



CITY OF WORTHINGTON
Worthington City Council Minutes
June 15, 2020

6550 N. High Street
Worthington, Ohio 43085

CALL TO ORDER – Roll Call, Pledge of Allegiance

Worthington City Council met remotely in Regular Session on Monday, June 15, 2020, via Microsoft Teams video conference. President Michael called the meeting to order at or about 7:30 p.m.

ROLL CALL

Members Present: Peter Bucher, Rachael R. Dorothy, 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, Law Director 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, Chief of Police Robert Ware, Chief of Fire & EMS Mark Zambito, Clerk of Council D. Kay Thress

PLEDGE OF ALLEGIANCE

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

VISITOR COMMENTS

David Patton – Colonial Hills

Mr. Patton explained how on June 5, 2020, he submitted a petition to Council for safer crossings at Kenbrook and southbound Foster Avenue. Residents went around the neighborhood for the petition and received 53 signatures of people that would like to have some kind of traffic control for southbound Foster and to slow things down for the safety of the children in the area. They are looking at asking for a four-way stop sign at Foster and Kenbrook, which would reduce vehicle speeds to allow for safer use of public right-of-way in the adjacent city parkland. There has been an increased number of children in Colonial Hills. He lives on the northwest corner of Foster and Selby; his driveway is off of Foster and his deck faces Foster as well. He has observed many times traffic coming over that hill at a speed quite a bit faster than 25 miles per hour. Coming down, if there

are kids in the area, they are in danger of being hit by cars. They have put this petition together to hopefully slow this traffic down for the safety of the children. He has been here for 41 years and he has never seen so many kids in one area. Safety for the kids is paramount. He has noticed a speed detector was installed at the northwest corner of Foster and Kenbrook to check the speed of vehicles. He would like Council to at least consider the petition. This is a safety issue for kids and people tend to forget that this is a residential area with a speed limit of 25 miles per hour.

President Michael thanked Mr. Patton and explained how when she ran for office this past time, she was amazed at how many new families had moved into the Colonial Hills area. The entire city has seen an influx of young families and the community is growing. What we normally do with something like this, is we have a safety committee made up of the City Manager, Police, Fire, and Service Directors review options and report back. She asked that they report back on this in July with their thoughts. She encouraged Mr. Patton and his neighbors to come back and participate.

Mr. Greeson told Mr. Patton that he will follow-up with him about this. Sometimes we like to meet on site, but in the era of COVID-19, we will do that only if he is willing to do so with masks on. We like to do a field review. We have put what we call stealth set up to capture both speeds and volume of traffic. That is to help the Safety Committee review its options. When the Committee looks at these things, we have codified ordinances and Ohio law we must follow. We are looking at what kind of measures would be appropriate for that area and whether they meet what is called the warrants in the manual. In addition to that, Council has adopted a Bicycle and Pedestrian Master Plan and stated through the Complete Streets Policy a willingness to consider other engineering strategies to slow down traffic other than just things such as devices. So, we will do a site review and have some conversation with the neighbors as we look at other engineering solutions as well. Our team will look at it and make recommendations as appropriate. This is an interesting area because it has a long hill and a long stretch with no stop signs. So, he can see why the residents have expressed concern about it.

Ms. Dorothy thanked Mr. Patton for bringing this issue forward and collecting the signatures of the people around the area. We have many people throughout Worthington complain about residential speeds being too fast. She thinks this would be a great place that maybe we could look at a pilot project, especially since we have signatures of the immediately surrounding neighbors that they would be interested in having some sort of solution proposed. Particularly if it is temporary just to see what is going on. She believes this would be a great place to try it and maybe implement throughout Worthington. She knows the whole City of Columbus adopted the Vision Zero policy that wants to make sure there are no more pedestrian or bicycle deaths in the community. Other cities have had "20 Is Plenty" for reducing the speed limit to 20 miles per hour because speed kills. There is a reason why school zones are 20 miles per hour.

Mr. Smith echoed Ms. Dorothy's thoughts and suggested since we are talking about being creative with the solutions for engineering, and so many neighbors in this corridor are ready to jump on some kind of solution, maybe our team can think outside the box.

SPECIAL PRESENTATION

- Community Visioning Committee Update

Mr. Sherman updated Council that the Visioning Committee has had one meeting since the last time he presented to Council. He explained that the Visioning goals are to discover the future the community wants by giving residents the opportunity to express ideas, opinions, and values in order to create a well-grounded articulation of the community's aspiration for the future. We want to give residents a platform to discuss what they would like our community to look and feel like over the next 10 to 20 years. Visioning is the process of collaboratively developing consensus around the desired future for the community to set goals and solve problems.

