



CITY OF WORTHINGTON
Worthington City Council Minutes
May 13, 2019

6550 N. High Street
Worthington, Ohio 43085

CALL TO ORDER – Roll Call, Pledge of Allegiance

Worthington City Council met in Regular Session on Monday, May 13, 2019, 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, David Robinson, Beth Kowalczyk, Douglas Foust, Scott Myers, Douglas K. Smith, and Bonnie D. Michael

Member(s) Absent:

Also present: City Manager Matt 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 & Recreation Darren Hurley, Clerk of Council D. Kay Thress, Assistant City Clerk Ethan Barnhardt

There were 8 visitors present.

PLEDGE OF ALLEGIANCE

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

VISITOR COMMENTS

There were no comments

REPORTS OF CITY OFFICIALS

Policy Item(s)

- Architectural Review Board Appeal – 885 Evening Street

Mr. Greeson explained how Councilmembers received an appeal related to the Evening Street Elementary modular classroom request. The process under our codified ordinances is that Council may decide whether or not to hold an appeal. If it decides to hold an appeal, it must be scheduled within 60 days of Architectural Review Board (ARB) approval of the application. Typically, this is not a public hearing in the traditional sense, and you are not required to hear testimony from anyone who wants to speak on this. Appeals such as this should be a review of the record and the determination of the ARB. The codified ordinances do not provide many specifics about the exact process or standard that should be applied on whether to grant an appeal and schedule a public hearing.

When asked by Ms. Dorothy if all the documents and meeting minutes have been provided in the Council packets, Mr. Greeson confirmed that all available information was in the packet. There is also a sample motion written by Mr. Brown that may be used.

Mr. Lindsey said that the code does not provide a specific standard whether or not to hear the appeal. It does not happen enough that there has been a set process put in place. The closest equivalent is a discretionary review process that the courts use, where review is not a matter of right, but one of discretion. This is a matter of record review to discuss whether it is worthy of consideration in a public hearing.

Mr. Brown explained how this went to the ARB and all materials and presentations have been provided. At both meetings the placement of the proposed modular with six classrooms and two restrooms, was to be located on the southside of Evening Street. The ARB put forth four conditions on its approval. The first was for it to come back in four years with a plan and to have open dialogue about how much longer the modular would be there. The second condition was showing the board three different options of how the building looks. Third was for there to be remedies for any potential noise problem. Fourth was for City staff and the schools to come up with a final landscaping plan to be administratively approved. With those four conditions, ARB did approve it after a lengthy discussion. Much of the discussion focused on placement and orientation of the buildings.

President Michael asked for the record what the vote count was for the ARB decision. Mr. Brown said it was 6-1. Mr. Myers noted that there was an abstention. Mr. Brown corrected himself and said it was a 5-1 vote.

Mr. Myers reiterated that there are no standards in the appeal statute about how we should determine to accept the appeal or not. He cited courts of discretionary jurisdiction look at it and they are there to establish broad policy, not courts or error or to fix mistakes. For the Ohio Supreme Court it is a question of whether this is a matter of great general import or constitutional question, and what message or precedent do we want to set by accepting this particular appeal. He goes back to what we ask our boards and commissions to do since they are our appointed experts and we should usually defer to them. We should decline appeals unless we feel they have abused their discretion allotted to them.

The disagreement in this particular case came down to the location and schools are the experts in dealing with children. He questioned whether this is so egregious that it needs

to be fixed and if we want to send a message to the ARB or the community. He believes that this application was a balancing of some competing priorities. The schools need the modular buildings and the appellants do not disagree with that fact. This is about the exigency about having to have them and making the best of it. Having the district involved it adds a wrinkle that we do not have in other cases. He cited the circumstances of the Harding site when Ohio State bought it and how we may not be able to impose guidelines on another public entity. We may not have much clout in what we can do. He stated that he does not see what further goal this appeal would present and that we would facilitate by accepting the appeal.

