



**CITY OF WORTHINGTON**  
**Worthington City Council Minutes**  
July 8, 2019

6550 N. High Street  
Worthington, Ohio 43085

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**CALL TO ORDER – Roll Call, Pledge of Allegiance**

Worthington City Council met in Regular Session on Monday, July 8, 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, Douglas Foust, Beth Kowalczyk, Scott Myers, David Robinson, 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, Chief of Police Jerry Strait, Director of Parks & Recreation Darren Hurley, Chief of Fire & EMS John Bailot, Clerk of Council D. Kay Thress, Assistant City Clerk Ethan Barnhardt

There were 25 visitors present.

**PLEDGE OF ALLEGIANCE**

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

**SPECIAL PRESENTATION(S)**

- Oath of Office – Police Sergeant

*Chief Strait detailed how on May 17<sup>th</sup> he had the honor of promoting Sergeant Lanzer as the Division's second female sergeant. She has served in a wide variety of roles with the Division and was named Officer of the Year in 2017. She is currently the Vice President of the Ohio Women's Law Enforcement Network.*

Mr. Greeson administered the oath of office.

*Sergeant Lanzer explained how she is blessed to be here. She has grown up in this area and she is looking forward to continuing her journey serving as a sergeant.*

*President Michael thanked Sergeant Lanzer for her service and the roles she has taken on.*

## **REPORTS OF CITY OFFICIALS**

### Discussion Item(s)

- Electric Vehicle Charging Stations

*Mr. Greeson recalled that earlier this year at the City Council retreat, evaluating electric vehicle charging stations was a priority that Council wanted staff to pursue.*

*Mr. McCorkle stated that staff has partnered with Clean Fuels Ohio, which has spent several months evaluating options for electric vehicle charging stations. This has been a team effort touching a lot of different departments. Tonight we are looking at if the locations identified are what Council has in mind and if Council would like to move forward with pursuing grant monies that are available.*

Mr. Conley with Clean Fuels Ohio explained how electric vehicles are coming and there has been growth in the numbers of electric vehicles in the Worthington zip code, across Franklin County, and nationally. A number of new electric vehicles are coming to the market. Currently there are 55 consumer vehicles available which is set to increase to 81 including trucks, SUVs, and vans. Automakers are investing billions in developing new electric models. Based on investments and decreasing battery costs, US electric vehicles sales are projected to be up in the millions and comprising up to 25% of the market by 2030.

He described how there are three types of charging stations:

- **Level One** – These chargers use standard 120-volt household electric outlets and can deliver 7-8 miles of i3 range per hour charging.
- **Level Two** – These chargers use 240-volt electrical circuits. These circuits are also used by electric dryers and electric stovetops. They can provide 10-26 miles of i3 range per hour charging.
- **Level Three** – These chargers are direct current fast chargers that use ultra-high-power 480-volt circuits at public charging stations. They can provide up to 80% of i3 range in just 30 minutes of charging.

In their evaluation they looked at different locations throughout Worthington and identified three initial target locations: the Worthington Community Center, Downtown Old Worthington, and the future Worthington Gateway. AEP Ohio has grant funding available

for DC Fast Chargers and the total estimated costs are estimated to be \$135,367 which would be eligible for 100% reimbursement.

They also took the further step of looking at estimates for the utility bills at each of the locations. Assumptions were made for low usage, medium usage, and maximum usage by electric vehicles and how much charge they may need.

He walked through the decision points including if these are the right locations, and if Council is ready to direct staff to move forward with the application process. Additionally, does the City want to subsidize electric usage at these stations, or charge residents for these charging stations, or a hybrid of both.