The Committee has completed the first SOAR sessions that were set up by Poggemeyer to discuss strengths, opportunities, aspirations, and results. Four sessions were held and limited to 25 individuals so we could manage the input. Over the four sessions, we had approximately 72 residents participate. From the sessions, we ended up with six pages of items that came up under different things. For example, under strengths, one of the things that was talked about was a vibrant downtown with events such as the Farmers Market being mentioned. Under opportunities, it was interesting to point out that diversity was talked about and the need to continue to foster, grow, and attract racial diversity. From a downtown perspective, vacant space in Worthington was brought up and the need to connect Old Worthington to surrounding areas such as the mall and south Worthington. In economic development, they mentioned the need to focus on upgrading empty office spaces to improve, repurpose and fill before developing new office spaces. They discussed how there is an overreliance on what has been done historically, rather than looking forward. It was also mentioned, building a vision and plan for projected population growth and demographic change, by becoming a smart city and plan for ages 8 to 80. From an aspiration standpoint, it was brought up that Worthington should reflect the diversity within the school system today. It is important that we preserve the historic downtown and being open to enhancements so focal points like the Worthington Inn do not stay vacant. We need to fill and renovate empty buildings and have mixed use development. We need to understand the core values we have adopted while applying a lens for future innovations. One comment urged not being afraid of doing something different. There were a couple points he felt were quite appropriate, including "Progress, not perfection" and "You can't improve what you don't measure." His biggest takeaway from the SOAR session was that the community is engaged. It was virtual and a bit tricky at times, but we worked through it with the community.

Part of what we last talked about on the 18th was the communications plan and what we have done. We did get a post card out to the city which you may have received in the mail. The exciting thing about the post card is that there is a QR code that will take you to our website. One challenge we had was to engage the community. He thinks this first mailer is going to be interesting to see how well we do. We will have a follow-up mailer in August. We now also have our public survey online, which was pushed out ahead of schedule to make sure we get as much of the community engaged as we possibly can. He did have a

conversation with a couple Councilmembers about the school district and their participation and whether it is good to reach out to residents of the school district. We cannot ignore the school district. We will be reaching out to residents of the school district through Facebook ads asking them to complete the survey. Paul Cynkar, one of our committee members met with the schools and they are going to push the visioning information, focus group information, and survey link through their channels. One of our focus groups is for business members of the community and we are asking them to also forward the survey to their employees. We are doing the best we can in this virtual environment to get the message out to a broader base other than the 14,461 of us that live in the City.

You may have seen them around town, there are now signs up on the Village Green. Ms. Brown did wonderful work with her press release that talks about the website and survey. Mr. Cynkar met with the Chamber of Commerce, and they have a group list of members that is 1,300 people that they were able to push all this information out to. The next big engagement we have coming are the focus groups which will be an interactive discussion on multiple topics. The groups have been broken down in four groups: Residents Born in 1965 or After, Residents Born in 1964 or Before, Business Owners, and Civic Groups and Nonprofits. It is very encouraging, we initially limited the groups to 35 participants, but due to the high demand for 1965 and younger, and 1964 and older groups, we added additional sessions for each. Our community is engaged. The focus groups are going to provide very good information. He reached out to David McCorkle to make sure that business owners are engaged. With Mr. McCorkle's help and others, we will be able to fill that focus group up.

The Vision Worthington website is robust and up to date. We are getting an awful lot of website visits which has been encouraging to see. The City has been great publicizing dates for events. We did conduct an exit interview from the SOAR survey, and it was interesting because 50% of the participants heard about the SOAR from a personal email. 31% came from the City newsletter. 25% from Facebook. It is interesting that it is getting down to who someone has talked to.

He expressed how he wanted to conclude by saying that he had no idea of what 2020 was going to be like. He does not think anyone could have described this tragedy of our times. So, what else is there to do but to seek and make things better. He has told the committee that we must start where we are, and they have to do what they can right here, right now. Our goal here is to build a great sense of trust and belonging with Worthington residents in the future of our City. He thinks we are on a strong path at this point in time.

Ms. Dorothy asked Mr. Sherman about the different demographics for the focus groups. Mr. Sherman said that is a great question and he would like to provide that in a follow up email and send that to the group.

Mr. Robinson thanked Mr. Sherman and explained how he can tell how much time and energy is being spent on this project. He asked Mr. Sherman to discuss the deliverables that the committee will be bringing at the end of the process. He thinks he heard Mr.