Mr. Robinson said that his threshold is not so high or stringent. He reads an appeal and if it seems reasonable and he wants to hear what they say then he will agree to the appeal. The applicant in the appeal is not asking basic questions about the trailers themselves, but rather about landscaping and fencing. It seems that this was not vetted extensively, and the residents are asking for a more thorough and comprehensive discussion. He stated that he wants to hear the appeal.

Mr. Smith asked Mr. Lindsey if it were true that it is Council's discretion if we want to hear the appeal on whatever reason. Mr. Lindsey said it is Council's discretion and there are not specific standards as to how that discretion is exercised.

Mr. Smith asked Mr. Brown about the way the property is zoned and what could the school build without our permission. Mr. Brown said it is in the Architectural Review District so it would be subject to the ARB and they would require any permits necessary.

Mr. Robinson asked Mr. Brown why the issues of fencing and landscaping were not thoroughly discussed. Mr. Brown disagreed and explained that there was a lengthy discussion. The past two weeks, Ms. Bitar has been working with the schools and the City's arborist to get a landscaping plan. He knows that at the April meeting there were two different landscape plans devised. The condition was thrown in at the end that they could still work with the applicant to find an agreeable solution that did not need to come back to the Board. Currently they are still going back and forth, modifying the landscaping plan. There was also discussion around the chain-link fencing. It was originally proposed to be removed, but one Board member felt it was necessary to keep it for safety reasons. That can go back to the ARB if it was wanted to be removed.

President Michael said that there is the appeal and there was a letter. The letter has two items and the appeal has nine items, including location of buildings.

Mr. Myers asked what Mr. Robinson would change. Mr. Robinson said that he wants to hear the appeal. Mr. Myers said that there must be some reason to hear the appeal. The citizens have been heard at two successive meetings. If all you are going to do is hear them and still vote it down, that would seem to be patronizing. He asked what the remedy is here. Mr. Robinson said to perhaps instruct the ARB to hear more and include landscaping and fencing. Mr. Myers clarified that there are nine items, and six items are about the location.

Mr. Smith asked if we were boxed in on the nine items in the appeal. He wondered if we could decide there was something in addition to the appeal. Mr. Lindsey said that normally someone could raise the assignments of errors and the normal court process would have someone indicating what those errors were. For instance, the notice for appeal sets forth facts and rationale for the appeal. If for any of the items you find error, you would have the ability to then do it. Mr. Smith asked if once the appeal is being heard if we could hypothetically tell the school district to start over. Mr. Lindsey said because the code does not specify process, he cannot say no to that question.

Mr. Foust commented that he takes exception to one comment Mr. Myer's made and he does not see why the schools are experts on design issues. They are experts on education, but this is a design question. Over the past couple years there has been recurring theme of lack of clarity between the ARB/MPC and Council's intentions. We have discussed the need for better dialogue between the two. As elected officials, we serve the voters and he thinks there is a good argument for hearing what the people have to say.

Ms. Dorothy said that in reviewing the information in the packet, there was quite a bit of dialogue and opportunities for the public to give their input. This appeal is in the minority. She sees in the packet renderings on what the modular classrooms will be and there is quite a bit of screening and quite a few new trees and hedges. The new air conditioners are quieter than old air conditioners. It is also temporary, and she likes they put in the four-year requirement to have this be re-reviewed. It is not ideal, but it is something we struggle with to make sure we can provide adequate facilities to teach our kids. She expressed that we have a good plan to move forward with.

Mr. Myers said that he keeps coming back to the remedy. The board heard testimony about the location of the buildings and the experts with the schools gave valid reasons why the modular should be where they are. He is not the expert and he does not think it is appropriate to second guess that decision. The discussion around the chain link fence was that it was safer to stay. Regarding the discussion on the air conditioning units and noise, the ARB decided it should be screened, with the installation of baffles, and put on a timer. There was considerable discussion on landscaping which was sent to staff to enhance. Of the nine items with the exception of number nine declining the faux brick, going with cementitious siding, he does not see where we would change what the board did. He asked what policy we are trying to advance by bringing this in. It cannot be about one specific building. He emphasized that if we tell them to start over again, then what about the kids. Mr. Smith said that is an argument based on merit and belongs in the appeal.