*Mr. Foust asked if there was a window of time or dollar cap for the assisted funding from AEP. Mr. Conley said this is stemming from a Public Utilities Commission settlement with AEP and there is a pool of \$10 million available, and the window of time to spend that is 4 years. There are 30 already out of the allotted 75 charging stations accounted for and half of the money has been spent with the window open for less than a year. We are recommending that the sooner is the better. Mr. Foust asked what other cities are doing in regard to making it free versus some kind of charge. Mr. Conley said that those with level two chargers, which provide far less power, are offering it free, or free for the first couple hours. The level three chargers draw more power and there is more of a need for payment to make sure the City is not stuck with that cost.*

*Mr. Smith explained how in his day job he has been exposed to these projects and he emphasized that it is a great program. He thinks the few public entities he has observed charged \$2-4 per hour for a charge and the rationale was anybody who drives an electric car and uses one of these fast chargers understands they are going to have to pay for it. Mr. Conley replied that Ohio State charges a small amount for use of their level two chargers because they do not provide free gasoline for their other parking spaces.*

*Ms. Kowalczyk asked how many level three chargers are nearby the City. Mr. Conley said that there is one at AAA. There are some in Easton and a handful around the Columbus are. Ms. Kowalczyk asked about if it could serve as an attraction to the downtown area. Mr. Conley said that electric vehicle owners tend to dwell in places where there are amenities and charging available.*

*Ms. Dorothy stated how people when they are at home would have the capability to charge their cars, but this could be used to attract people from outside the community with these chargers. She asked about the 25% market penetration number by 2030 that was cited in the presentation. Mr. Conley said that would be 25% of all passenger vehicles sold would be electric vehicles. Ms. Dorothy said she would hate for us to lose that opportunity to have charging station in Worthington and then asked about the timeline. Mr. Conley said that the installs are fairly straight forward and it would mostly be dependent on AEP's process and backlog of service. Ms. Dorothy asked about the charging payment system and the process of determining how much to charge. Mr. Conley detailed how there would be an app-based digital management system monitoring usage and the programming of it*

*is seamless and straightforward. The rest is Council's policy decision about providing this as an amenity or charging users for it.*

*Mr. Robinson said that he has a plug-in hybrid and he finds that the charging unit does not fit his vehicle. Mr. Conley said that there is a main standard used, but many vehicles using a proprietary plug would come with an adapter. Mr. Robinson asked practically how we would deter people from charging and hogging the charging station. Mr. Conley said that there can be warnings put in place through the app. Even if it is offered for free, there can be a policy put in place to deter people from sitting for too long.*

*Mr. Myers mentioned the variable cost chart and asked if that shows an unsubsidized rate. Mr. Conley said they worked with City staff and got the account numbers through AEP so they could work with the AEP representative for the two particular billing locations. So this is inclusive of the current rates at those locations. The chart shows assumptions about different levels of usage. Mr. Myers asked if we could charge as a way to reduce that cost. Mr. Conley said we cannot charge by kilowatt hours, which is prohibited by the Public Utilities Commission, only by an hourly charge. Mr. Myers asked about the charge necessary to breakeven. Mr. Conley said they made assumptions about the usage and created the low, medium, and high scenarios. Mr. Myers asked about the customizability of the charging units since they will be in the architectural review district. Mr. Conley said that to some degree there is some customizability. Mr. Myers wondered if there could be placard signs placed on the freeway about the charging stations in Worthington. Mr. Conley replied that there would be ability to do so. The City would need to fund it on its own, but there is some guidance from the federal Department of Transportation. Mr. Myers stated that could be built into our wayfinding package.*

*President Michael asked if the app would handle payments for the use of the chargers. Mr. Conley said that is correct and it is seamless for the user and the owner of the station.*

*Mr. Smith questioned about the cost and if we could use TIF dollars for the payment of the installation and then be reimbursed by AEP. Mr. Lindsey said it would be a TIF-eligible type expense, but we would have to look at the ordinance for the particular TIF district to make sure the language is broad enough. We could go back and be able to amend the language if needed. We would need to look at the legalities of reimbursing to the General Fund. President Michael stated that we could be reimbursed for the chargers in Downtown and at the Community Center, the only one we would have to pay for is at the future Worthington Gateway. Mr. McCorkle said the third charging station would be a partnership with the owners of the Worthington Gateway, so they would likely be the applicants on that.*

*Mr. Myers asked about instances where these charging locations have expanded. He assumes that the fixed costs for the second round is less because you have already brought your service in. Mr. Conley said that is potentially correct and AEP would drop in additional service as needed as it is inexpensively expandable.*