Sherman say that the committee is working on forming or identifying a consensus within the community and asked if that is one of the objectives towards the final report or will the committee be articulating multiple strands of thought for the City. He also asked about how the committee will be interpreting and understanding the SOAR and focus group meeting information. They are self-selecting, so he wondered how that will inform the committee's understanding of the community at large. Mr. Sherman responded that what they are going to be preparing is not just a single vision. What you will see is that there are going to be multiple opportunities to come back with multiple threads. As we saw from the SOAR, there are going to be several threads that will come together that start to form those visions for the committee to then present back to Council. The most important thing here with the committee, is we are just the process. Visioning is just a process. To the second question, we cannot go door to door and that was a major component of what we were going to try to do. He hopes that the postcard will give us some good feedback. The second mailer will have a return mailer coming back to the committee. The committee's goal is to report the news, whatever comes back, they will be presented. Poggemeyer is going to follow our lead, but their job is to construct it. He feels very comfortable with this. In deference to time, he is happy to present further in a written format if Council would like.

Ms. Kowalczyk explained that she appreciates the committee pivoting and figuring out ways to get feedback and engage people. She has gotten great feedback on the SOAR process despite that it was a bit clunky. She sat in on the first SOAR and it was a little rough, but it sounds like everyone picked up their stride on it. She was one of the folks that reached out about involving people in the school district, which she thinks that it is important to hear their voices. She also appreciates that there are different ways for people to participate. She asked if there is going to be an effort to perhaps reach out to the kids in the school district. Mr. Sherman replied that he has been working with John Conrad who is working on a vision program that reaches out to different communities throughout the country. We are going to work with them to try to get our arms around the students. This is such a vitally important part of this process.

APPROVAL OF THE MINUTES

- Meeting Minutes – May 18, 2020 Regular Meeting
- Meeting Minutes – June 1, 2020 Regular Meeting

MOTION Mr. Bucher moved, and Ms. Kowalczyk seconded a motion to approve the aforementioned meeting minutes as presented.

The motion carried unanimously by a voice vote.

PUBLIC HEARINGS ON LEGISLATION

President Michael declared public hearings and voting on legislation previously introduced to be in order.

Ordinance No. 11-2020

To Amend Section 1174.05(c)(B) of the Codified Ordinances of the City of Worthington to Amend the Caliper Inch Fee Associated with the Natural Features Section of the Development Standards and Development Standards Text Found in the Planned Unit Development.

The foregoing Ordinance Title was read.

MOTION

Mr. Smith moved, and Mr. Myers seconded a motion to amend the ordinance to reflect the amended version included in the agenda packet.

The motion carried unanimously by a voice vote.

Mr. Brown described how this ordinance was introduced in March before the pandemic and recommended to go to the Municipal Planning Commission to review amending the fee. Currently the caliper inch fee is \$450 for any tree over six inches in size. In 2016 when we did the Wilson Bridge Corridor, during that discussion we amended it to \$150 per caliper inch. Flashforward four years later, we started looking at trying to adjust that fee when it came to light when we were doing the apartments on East Wilson Bridge Road and again when doing Stafford Village. MPC had a healthy discussion at the March 12 meeting and the recommendation was to adjust the fee from \$450 per caliper inch to \$150 per caliper inch. It was also discussed whether we need to look at our fees across the board, not just for our caliper inch fees. We discussed the Worthington Street Tree Program and the costs associated with that. The MPC discussed the penalties and what teeth we have, and the pros and cons of the citywide tree ordinance. Since then, we had a follow-up discussion with the City Arborist about the true cost related to the Street Tree Program. Staff did not calculate the City's share. We took it back to MPC on May 14th to update them on the discussion and whether we should adjust the fee because we had referenced the Street Tree Program. When you add up all the costs and the City's portion, it came out to about \$230-\$250 to replace a tree. The MPC had a healthy discussion about whether we should leave it at \$150 or up it to \$250. The Commission ended up reaffirming that they wanted to stay at the \$150 per caliper inch, and recommended forwarding this on to Council for further discussion.

Ms. Kowalczyk explained how she looked back at Council's discussion in regard to Granby Place. It is her understanding in that the tree fee is not applied across the board to properties. It is limited in its application. It was even different in terms of the Wilson Bridge Corridor. It was higher in that area and they were seeking a waiver of the entire fee. When we had that conversation, the fee was not intended to make money, it was not intended to reimburse for expenses or cover the cost of planting trees. In looking at the minutes, it was really a deterrent or pause for developers so they would not consider clear cutting a property. Looking at it from that perspective, even in that situation we decided to waive the fee altogether because it was cost prohibitive for the developer. She asked if that was an accurate portrayal of what was discussed. Mr. Brown agreed that was spot on.

