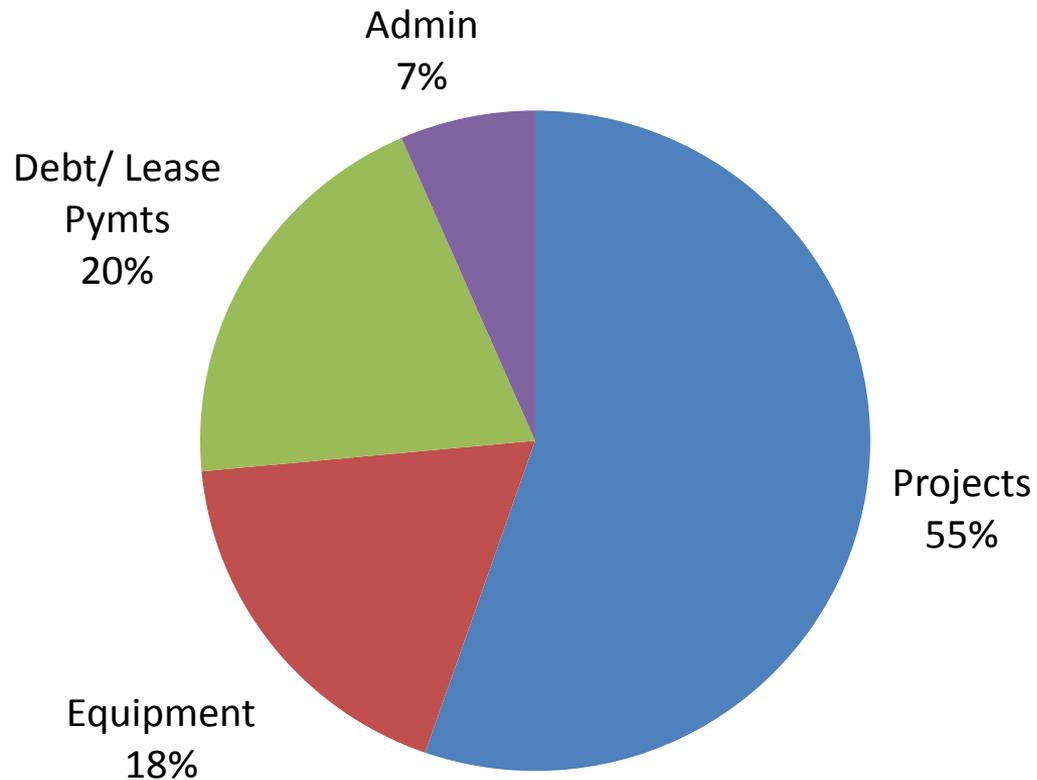
CIP Revenue Sources

CIP Fund - Other Revenue Sources



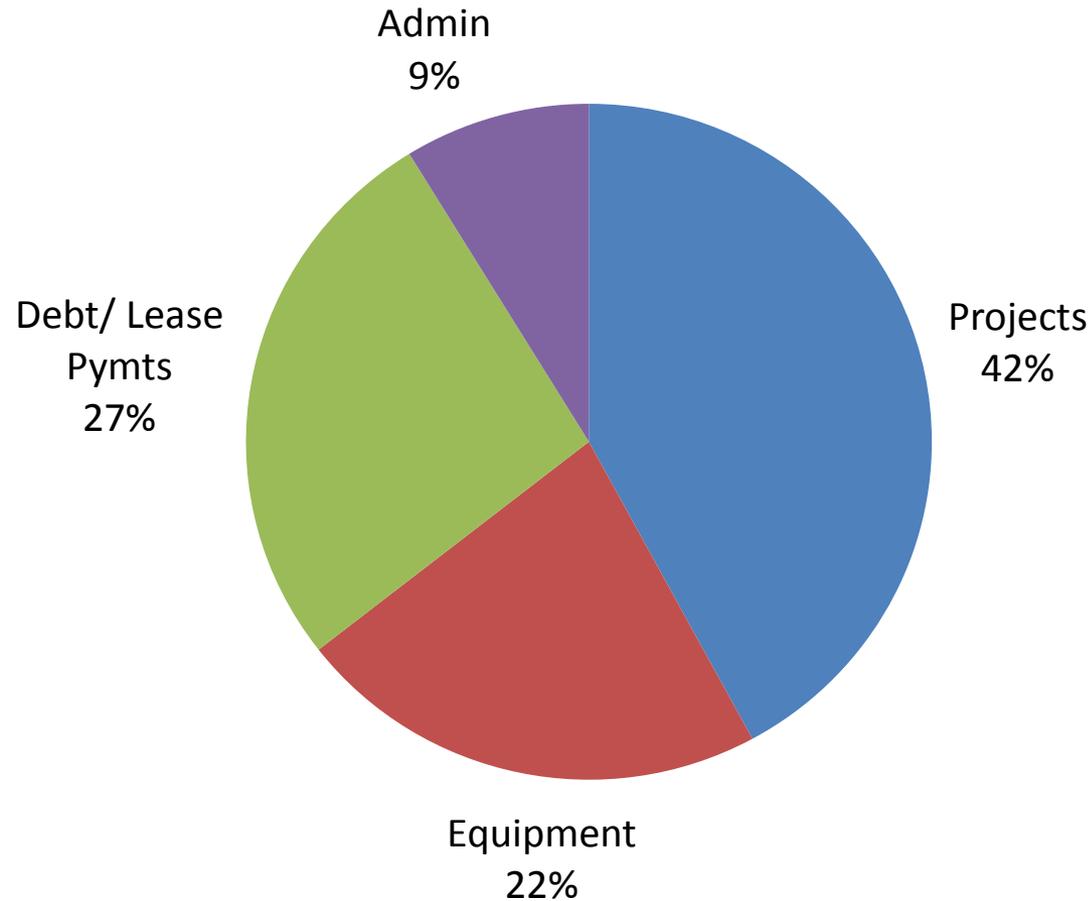
Expenditure Categories: CIP Fund

Proposed 2019-2023 CIP



Expenditure Categories: CIP Fund (excluding bonded projects)