*Mr. Foust asked if there was any reason why we would not want to start the grant application process. There may be some considerations to be discussed, such as the location of the charging stations, citing the West New England parking lot which can get busy on a Friday night. That may or may not be the perfect location, he does not know, but we certainly need something in Downtown Worthington. Location may be an ongoing discussion.*

*President Michael asked if we would need to know the locations to submit grant application. Mr. Conley said yes that would need to be included in the grant application.*

*Mr. Myers asked if we could think of an alternative, the only place he can think of is the church parking lot and then church may have to be the applicant because it is their lot, we just have a lease for it. Mr. Foust mentioned House Wine as an option and said the only reason he is questioning this is because we already have issues on busy nights and these spots would be reserved strictly for electric cars only, and that could be frustrating to residents. Mr. Myers replied that may be a concern no matter which lot we placed them.*

*President Michael asked if anyone had any objections to the sites recommended or moving forward with the grant process.*

**MOTION** Mr. Smith moved, seconded by Mr. Robinson to direct staff to move forward with the grant process.

**There being no additional comments, the motion passed unanimously by a voice vote.**

- Energy Efficiency Initiative

*Mr. Whited recapped that this update goes along with the City Council priority of sustainability. The City Government Energy Conservation Act encourages local governments to develop a facilities lifecycle upgrade plan in addition to reducing energy and operating costs. It helps us with some proactive ability to take care of our maintenance of our systems we may otherwise not have gotten to. We have been working closely with ABM for energy efficiency upgrades and they are paid by infrastructure and operational savings that we encounter.*

*He explained how work has been done in each of the City's buildings. The first and most important building we approached was the Worthington Community Center. There have been significant energy savings and air quality improvements made to the building which is nearly complete. Energy reductions of approximately 30% have been made. The construction cost was approximately \$1.8 million with an energy savings of approximately \$2.0 million.*

*Mr. Robinson asked how we are achieving the 30% energy savings. Mr. Whited said it is from newer equipment that is more efficient and with better controls. Mr. Hurley noted that a large percentage of the savings are lighting related from the LEDs and things of that nature. Mr. Robinson asked hypothetically if a 40% savings was possible, but it would not*

*make sense in terms of the cost to benefits. Mr. Whited said that is most likely the case. A detailed analysis was done based on the cost-benefit ratio.*

*Mr. Whited said that the Griswold Center upgrades are almost completed. This includes HVAC upgrades, new LED lighting, and water conservation improvements. It will result in nearly 32.5% of energy reductions. Construction cost of \$130,000 and energy savings of \$126,000.*

*The Fire Station had a make-up air unit upgrade with a construction cost of \$158,000 and a life expectancy of 20 years. There are no energy savings associated with this improvement.*

*Mr. Foust asked what a make up air unit is. Mr. Whited responded that it has to do with making sure that fire fighters are not breathing in the particulates of diesel fumes.*

*Mr. Whited detailed how phase two is coming up and hitting every other City building going forward.*

*The streetlights were not included in this program because we do not have them all metered to acknowledge the savings for guaranteed payback. There is a project currently bid to retrofit the streetlights with LED lights and replace the globes for an energy savings of approximately \$87,000 and a life expectancy of 12 years.*

*Mr. Robinson asked if the style of the globes would be exactly the same. Mr. Whited responded affirmatively.*

*Mr. Whited summarized that the costs for improvements are approximately \$3.1 million with an estimated savings of approximately \$3.1 million. He showed numbers from the Environmental Protection Agency's greenhouse gas equivalency calculators showing the savings equivalent from the building upgrades, renewable energy certificates, and the electric aggregation program.*

*He explained how we contracted with JadeTrack along with ABM and MORPC to track efficiency and sustainability data. It tracks cycles of energy usage over time compared to benchmarking data from prior to the improvements and allows us to improve further as well. A TV will be installed in the Community Center to display efficiency information to the public.*