Ms. Kowalczyk explained how she agrees with Mr. Myers. We must have some standard of review and give some deference to our boards tasked with making these decisions. We have to give them some power to make these decisions and do it in a proper process. It appears that the issues were addressed and discussed, and the Board discussed their reasoning behind their decision. Having a public hearing would duplicate what the ARB did. It appears that the main issue was the weighing of the safety of schoolchildren versus

the design and placement. They considered both of those and decided on the side of the school district's determination of what the safety of their students necessitated.

Mr. Robinson said he is no way opposed to the modular school rooms nor would anyone compromise the safety of children. As for the remedy, the two issues of the most importance to the residents is in fact the chain-link fence and the adequacy of screening. This is their home and it seems that their ask is small and that the school district would probably be willing to work with them to mutual satisfaction. Not hearing it is not serving our citizens adequately.

Mr. Brown added that he does think we can continue to work towards a solution that both parties would be agreeable too. Regarding the fencing, that can potentially go back to the board to be removed. For the landscaping, staff can still work with neighbors and can go down a path that meets intent of ARB in a beefed-up version with additional trees.

Mr. Robinson asked about the best way to further that effort and if the appeal would serve that purpose or not. Mr. Myers said if we accept the appeal that process stops, and we would put at issue the certificate of appropriateness. We do not know because in our code it does not tell us, but in a typical appeal, while they still may be working on it, we will have put that at issue. We are either thumbs up or thumbs down. If we find error that revokes the certificate of appropriateness. It would start all over again.

Mr. Foust said he likes where Mr. Brown is going with this and wondered if the dialogue is continued and leads to a resolution that could meet the neighbor's expectations more effectively, then that is a good outcome. He questioned if we decline the appeal now if they are left without any further remedy.

Mr. Lindsey responded that there is no specific time frame and that a determination could be delayed for a period less than 60 days from the Board's decision. There is the question about the outcome and if other government entities have ability to be exempted from local zoning requirements. The 10th District Court of Appeals has indicted that they do not have to follow the approval process, that they just make reasonable efforts to comply.

Mr. Greeson suggested an approach that would be to direct staff to continue working with the schools and neighbors on landscaping with the expectation it be beefed up from the original proposal to mitigate the visual impact of the modular units. Because the ARB asked specifically for the fence to be left, it probably requires reapplication to have it removed. However, the Council could indicate that the fence be removed so it is a proforma consideration as opposed to a decision on appeal. It would be more providing instructions rather than overturning.

Mr. Robinson said that it seems bizarre that the schoolboard wanted the fence removed and the ARB wanted to keep it. Mr. Myers said that the schools wanted it removed because it was ugly. The board wanted to keep balls from getting in the street. The schools did not care one way or another. He still has a bigger concern. This Council needs to sit down and have some serious thought about how this Council is looking at appeals because we

are getting them more regularly. The way a lawyer looks at this is very different than how this Council is looking at it. If we believe it is our job, if a citizen expresses a concern is a whole different standard than what he associates as an appeal. We need to go back and do something to what our role is here. An appeal is to see what policy was not followed or what policy should be advanced. He noted that typically appellants lose the vast majority of appeals because usually there was no error at the lower level or policy to be advanced. Mr. Foust responded that may make the case all the more to avoid the appeal and see if we can work towards a resolution.

President Michael conveyed that part of her concern is that there be an extensive delay because she would like the schools to have things ready for the students. We have always had a wonderful City-School relationship. She said that perhaps we deny the appeal but challenge staff to go forward with landscaping and the fence.

MOTION *Mr. Myers moved that this matter be tabled until a date certain of June 3, 2019 at which time we will take a final vote with no further tables on whether to accept the appeal or not. During that time we instruct staff to continue to work on the landscaping plan and any other item that they may reach compromise on with the applicant and the appellants. Seconded by Mr. Foust.*

The motion passed unanimously by a voice vote.

Mr. Myers requested that we add an item for next year's Council Retreat to revisit this ordinance because we need more guidance and finality on this because the current system is broken.