Proposed 2019-2023 CIP

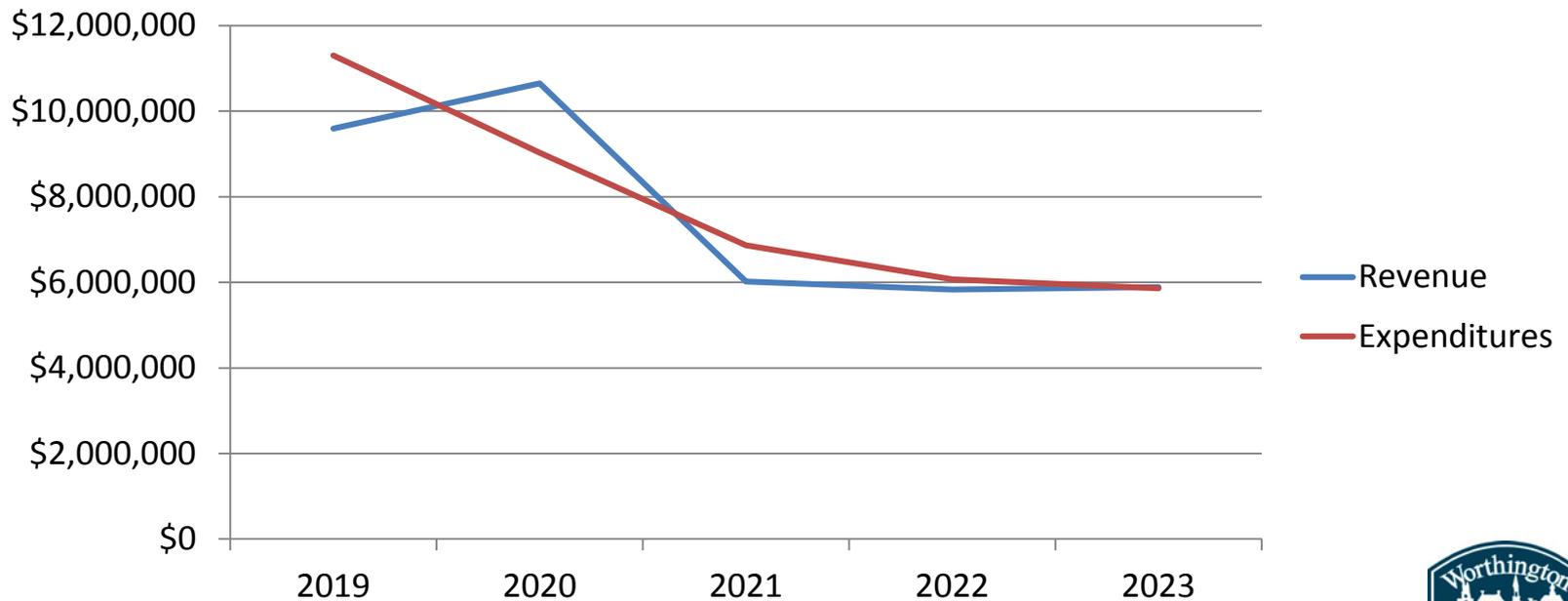




CIP Fund Revenue & Expenditures

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Revenue	\$9,593,500	\$10,653,864	\$6,021,160	\$5,831,483	\$5,889,013
Expenditures	\$11,299,963	\$9,029,007	\$6,866,482	\$6,070,881	\$5,857,065