This is not citywide. In the Wilson Bridge Corridor, it is \$150 per caliper inch for properties rezoned or redeveloped, not the entire corridor. In the PUD Section, that is when it kicks in. If you are doing typical rezoning for other projects, we do not have that fee associated. Ms. Kowalczyk asked that if we did want to talk about preserving trees citywide, we should consult the Arbor Advisory Committee and do a different approach than a tree fee. Mr. Brown confirmed there are multiple ways to approach it. In the past when we worked with applicants going through the development process, whether they are subject to a section that has a tree fee associated, we try to work with the applicant. We work towards preserving and finding options to save a tree or preserve steep slopes. We did a subdivision a couple years ago where in the reconfiguration we were able to get an easement to protect the steep sloped wooded area. There are different ways to work with property owners to get the benefit of a property that has unique features whether trees or steep slopes.

Mr. Robinson said that his understanding of this fee is that the overall purpose is to maintain, and if anything, to grow the urban forest in Worthington. He would not describe it as a deterrent to responsible development, but a recognition that in order to maintain the number of trees we have in the City, this is an effective way to support that goal. He believes that moving forward, if anything the tree fee should be extended to not only PUD development projects but to all commercially zoned property in the City. That would be his suggestion for enhancing the tree canopy in Worthington. He believes clarifying the dollar amount makes a lot of sense, but he hopes we are not too liberal granting variances moving forwards.

There being no additional comments, the clerk called the roll on Ordinance No. 11-2020 (As Amended). The motion carried by the following vote:

Yes 7 Bucher, Robinson, Kowalczyk, Dorothy, Smith, Myers, Michael

No 0

Ordinance No. 11-2020 (As Amended) was thereupon declared duly passed and is recorded in full in the appropriate record book.

Ordinance No. 20-2020 Amending Ordinance No. 45-2019 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Cost of Phase II Energy Conservation Measures, Authorize the Execution of Agreements with ABM Technical Solutions, LLC, and Determine to Proceed with the Project. (Project No. 695-19)

The foregoing Ordinance Title was read.

MOTION

Ms. Dorothy moved, and Mr. Robinson seconded a motion to amend the ordinance to the cost amount of \$844,964 in the sixth Whereas clause, \$853,019 over 20 years in the seventh Whereas clause, and in Section 1 the sum of \$930,000 which includes a 10% contingency.

The motion carried unanimously by a voice vote.

Mr. Greeson explained how from our Capital Improvement Program last year, we are doing a lot of improvements to the police station with some improvements aimed at enhancing the air quality and condition for employees in that building. We are also doing the roof, interior improvements, and the vestibule which was approved last week. The most important part of this project is the HVAC system, which is what you are considering this evening.

Mr. Whited described how the purpose of this project is to mitigate health problems and provide savings to the energy system. This is a big project with the HVAC split with a dedicated outdoor system that will dehumidify the air. There is also some significant work in preparation for the vestibule project and roof project. There are several things tied together as well as interior mitigation and remediation to clean walls, ducts, carpets, and more. The HVAC system has a 20-year life cycle. We will begin as soon as we can.

Mr. Lindsey described the contract itself and how when this project was first approved, it used ORC code section 717.02 which is a special provision that allows cities to use a special procurement system for energy conservation measures. The process is similar, although different than a design build. What you are doing is selecting through an RFP process, a vendor that would do the energy audit and create an energy conservation measure report with proposed changes to HVAC, lighting, and other energy-saving devices that might be employed in the City's buildings. After that process, ABM was selected as the vendor and they then conducted the report pursuant to statute, creating a report that indicated various changes that can be done, primarily in HVAC systems, lighting systems, the pool, and the Community center. ABM successfully completed phase one of that project. At that time, the City made the decision not to do the changes to all of the buildings from an appropriation and financing standpoint. One of the features of this statute is the City can make payments over time for the projects and it also provides a requirement of a guarantee of the savings that would be received from the energy measures that are constructed and those energy measures would pay the cost of the improvements. So, we are now on phase two, which includes multiple buildings. Due to the concerns with the HVAC at the police building, the City and staff are proposing going forward with the police building improvements at this point, not ruling out the possibility of a phase two-B or phase three. It is not unusual for cities to break these projects up into multiple phases for the very reason the City did not do it all at once and that is from a financing standpoint and how much work can be going on at one time.

Joe Sokol - ABM

Mr. Sokol introduced the individuals working on this project. He explained how many of the Councilmembers were involved from Phase One of this project. Worthington is very important to ABM and the Columbus Branch in Central Ohio. A lot of companies when giving presentations will put logos of companies they work with, and they do that with Worthington. Putting the Worthington logo out there really signifies quality. Whenever they are doing work at Worthington, they want to make sure it meets the quality standard. We have done that through being your preventive maintenance provider on HVAC systems throughout the City. We held that contract and have gone out to bid several times. They have held that contract for over 12 years now and he believes it is coming back up to bid soon.