Mr. Foust referenced Mr. Myers' previous concern about whether Council has provided sufficient direction to ARB/MP over the past couple years and he asked whether that still exists or if it is getting better. Mr. Myers expressed that he thought it was better, but we have not followed up on having a joint meeting as has been discussed. He explained how he has strived to function less as a member of the board and more as a liaison. They are frustrated as well because they do not know. When appeals come up they wait on the appeal because they want to know how they are being reviewed and what the standard being applied is.

President Michael directed Mr. Greeson to make this happen for a Committee of the Whole meeting and to get this off the backburner.

Mr. Foust suggested taking an evening in August, since we have the recess, and asked if there is a date where everyone could get in a room.

Ms. Dorothy said one of the reasons we have not is that not everyone agrees on what we should be doing and that is why we are having the whole visioning process.

Mr. Myers suggested before we invite MPC/ARB that we have our own conversation.

- Financial Report – April 2019

MOTION Mr. Myers moved, Ms. Dorothy seconded a motion to accept the Financial Report as presented.

The motion passed unanimously by a voice vote.

Discussion Item(s)

- Discussion and Update on City Council Priority – Wilson Bridge Road Corridor

Mr. McCorkle said that the Wilson Bridge Road Corridor was determined to be the top priority of Council at the retreat. Wilson Bridge Road makes up over 50% of our income tax revenue with 57% coming from West Wilson Bridge Road and 43% coming from East Wilson Bridge road. The average age of our office space is 40 years old and most of it is Class B and Class C space. The vacancy rate is between 8-10% and the average gross asking lease rate is \$18.29. The corridor also has many amenities central to quality of life.



To improve the vibrancy and vitality of the Wilson Bridge Road corridor from Olentangy River Road at the west, to the Northeast Gateway at the east.



- Economic health and stability
- Major park assets (residential amenities)
- Multiple gateways to Worthington
- Logistics and traffic flow
- Improve infrastructure
- Office quality and competitiveness
- Streetscape improvements
- Park improvements

Mr. McCorkle explained how there are a lot of things we want to do on the Wilson Bridge Road Corridor. This includes surveying our businesses to make sure that their needs are being met. He further detailed how there are some plans for the corridor that have already been adopted.



Project Objectives

- Inventory recommendations from all existing plans
- Survey businesses
- Develop programming for property owners/businesses
- Successful of completion of NE Gateway
- E. Wilson Bridge property acquisition
- E. Wilson Bridge multi-use path
- Spur private investment in commercial buildings
- Decrease vacancy rates
- Attract/retain businesses
- Implement wayfinding and streetscaping
- Waterline improvements + other infrastructure needs

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Existing Corridor Plans

- Wilson Bridge Corridor Plan
- Parks Master Plan
- Complete Streets Plan
- Bike & Pedestrian Plan
- NE Gateway Plan

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He listed the existing economic development tools available including:

- *Venture Grant Program*
- *Property Assessed Clean Energy (PACE) Assistance Program*
- *Facade Assistance and Corridor Enhancement Program (FACE)*
- *Community Reinvestment Areas (CRA) and Tax Increment Financing (TIF)*
- *Corporate Community Center Memberships*

He said that this will be re-evaluated and hopefully through surveying of businesses there will be some customized programming coming.

Recent accomplishments include a great deal of private investment. Over \$50 million over the last few years with an additional \$2.1 million in public investment.



Recent Investment Summary

Private	
350 W. Wilson Bridge:	\$ 9,000,000
Worthington Industries:	\$10,000,000
The Heights:	\$16,600,000
Worthington Mall:	\$15,300,000
First Financial Bank:	\$ 1,700,000
McDonalds Rebuild:	\$ 2,700,000
Shirk & O'Donovan:	\$ 500,000
MedVet:	\$ 1,700,000
TOTAL:	\$57,500,000
Public	
Olentangy Parklands Trailhead:	\$ 25,000
Olentangy Parklands Restrooms:	\$ 195,000
Olentangy Parklands Pickleball:	\$ 37,500
E. Wilson Waterline:	\$ 950,000
CIC Acquisitions:	\$ 427,000
WWB Multi-Use Path:	\$ 532,000
TOTAL:	\$ 2,166,500

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Worthington 350 W. Wilson Bridge Rd.