CIP Fund Revenue & Expenditures

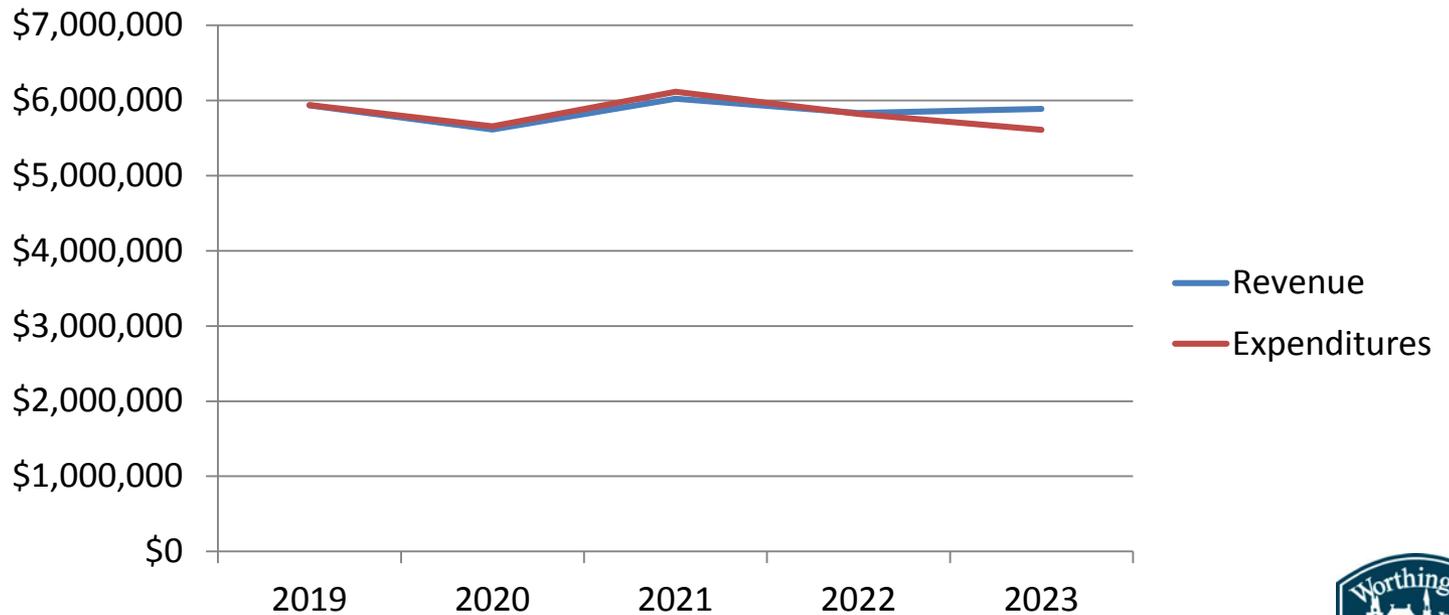


CIP Fund Revenue & Expenditures

(excluding bonds)

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Revenue	\$5,933,500	\$5,613,000	\$6,021,160	\$5,831,483	\$5,889,013
Expenditures	\$5,939,963	\$5,654,007	\$6,116,482	\$5,820,881	\$5,607,065