*He detailed how this is a citywide collaborative development for long-term building and systems infrastructure operations. There are cost reductions, financial savings incurred from the improved energy conservation and sustainability measures.*

*Ms. Dorothy asked about what happens if we do not see the savings and what language is included in the contract about that. Mr. Whited said ABM would write a check for the difference between the actual costs and the savings, which is in the contract evaluated annually. Ms. Dorothy said obviously there is a lifecycle for every building and piece of*

*equipment. She is excited we are doing this smarter and getting access to the data and sharing it with the public. This is super exciting, and she is pleased that we are moving forward with this project.*

*Mr. Smith said he likes the program however; he is thinking about 20-years from now when some of the lifecycles shore up and will need to replace equipment again. He asked if there is a way we can think ahead to the next round to set aside some of this money, so we are not behind the 8-ball when this comes up again. Mr. Whited said we now have the intelligence to know when to expect to replace things. We will keep a close eye on things, and we have a replacement cycle database that helps to manage this in a smart, fiscally responsible way.*

*Ms. Kowalczyk thanked staff for the presentation and the work that has been done. She has been asked about what things the City is doing to promote sustainability. To see it in action and to see the potential savings is incredible.*

*Mr. Foust expressed that the numbers presented here are breathtaking. It is nice work.*

- 2020 Operating Budget & 2020 – 2024 Capital Improvements Program

*Mr. Greeson explained how it has become important to touch base with Council in July to share significant trends and reconnect with the priorities that were expressed at the beginning of the year with the retreat process and to discuss the budget schedule.*

*Council approved a variety of policy updates this past year including the general fund balance carryover policy, an updated investment policy, a new debt policy, and the implementation of purchase cards. The finance department staff has completed the City's first Comprehensive Annual Financial Report (CAFR) finalized in June 2019 and we applied for the Government Financial Officers Association (GFOA) certificate of achievement for excellence in financial reporting. Currently we are working on the City's first Popular Annual Financial Report (PAFR) which can help us communicate with and educate citizens better about the budget and financial status. Lastly, the 2018 audit was completed, and it was unmodified with no comment. We anticipate receiving the Auditor of State Award with Distinction.*

*Mr. Barter discussed the estimated revenue projections which have averaged approximately 1.52% actual revenue received over estimates. We are shooting to be close to zero without going below as possible. The accuracy of our estimates is important because in 2009-2010 we came in below estimates and we had to spend down our fund balance. The opposite is that the fund balance would grow if actual revenues exceed estimates.*

*We are assuming that income tax revenue stays in-line with projections. For 2020 we are looking at about 1.4% growth over the 2019 estimate. To grow the income tax revenue by that percentage, we would need \$16 million in payroll to generate that growth. In 2021*

*we are estimating an increase of 3% anticipating the Anthem building coming back online. We are projecting a 2% increase from 2022 thru 2024.*

*For property taxes we anticipate a 2.5% increase every year 2020-2024. There was a reappraisal in 2017, which in 2018 generated approximately extra \$300,000 or so in property tax revenue.*

*Parks and Recreation revenue we have seen a 3.27% increase in 2019. Projecting a 2.5% increase in 2020 thru 2024.*

*Putting it all together we are expecting a 1.86% revenue growth from 2020 to 2024. From 2014 to 2018 we averaged 1.19% of revenue growth which is a little low primarily due to the income tax shift from the General Fund to the CIP. That creates a revenue drop.*

*Earlier this year the legislature approved an increase in the gas tax that went in to effect this month. We anticipate approximately \$367,000 between now and 2020 and an additional \$370,000 in 2021. We will need to evaluate how to allocate the increase in these revenues.*

*There is also the need to make expenditure assumptions. In 2019 we are anticipating an 8% increase in Health insurance costs and 3% in wage increases, except for Police pending a new labor contract.*

*2011 is when the fund balance started to be rebuilt and 2014 is when income tax allocations reverted back to the 80/20 split. There was a pretty significant jump in 2019 when moving the Parks and Recreation Revolving Fund expenditures. We also incorporated some one-time expenditures in 2019. We also need to account for appropriations made in 2018, but not spent in 2018. Those encumbrances are accounted for in 2019.*