\$9,000,000 Investment
170 employees
\$10,000,000+ Payroll

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Worthington Worthington Industries



\$10,000,000 Investment
Long-term Commitment from Key Employer

11

Worthington First Financial Bank



\$1,700,000 Investment
100 jobs

14

Worthington MedVet



\$1,700,000 Investment
Long-term Commitment from Key Employer
400+ Jobs

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Worthington The Heights



\$16,600,000 Investment
90% Apartment Occupancy, 100% Office Occupancy
23,000sqft of 'Class A' Office Space
\$3,000,000+ Annual Payroll

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Worthington The Shops at Worthington Place



\$15,300,000 Investment
Added Community Amenities

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Mr. McCorkle discussed the North Side Mega Fix which was completed in 2017 and the Northeast Gateway which will begin construction in late 2020. The East Wilson Bridge Road Waterline Project is currently under way and we anticipate completion of the \$950,000 project relatively soon.

The Community Improvement Corporation has purchased two properties on the southside of East Wilson Bridge Road that Council has identified as opportunities to turn from residential to commercial. We will continue to evaluate if it makes sense to acquire additional properties. These are currently zoned R-10 and maybe Council could consider a discussion around leaving those as they are currently zoned or rezoning the properties.

Looking ahead at planned future investment the Worthington Gateway, which is the former Holiday Inn site, is over \$37 million project. Worthington Industries has indicated they would like to continue to invest in Worthington and are paying attention to happenings in Worthington. They want to make sure that Worthington can attract talent. IS-CAN is a Canadian property owner that owns a number of buildings in Worthington, and we are actively targeting them for PACE and the newly branded façade program. Having an entity own that much real estate in Worthington, it is important to target them to invest money into their buildings to be more competitive. There is also a significant amount of future public investment.



Private	
Worthington Gateway:	\$37,200,000
Worthington Industries:	TBD
IS-CAN:	TBD
Public	
McCord Park:	TBD
EWB Multi-Use Path:	TBD
NE Gateway:	\$18,200,000
EWB Resurfacing:	\$ 590,000
Olent. Rd./WWB Deck Replacement:	TBD
CIC Acquisitions:	\$ 500,000
Multiple project inspections:	TBD

Mr. Hurley said that the East Wilson Bridge Trail has been on the docket for a while. It will appear prominently when the final Bicycle and Pedestrian Master Plan is brought to Council. Funding had been in place for design but that was put on hold as redevelopment is providing some right-of-way to segments along that corridor to our benefit.

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McCord Park is prioritized, and the conceptual plan was approved last year. We are currently in the process of selecting a consultant to help with more detailed design work to gear up for construction in 2020. This year we have money in the CIP to do some of the parking lot improvements.

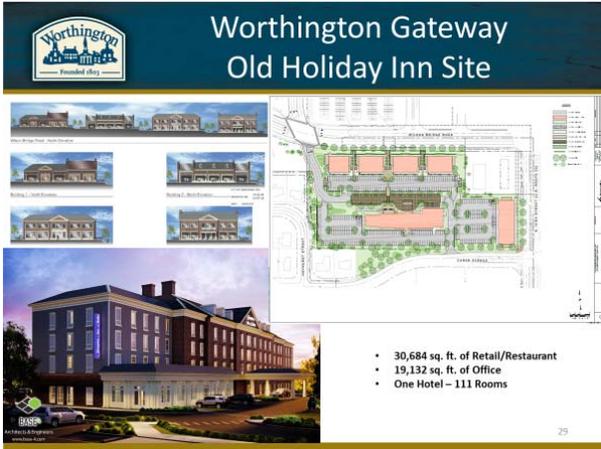
Mr. Whited reported that the NE Gateway project is well underway with right-of-way and easements acquisition. The Huntley Road Waterline will commence in summer of 2019, Rush Run improvements in fall of 2019, and building demo will also begin in fall of 2019. Columbia Gas and AEP will begin utilities relocation in fall of 2019 with roadway work in summer of 2020.