CIP Fund Revenue & Expenditures

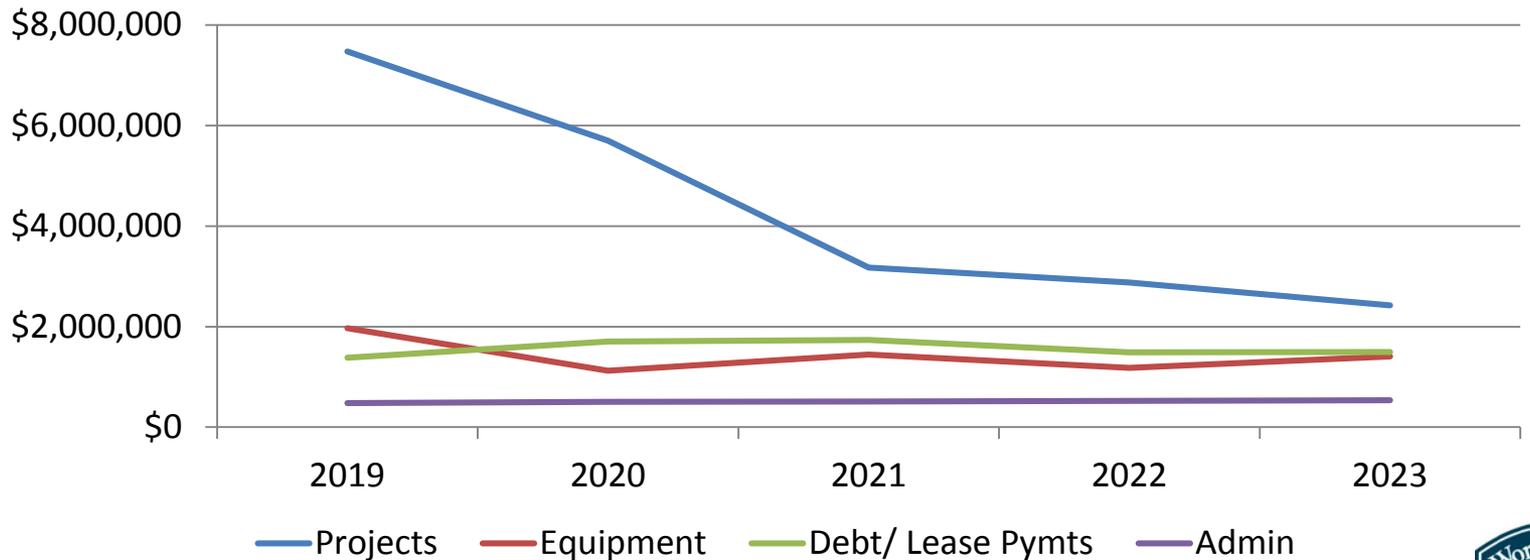




CIP Fund Expenditures

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Projects	\$7,471,000	\$5,700,500	\$3,175,000	\$2,877,500	\$2,425,000
Equipment	\$1,967,500	\$1,121,000	\$1,443,000	\$1,180,500	\$1,404,000
Debt Service	\$1,379,463	\$1,704,507	\$1,735,139	\$1,489,015	\$1,493,491
Administration	\$482,000	\$503,000	\$513,343	\$523,866	\$534,574