*Ms. Dorothy said that there is not a lot of space between the revenue and expenditure lines on the graph. Mr. Bartter responded that moving forward we will start to have the lines cross. Expenses begin to exceed revenue. It will be tight developing this budget.*

*President Michael asked what type of fund balance that gives us as we go out toward 2024. Mr. Bartter responded that based upon current trends by 2024 we fall slightly below the 35% adopted safe zone for the General Fund balance. As it falls below 35% there need to be adjustments made to bring it back up above 35%.*

*Mr. Bartter explained how as we develop this budget, we will primarily be maintaining current city services and looking how to incorporate City Council priorities. For the 2019 budget, we received \$708,000 in departmental budget requests and only added \$185,000. He anticipates many of these coming back because historically departmental budgets have been held rather flat.*

*We will also need to return to normal levels of funding for the Police Pension Fund. Over the past two years we utilized some fund balance that had built up to offset anticipated loss of revenues from the Anthem building.*

*Ms. Dorothy asked about the Police Pension Fund and where we were getting money from. Mr. Bartter said that the police pension is required to be spent out of a separate fund and it is partly funded by property tax revenue and a transfer from the general fund. We built up a significant fund balance there so we could use the fund balance to fund the pensions without having to continue to transfer \$600,000 into that fund. We dropped that to \$250,000 in the past two years. We will need to return to the higher level of funding.*

*Mr. Bartter explained how this year we will not have revenue from the revolving fund, which was a one-time transfer to the General Fund. There will also be Communications Center transition costs. Councilmembers have also asked for there to potentially be special group funding increases.*

*Ms. Stewart detailed the Capital Improvements Program (CIP) demands that we are anticipating. We will also consider using TIF funds for the Wilson Bridge Corridor, which was a top Council priority at the retreat. McCord Park is in the CIP but not fully funded. We will need to look at external funding sources or find ways to more fully fund that priority. There is some funding in CIP for the Bicycle and Pedestrian Master Plan, but there is some interest in increasing that. There are also studies which have recommendations to implement for a series of projects. It is expected that SwimINC will have a request of the City for funding. City buildings are also listed, and we have had some unanticipated expenses arise which have required us to shift funding from projects that were already planned, to address more immediate needs. That will also put pressure on our city building funding.*

*Ms. Dorothy stated that once again these are items that are not in the five-year plan, but we have expressed interest in prioritizing. We have to then figure out where and if we have the money. She asked if this is what Mr. Myers is talking about because he has had concerns about conversations and being fully informed about the budget. Ms. Myers said he is gratified that he is hearing about the Council priorities from the retreat and reports back on the implementation of priorities. That is the way government should work.*

*Ms. Stewart detailed a slide showing the CIP fund unencumbered balance and how it fluctuates up and down. Revenue comes in and we may not have experienced expenditures yet. We have a target balance of a 100% fund balance to cover expenditures for the year. The past adopted CIPs did not achieve that with it hovering between 80% to 90%. We need to continue to look at that.*

*Mr. Greeson wrapped up by explaining the process this fall that will include an opportunity for departments to present their portions of the budget to Council. We will ask at least the major outside entities that we fund to come and present their plans for the public dollars. We are targeting early October to distribute both the proposed budget and CIP, go over*

*the five-year forecast, and then spending November really diving into the departmental and special group budgets.*

*Mr. Smith went back to the TIF discussion from earlier as a way to gather funding and the referencing the savings from the energy efficiency projects. He asked if we are keeping back some of those saved dollars for future capital projects. Mr. Greeson said we have created a number of TIFs with obligations for reimbursement. There are a couple that we have essentially created to collect TIF funds to designate for public purposes. The most notable of which is the Wilson Bridge Road area where we created The Heights. None of those dollars from that TIF are obligated to reimburse the developer and we have those funds available to invest in the vicinity of The Heights project. We are starting to look at that intersection closely and are working with the businesses in the area. We are at the juncture where we need to consider how to supplement the CIP to accomplish goals from the money produced.*