We recently engaged EMH&T to investigate quiet zones and we look forward to presenting their report. After completion of the East Wilson Bridge Road Waterline Project there will be a resurfacing project. The ODOT deck replacement over 315 and Olentangy River Road is not a full bridge replacement. There will be an aesthetic fence added with “Worthington” letters. ODOT covers the cost of the parapet/deck edge replacement, base cost of the fence. There will also be additional fence over the waterway to enhance comfort for bike riders.

Mr. Brown explained how the focus is on mix of uses in corridor and where we need height. Zoning adopted in 2016 provided guidance as project redevelop with the densities and heights permitted on East Wilson Bridge Road. The focus has been on the southside of East Wilson Bridge road in the area identified for professional office and medium density residential. The corridor plan recommended 2.5 stories of height. In the western portion with the two properties that are owned by the City, hoping there is that mix of public and private ownership in the corridor. The ultimate goal is to get under contract future properties, to allow for public-private partnerships for the corridor to develop. At this time it is one of the discussion items about what we would like to do with the corridor. Several years ago we discussed proactively rezoning the southside of East Wilson Bridge Road. At that time there was some concern, so one discussion item tonight will be for it to remain status quo, or proactively rezone the two parcel we own or all of the area.

Mr. Brown discussed several development projects and improvements.





Mr. McCorkle overviewed action items for staff. The traffic consultant would look at the left turn from Old Wilson Bridge Road on to West Wilson Bridge Road. Worthington Industries has identified this as being important to them.

Worthington
Next Steps & Future Considerations

- Survey Wilson Bridge businesses – custom solutions
 - Economic development programming
 - Building upgrades
 - Parks/trails/recreational amenities
 - Transportation and infrastructure improvements
 - Aesthetic enhancements
 - Lifestyles amenities
- Streetscape cost updates
- Rezoning on E. Wilson Bridge
- Strategic use of TIF revenues
- Capital Bill request for McCord Park (2019?)
- Property acquisition on E. Wilson Bridge
- Project inspection costs
- Traffic consultant
- Increased economic development funding OR shift of existing funding
- Potential staff increase in service OR dedicated consultant for corridor
- Police/Fire cost to serve considerations

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He discussed how staff wanted to seek input and prioritization based on resource considerations.

Mr. Smith asked if the schools have considered any portion of Wilson Bridge Road or approached the City for property acquisition. Mr. McCorkle responded not that he was aware of. He has asked the schools if they were willing to do something with their abundance of service parking, but they have not considered it seriously.

Ms. Dorothy asked if we have any idea of the magnitude of any of the dollar signs. Mr. McCorkle said he deferred to Mr. Hurley and Mr. Whited. Mr. Hurley estimated it would be between \$2-2.5 million for McCord Park.

Mr. Greeson said we will learn more about the bridge deck replacement. The main issues are that ODOT will fund most of it but will put in galvanized fencing. If we want something higher in aesthetics we will have to tell them what that is and pay the differential cost between the standard and more decorative fencing. ODOT does not have plans for fencing on the section that goes over the river and they want us to pay for that. Mr. Whited confirmed lengthening that fence and aesthetics would be our cost. They will begin their design considerations this July, and if we need to pay design costs it will be prior to 2020.

Mr. Myers clarified that we may get an enhanced bike lane and he asked how much we could ask for. Mr. Whited said they are not replacing the superstructure, so we may get an extra widening of a foot or two on each side, increasing safety.

Ms. Kowalczyk said we have this list of things and she is struggling with what is being asked to be done with this list. We have a plan for the corridor, and she assumes all these things are important to that plan. She asked if there were time frames showing what should be done more quickly than the others and if these things are in the budget now or should be considered for the future budget. Mr. McCorkle reported having some issues putting this presentation together. Wilson Bridge Road is a significant undertaking that touches many of our departments. We are not asking for specific deliverables tonight; we only want feedback on this list. Staff has their own list of objectives that are being worked on that cross different departments. Coming out of the retreat knowing this is a top priority, we wanted to at least have a discussion in the near future to solicit feedback on a couple of these. Most of these are not in the existing budget. If you look at the Wilson Bridge intersection improvements and traffic study, these are recent conversations with Worthington Industries. They have long had concerns about their employees being able to exit. They are starting to lean in a little more and want us to take a hard look. Their executive shared that they are not interested in incentives, but rather they are interested in fixing the traffic issues for their employees.