CIP Fund Expenditures by Category



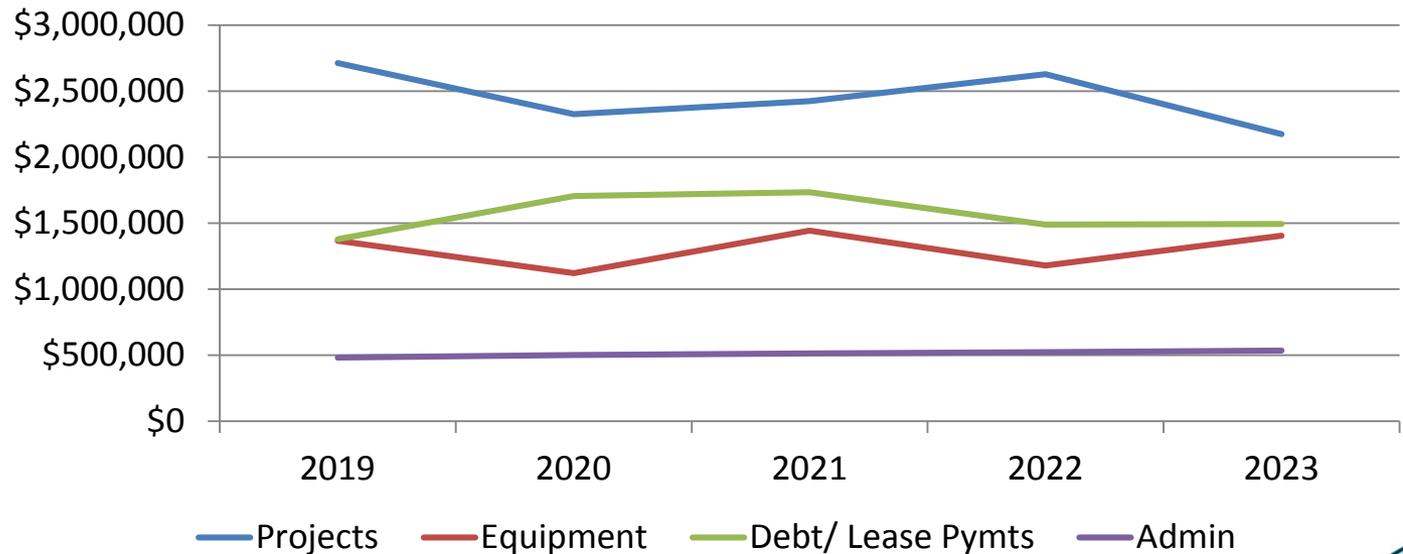


CIP Fund Expenditures

(excluding bonds & lease)

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Projects	\$2,711,000	\$2,325,500	\$2,425,000	\$2,627,500	\$2,175,000
Equipment	\$1,367,500	\$1,121,000	\$1,443,000	\$1,180,500	\$1,404,000
Debt Service	\$1,379,463	\$1,704,507	\$1,735,139	\$1,489,015	\$1,493,491
Administration	\$482,000	\$503,000	\$513,343	\$523,866	\$534,574

CIP Fund Expenditures by Category

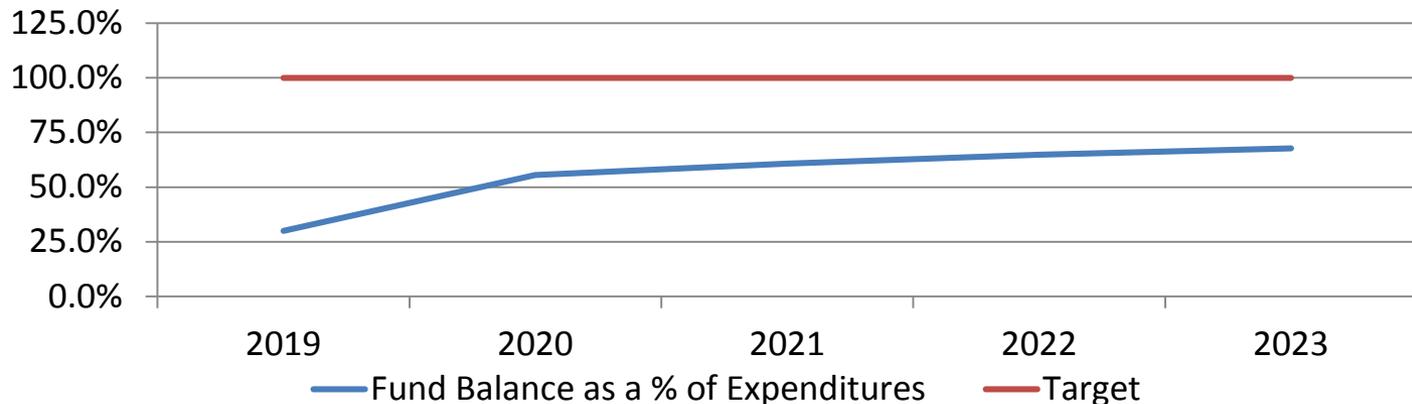




Five Year Forecast – CIP Fund

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Total Revenue	\$9,593,500	\$10,653,864	\$6,021,160	\$5,831,483	\$5,899,013
Total Expenditures	\$11,299,963	\$9,029,007	\$6,866,482	\$6,070,881	\$5,857,065
Fund Balance (FB)	\$3,393,684	\$5,018,541	\$4,173,219	\$3,933,821	\$3,965,769
FB as % of Budget	30.0%	55.6%	60.8%	64.8%	67.7%