*Mr. Robinson asked about the revenue from income tax and how it is projected essentially to be flat. That is surprising. Mr. Bartter said it is projected at 2%. Mr. Robinson asked when Anthem is projected to come back online. Mr. Bartter responded it is estimated to be 2021. Mr. Robinson asked that expenditure assumptions and percentage increases be displayed in dollar amounts. Mr. Bartter said that he would provide that in the future.*

*Mr. Myers said there has been some talk about increasing the amount of monies given to outside groups. He explained how he would like to begin that discussion much earlier this year, maybe in advance of the budget. Council can debate if we want to increase it. Perhaps it could be done in the Committee of the Whole meeting in August or September. Mr. Greeson said that the challenge is looking at it in context of the other fiscal issues we are dealing with. Mr. Myers said it seems like it has become a line item in and of itself. He wants to debate it in context of the budget. We need to talk about the increase earlier rather than later.*

*Mr. Foust stated that in light of the numbers in Mr. Bartter's presentation, he is not sure we would want to increase it.*

*President Michael said that part of the discussion is if we are to increase this, then where does it come from. It is a finite budget.*

*Mr. Myers said he does not want to get bogged down in the details of this, we have a number of policy debates to decide first.*

*President Michael asked if we want to discuss this in Committee of the Whole meeting in September.*

*Mr. Greeson said the question is what we want to achieve. There are a variety of groups ranging in purpose and mission. If we are considering an increase or change in strategy, then what particular problem do we want to solve and what outcomes do we want to buy.*

*Ms. Kowalczyk said that when we look at the grants, there is a question of if it is worth our time for the amount of money we are putting out. Council may advocate for different things such as fewer grants in larger amounts and looking at if these are the right things to fund. Maybe we can be more intentional in the direction of these funds.*

*President Michael expressed that we are looking at the September Committee of the Whole meeting to discuss this as a topic.*

*Mr. Foust asked if Mr. Greeson had anything additional to add to this discussion. Mr. Greeson said that it is a good practice to set the amounts in context with all the other budget issues. We are facing pressures in a lot of different areas.*

*Mr. Myers said that the process we are currently using is pushing the decision almost to the second quarter of the next year. That is telling him that the process is not the most efficient.*

*Mr. Foust added it is a kindness to the groups that we do or do not assist, to let them know where we are earlier in the year. He circled back to the budget discussion and noted the 8% increase in healthcare from the budget discussion and expressed it is a conservative number that is spot on.*

*Mr. Smith asked when the Community Center debt comes off. Mr. Bartter replied that comes off in December 2021.*

#### Information Item(s)

- Financial Report – June 2019

**MOTION** Mr. Myers moved, Mr. Foust seconded a motion to accept the June 2019 Financial Report as presented.

**The motion carried unanimously by a voice vote.**

*Mr. Greeson explained that answers from the two visioning consultants is distributed at Councilmember's places for review. The committee is continuing their reference checks this week and then this matter will be placed on the agenda again for further discussion.*

## **REPORT OF COUNCIL MEMBERS**

### **EXECUTIVE SESSION**

**MOTION** Ms. Dorothy moved, Ms. Kowalczyk seconded a motion to meet in Executive Session to confer with an attorney for the City concerning disputes involving the City that are the subject of pending or imminent court action.

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

**Yes 7** Robinson, Kowalczyk, Foust, Dorothy, Smith, Myers, and Michael

**No 0**

Council recessed at 9:09 p.m. from the Regular meeting session

**MOTION** Mr. Myers moved, Mr. Smith seconded a motion to return to open session at 9:24 p.m.

**The motion carried unanimously by a voice vote.**

**ADJOURNMENT**

**MOTION** Mr. Robinson moved, Mr. Foust seconded a motion to adjourn.

**The motion carried unanimously by a voice vote.**

President Michael declared the meeting adjourned at 9:24 p.m.

/s/ Ethan C. Barnhardt  
Assistant City Clerk

*APPROVED by the City Council, this  
15<sup>th</sup> day of July, 2019.*

/s/ Bonnie D. Michael  
Council President