President Michael said that we need to know from staff which things need to come quicker because they cannot be on the same timeline.

Mr. Myers said that we have got a hint that the Wilson Bridge Road deck design is coming to the top if we want any enhancements. He emphasized that what is good for Worthington Industries is good for Worthington and he appreciates the intersection issue. If we have a half a million dollars we can leverage from a TIF account, he would ask why we had not started on that last week. Any development in that area is going to hinge on that intersection. President Michael remarked on how that intersection is a mess. Mr. Myers said we have talked about this before and he would like to see us come back with a consultant proposal that says what the proper fix is, and it should be started on right away.

Mr. Greeson elaborated on how he puts these into buckets. The first bucket is developing the use of TIF dollars which have to be used in proximity to The Heights since it was a District TIF. The intersection and streetscaping fits that requirement. We will develop a proposal to study the transportation issue there and come back for appropriation out of the TIF to fund it. Once we have identified conceptual options, we will then look at what dollars would need to be applied to that issue. It will almost be like a five-year plan for the TIF dollars. The bridge deck design is just coming at us and we have to react to it. We may have to ask for supplementary CIP dollars for that.

Another bucket is planning, and we have done a lot of planning in this area. We could consider rezoning either the parcels that the CIC has acquired or potentially all of the area at some point. There are also the challenges with density that Mr. McCorkle referenced to make office development competitive in that area.

Mr. Myers asked if the discussion was about rezoning the parcels we own or the entire area. Mr. Greeson said we could do nothing, you could just rezone the parcels the CIC acquired, you could just do the office section, or you could rezone all of it. Mr. Myers said that the original determination was to do nothing several years ago. Mr. Greeson said at that time the CIC did not own any property, there was not a house built in the middle of it, and we did not have Granby Place. This is a logical time to step back and determine if this is still the best strategy.

Mr. Greeson said that McCord Park stands on its own with CIP funding, it has been established as a priority, and the action item coming forward is authorizing the expenditure of funds from the CIP to move forward with design. There will be a component about the parking lot as part of the street program. Coming is authorization to submit the Capital Bill funding request later this year.

He described how right-of-way acquisition and trail design is being moved forward incrementally in a few ways. One is that we surveyed the existing right-of-way and we have a good handle of where right-of-way lines are. We negotiated the right-of-way set aside with Granby Place. We will dedicate the right-of-way with the properties that the CIC incorporated. We are getting pieces of it, but we have not designed a trail that would specify where we need to acquire additional right-of-way. When we do that is a question mark amongst staff. When asked by President Michael if it has to do with Northeast Gateway, Mr. Greeson replied no, it is west of that project. This would be from where the Northeast Gateway ends west to High Street. Where it falls in the five-year CIP funding has to be balanced again whether we can get grant dollars, how it fits in the overall Bike and Pedestrian master plan priorities, and those kinds of conversations.

President Michael said that many of these are not negotiable, they are coming down the pike unless someone has a big problem. The only ones that require a lot of discussion is the rezoning of the properties and looking at whether we want to change the density guidelines. Those two items might be worth having discussion at a future Council meeting.

Mr. Greeson explained that we have evolved our Wilson Bridge Road approach internally, we have a lot of projects with a lot of different departments. We are tracking it as a master priority and will be able to more readily give updates on each of these. He expressed how he appreciates Ms. Kowalczyk's suggestion and we may chart these out a little differently as we know more.