CIP Fund Balance



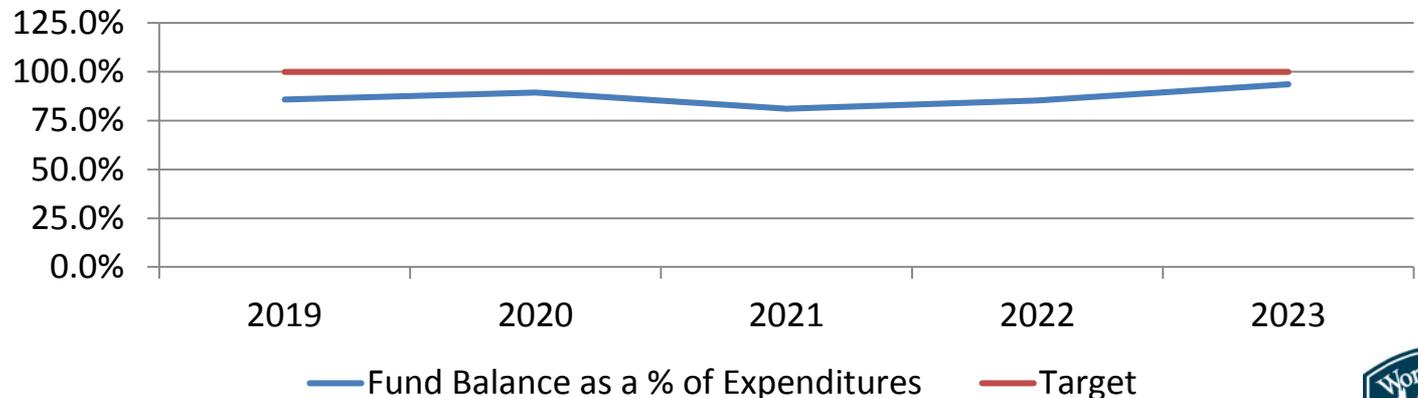


Five Year Forecast – CIP Fund

(excluding bonded revenue and projects)

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Total Revenue	\$5,933,500	\$5,613,000	\$6,021,160	\$5,831,483	\$5,889,013
Total Expenditures	\$5,939,963	\$5,654,007	\$6,116,482	\$5,820,881	\$5,607,065
Fund Balance (FB)	\$5,093,684	\$5,052,677	\$4,957,355	\$4,967,957	\$5,249,905
FB as % of Budget	85.8%	89.4%	81.0%	85.3%	93.6%

CIP Fund Balance



City Council Priorities

Parks Master Plan Recommendations

- McCord Park Renovations
- Design of Renovations for Selby Park
- Playground Replacement – East Granville Road Park
- Playground Replacement – Shaker Square Park
- Park Drinking Fountains Replacement

City Council Priorities

Bicycle & Pedestrian Accommodations

- Annual Allocation of \$100,000
- Allocation increases to \$250,000 in 2022 & 2023
- Northeast Gateway Project investment of \$1,225,000, excluding the costs of the bike lanes
- SR-161 Projects will include bike/ped accommodations

City Council Priorities

Wilson Bridge Road Corridor

- Arterial Improvement: East Wilson Bridge Road
- Northeast Gateway Project
- McCord Park Renovations



City Council Priorities

Water Lines

- Inventory & Assessment (operating budget)
- Multi-year allocation beginning in 2020



Uncertainties

- Short Term Financing Costs Associated with Federal Funds Availability for Northeast Gateway Project
- Potential Funding Request from SwimInc
- Possible Consolidation of Public Safety Dispatch
- Grant for Self-Contained Breathing Apparatus
- McCord Park Funding
- Recommendations from Assessments of Water Lines and Traffic Signals

Impacts of Constrained Funding

- Requests significantly exceeded revenues
- Requests modified in developing the proposed CIP
 - Items moved from cash to bonding/leasing
 - Scope of projects reduced
 - Items delayed to later years
 - Individual requests incorporated into ongoing programs
 - Items moved to the proposed operating budget
 - Items deleted
- Additional detail provided later in this presentation

Debt Information

Current Debt Obligations

- 2015 Refunding Bonds (Police Division & Community Center Improvements) Maturing 12/01/2021
 - Interest: 1.62%
 - Original Issuance \$4,590,000
 - Remaining Principal as of 1/1/2019: \$2,300,000
 - Principal Payment Due in 2019: \$750,000
 - Interest Payment Due in 2019: \$37,260



Debt Information

Current Debt Obligations (cont'd)

- OPWC 0% Loan Issued 2/15/2008 – ADA Ramps
 - Interest: 0%
 - Original Issuance \$ 156,201
 - Remaining Principal Due as of 1/1/2019: \$74,195.37
 - Annual Payments: \$7,810.06

- OPWC 0% Loan Issued 7/1/2015 – Kenyonbrook Sanitary Sewer Improvements
 - Interest: 0%
 - Original Issuance \$ 612,816
 - Remaining Principal Due as of 1/1/2019: \$541,320.76
 - Annual Payments: \$20,428



Debt Information

Current Debt Obligations (cont'd)

- 2017 Various Purpose Bonds (Northeast Gateway Design, Sanitary Sewer Repairs & Bond Anticipation Note Repayment)
 - Interest: 2.21%
 - Original Issuance: \$3,960,000
 - Remaining Principal as of 1/1/2019: \$3,525,000
 - Principal Payment Due in 2019: \$230,000
 - Interest Payment Due in 2019: \$77,903

Debt Information

Current Debt Obligations (cont'd)

- 2018 Bond Anticipation Note (E. Wilson Bridge Road waterline, Fire Station roof, Community Center south end roof, Northbrook Sewer, Kenyonbrook & Hardy Way sewer design, energy conservation improvements phase 1)
 - Interest: 2.11%
 - Original Issuance: \$4,460,000
 - Due: September 25, 2019





Debt Information

Future Proposed Debt Issuance Projects/Equipment

Kenyonbrook Sanitary Sewer	\$2,100,000
Rush Run Stream Restoration	\$510,000
McCord Park Renovations	\$850,000
Northeast Gateway Project	\$3,100,000
Radios	\$600,000
North Districts Sanitary Sewer Improvements	\$1,000,000
Sanitary Sewer Repairs & Lining	\$250,000
Oxford Court/SW Additional Sanitary Improvement	\$300,000
Waterline Improvements	\$1,000,000
West & Industrial Districts Sewer Improvements	\$500,000
City Buildings Energy Conservation Improvements	\$1,175,000





Recurring Projects

- Arterial Street Improvement
- Building Improvement
- Fire Hydrant Replacement & Painting
- Security System Improvements
- Street & Sidewalk Improvement
- Traffic Signal Improvement
- Waterlines
- Bike & Pedestrian Improvements
- Community Wayfinding



Recurring Equipment

- Computers
- Firefighter Protective Equipment
- Fitness Equipment
- Police Cruisers & Mobile Data Terminals
- Servers & Networks
- Small Equipment Replacement
- Turf Mowers



2019 Projects

Legal Mandates

Kenyonbrook Trunk Sewer (construction)	\$2,100,000
Oxford Court/Southwest Addition Sanitary Improvement (design)	\$25,000

Essential for Basic Services

Arterial Improvements (East Wilson Bridge Road)	\$540,000
Arterial Microsurfacing	\$175,000
Building Improvement Program	\$200,000
CBD Paver Renovation	\$20,000
Community Center Leisure Pool Resurfacing	\$50,000
Community Center Parking Lot Reconstruction	\$175,000
Fire Hydrant Replacement & Painting	\$25,000
Fire Station Alerting System	\$75,000





2019 Projects

Essential for Basic Services (cont'd)

Fleet Garage Floor Sealing	\$16,000
Municipal Building Window & Door Replacements	\$160,000
Olentangy River Road Guardrail	\$25,000
Perry Park Restroom Roof & Building Improvements	\$14,000
Rush Run Analysis	\$25,000
Rush Run – South St/McCoy Slope Repair & Rehab	\$31,000
Rush Run Stream Restoration Phase 1	\$510,000
Service & Engineering Building Roof	\$50,000
Street & Sidewalk Improvement Program	\$900,000
Traffic Signals & Lighting	\$50,000
Village Green NE Brick Paver Replacement	\$10,000



2019 Projects

Improvements to Basic Service

McCord Park Renovations Design & Phase 1	\$450,000
Northeast Gateway Project (construction)	\$14,025,000

Enhancement/Discretionary

Bike & Pedestrian Improvements	\$100,000
Community Wayfinding Signage	\$50,000





2019 Equipment

Administration/Information Technology

Computer Replacement	\$85,000
Radios	\$600,000
Server & Network	\$55,000

Fire & EMS

CAD Display Monitors	\$12,000
Copier/Printer/Fax/Scanner	\$16,000
Fire Hose	\$10,000
Fire Initial Issue	\$18,000
Firefighter Protective Equipment	\$44,000
Medic Vehicle	\$327,000
Self-Contained Breathing Apparatus	\$300,000
Small Equipment Replacement	\$15,000