Mr. Myers brought up the potential for revised density guidelines. What we have now was the result of a lot of collaboration and cooperation with the neighbors. He expressed how he does not want to revise that without incorporating that same group. We would not want to bring that up without buy-in from the neighbors. That is what made it successful the first time. Mr. McCorkle said that the decision may be not to have additional density but that may make it difficult for development as office under existing conditions. Mr. Myers reiterated that we have a contract with the neighbors he does not want to renege on. Mr. Smith said it may be more appropriate to determine how many of those people who were initially involved in the conversations are still around. Mr. Greeson said we may want to do some capacity analysis. Mr. Myers said it is consistent with the way we do business here; we are asking the market to build something it cannot afford.

Ms. Kowalczyk asked about surveying the business community and if we have any ability to survey businesses that may have decided to locate somewhere else. Mr. McCorkle said he keeps files on all businesses he interacts with. Incorporating them into the survey would be very helpful. He is working with several businesses that are growing out of their space and are looking for more, nicer space and they are having difficulty finding that in Worthington. We want to know what we can do to make those buildings more competitive and keep some of those businesses in place. When looking at some of the businesses we have interacted with, who may have gone elsewhere, incorporating them makes sense. Ms. Kowalczyk noted that she was interested to hear about Worthington Industries and their interest in expanding their investment in the community and they want us to be looking at what is necessary to attract more talent. She asked if there were more things, such as quality of life issues, that stuck out that we should be aware of. Mr. McCorkle said from a talent retention and attraction perspective, they look for more vibrancy which includes diverse restaurants, places to go, event spaces, et cetera. Those were amenities they identified to bring in employees and keep them there. With the Worthington Gateway we hope to see more of that. Mr. Greeson relayed that they had 50 open jobs in the Columbus area, and they are entering into a relationship with PowerBus that will actually pick people up as far as Newark to get them to the employment opportunities here. Ms. Dorothy asked if we know where the employees live. Mr. Greeson said it is an HR offering if transportation is an issue, they have opportunities. These are things we are hearing from employers in the region that there is a workforce challenge and one of the ways they are addressing that is finding creative ways to get people to the jobs. Mr. McCorkle emphasized these are the components we want included in the survey. Transit, vibrancy, restaurants, utility expenses, what are we missing that we can potentially design programming around or create projects to bridge some of these gaps.

Ms. Dorothy said that she appreciates these issues with definitive timelines have been brought up. She would hate if they would pass us by. This dialogue is important to interact

with as many people and businesses as possible. If we can get more information of timelines and more consistent updates she would be appreciative.

President Michael reiterated Mr. Myers' comments about the commitment we made with the neighbors before we do anything with the zoning. We want to know much more before we look at density. It was a major effort to get that compact together.

Mr. Greeson said that the next MPC meeting typically scheduled for the 23rd has been moved to the 30th.

We are in the final throes of our public outreach effort for the 911 communications center. The team will present to Dublin-Worthington Rotary Club this week. We are hosting a telephone townhall tomorrow where we will be calling hundreds of Worthington residents to listen to a presentation and take questions.

REPORTS OF COUNCIL

Mr. Smith said that the CIC met last Friday in a general meeting updating member on information that Council is privy to.

Ms. Dorothy explained that the McConnell Arts Center did open up ticket sales to its preview dinner on June 14th for the Worthington Arts Festival.

Ms. Kowalczyk expressed that she was thankful for the opportunity to visit the Northwest Communications Center. It was helpful to see it in person and she suggested others take up that offer.

EXECUTIVE SESSION

MOTION Mr. Smith moved, Mr. Foust seconded a motion to meet in Executive Session to discuss economic development and land acquisition.

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

Yes	7	Smith, Kowalczyk, Myers, Dorothy, Robinson, Foust and Michael
No	0	

Council recessed at 9:18 P.M. from the Regular meeting session

MOTION Ms. Dorothy moved, Ms. Kowalczyk seconded a motion to return to open session at 9:45 P.M.

The motion carried unanimously by a voice vote.

ADJOURNMENT

MOTION Mr. Smith moved, Mr. Foust seconded a motion to adjourn.

The motion carried unanimously by a voice vote.

President Michael declared the meeting adjourned at 9:45 P.M.

/s/ Ethan C. Barnhardt
Assistant City Clerk

*APPROVED by the City Council, this
20th day of May, 2019.*

/s/ Bonnie D. Michael
Council President