2019 Equipment

Parks & Recreation

Community Center Fitness Equipment	\$60,000
Griswold Copier	\$11,000
Park Drinking Fountain Replacements	\$10,000
Polaris ATV – Replace with Pickup Truck	\$25,000
Small Equipment Replacement	\$15,000
Turf Mowers	\$14,000

Police

Breath Testing Equipment	\$12,000
In Car Video Equipment	\$70,000
Mobile Data Terminals	\$21,500
Police Cruisers	\$85,000



2019 Equipment

Police (cont'd)

Police Initial Issue	\$32,500
Police Vehicle Equipment	\$25,000

Service & Engineering

Hand Tool Replacements for Garage	\$10,000
Leaf Vacuum	\$75,000
Small Equipment Replacement	\$10,000
Zero Turn Mower	\$9,500



2020 Highlights

North District Sanitary Sewer Improvements	\$1,000,000
Rush Run Stream Analysis Improvements	\$250,000
Waterline Improvements	\$250,000
City Buildings Energy Conservation Measures	\$1,175,000
McCord Park Improvements	\$1,625,000
Selby Park Playground	\$225,000
Parks & Recreation Transit Bus	\$89,000
Dump Truck w/ plow	\$85,000





2021 Highlights

West & Industrial Districts Sewer Improvements	\$500,000
Arterial Improvements: Huntley (north) & Schrock	\$600,000
SR-161 Study Recommendations	\$225,000
Payroll & Accounting Software	\$200,000
Servers & Network	\$155,000
Medic Vehicle	\$330,000



2022 Highlights

Sanitary Sewer Repairs & Lining	\$500,000
Arterial Improvements: South High	\$300,000
Bike & Pedestrian Improvements	\$250,000
Backhoe	\$90,000



2023 Highlights

Sewer Projects	\$0
SR-161 Study Recommendations	\$450,000
Fire Engine Rescue	\$700,000



Impacts of Constrained Funding

Projects – Delayed from 2019

- Grit Pad Installation & Service Yard Improvements (2022)
- Sanitary Sewer Repairs & Lining (2022)
- Community Center Fitness Floor Painting (2020)
- Community Center Locker Room Painting (2020)
- Selby Park Playground (2020)
- Street Sign Upgrades (2022)

Impacts of Constrained Funding

Projects – Delayed from other years

- Selby Park Renovations Design (from 2021 to 2022)
- Shaker Square Playground (from 2021 to 2022)

Impacts of Constrained Funding

Projects – Deleted

- Community Center South End Renovations
- Fire Station & Municipal Building Landscaping
- Security System Improvements in 2019
- East Wilson Bridge Road Shared Use Path
- Alrojo/Samada Sanitary Improvement Design

Impacts of Constrained Funding

Equipment – Delayed from 2019

- Fire Physical Fitness Equipment (2021)
- Fire SUV- BN101 (2020)
- Community Center Basketball Backboards/Equipment (2020)
- Community Center Digital Screens (2020)
- Pool Filter Sand (2021)

Impacts of Constrained Funding

Equipment – Delayed from other years

- Fire ATV Unit with Trailer (from 2020 to 2022)
- Fire SUV – C101 (from 2021 to 2022)
- Backhoe (from 2021 to 2022)
- Leaf Vacuum (from 2021 to 2022)
- ¾ Ton Pickup (from 2021 to 2022)
- Service Dept. Sedan (from 2022 to 2023)

Impacts of Constrained Funding

Equipment – Deleted

- Body Armor/Ballistic Vests for Fire
- Pro Q&A EMD Software

Impacts of Constrained Funding

Other Changes

- Changed Griswold Windows to Building Improvement Program
- Reduced Olentangy River Road guardrail to focus only on spot safety repairs
- Moved traffic signal and water line assessments and urban forestry allocation to operating budget
- Funded CBD & Village Green paver repair from downtown TIF



Impacts of Constrained Funding

Other Changes

- Changed washer, dryer and furniture for Fire Station to existing allocations
- Changed EMS tablets and Fire Prevention tablets to computer replacement allocation
- Spread out allocations for fire hose and hand tool replacement