They have completed a phase one energy conservation program, which he can say the energy savings are outperforming what was guaranteed, which are savings that go back to the City. Phase two, which was already carved out and they are now pulling a little piece out of phase two to get things moving for the police station and get those energy conservation measures in place, which benefit from the energy side as well as the safety side for occupants in the building. They are very conscious as far as what makes a successful delivery of projects, which comes down to coordinating and communication. It will be critical with the police department because there are so many different items being replaces and measures taken to produce a safe environment.

As Mr. Lindsey pointed out, the ORC section 717.02 allowed ABM to do a full audit of all the facilities and to look at potential energy conservation. They did that for all facilities and brought the measures back to city administration for selection of your energy conservation program. We came about our phase one energy conservation program, passed from Ordinance 11-2018 and the remainder of the energy conservation program made up phase two which was put into the CIP and will be in discussion as you look towards the 2021 CIP. Part of that phase two were the police station energy conservation measures, which were pulled out because there were some safety measures that needed to be addressed in the police department. We have had constant communication with the City. Prater Engineering who completed the full design of the system, they have had weekly if not daily communications with them as we get this project moving. As their work is completed, they will have a project manager on site that will be able to work with Scott Treadway to make sure this gets completed as fast as possible without sacrificing any quality of the final product. They have had final pricing and savings presented to the Engineering Department, which has been presented to the rest of the City for this program. He clarified that the pricing is a little bit different of a way going about procuring items. There are no change orders in these types of programs, so based on the design, they do all that design work on the front end to make sure they are not coming back to the City with a change order. He referenced the 10% contingency was put in place to minimize the risk to local governments as far as the fluctuations with a project like this that may come about.

Ms. Dorothy asked about the energy savings and what we have had and what we are having for the phase one and what we expect for phase two and who is watching those numbers.

She thinks this is pretty exciting and she would like to get more people excited about it. She also wants to know how long the contract is. Mr. Sokol replied that he believes the energy saving contract has three or five years with the guarantee with the idea. If you would like to extend the contract, the City can do that as a risk mitigator. Once you have three to five years of energy savings, it is going to be there in the following years, so that cost savings measure in and of itself. They did a post install report, which shows the City exceeding the energy savings by about \$7,000 annually over what ABM guaranteed, which is fantastic. They do that post install report before the first year of measurement and verification takes place. The reason being is that they want to make sure the energy savings are going to take place. This is because they are financially on the hook if the savings are not present. They come back year over year to produce measurement and verification reports of those energy savings. Ms. Dorothy expressed she would like to have those reports so we could at a minimum put them on our website. She does want to know about the users of the buildings. A lot of times when people are concerned with energy savings, they reduce the comfort of the building. In buildings like the Community Center, she wondered if people are happy there. Mr. Sokol expressed that he believes that the people in there are happy.

Mr. Sokol explained as far as the HVAC system is concerned, originally, they were looking at a replacement of the split systems. He stated that the City administration has gone into a lot of different measures to make sure this is a safe environment. You have the 12 split systems replaced with high efficiency units and a dedicated outdoor unit which requires new duct work and reinforcement on the roof. Additionally, there will be new refrigerant lines and new electrical and gas lines as well to the dedicated outdoor air unit. It really is a complete overhaul, but it will set up a great safe environment for that building. There will also be LED lighting upgrades that will add a nice aesthetic and will burn a lot longer. Based on run times in some areas, you will have 25 years of life expectancy based on the burn hours on the manufacturer's specifications. He showed a slide that identified the inefficiencies of the building envelope on a thermal image. There are over 700 linear feet of just windows that are going to be tightened up as far as the building envelope is concerned. There are a lot of other areas like doors and where pipes are entering the building that will be sealed up, helping with regulating the air coming into the building, and keeping everything safe and dry. The final slides break down the project investment and total savings over 20 years. There are a couple of variables as far as other contractors involved in some of the improvements. They are looking at three to five months as far as installation is concerned. Really it is a great program for the police station and for Worthington. The energy savings are guaranteed by ABM financially. We will be there as far as maintaining the equipment.

There being no additional comments, the clerk called the roll on Ordinance No. 20-2020 (As Amended). The motion carried by the following vote:

Yes	7	Robinson, Kowalczyk, Dorothy, Smith, Myers, Bucher, Michael
No	0	

Ordinance No. 20-2020 (As Amended) was thereupon declared duly passed and is recorded in full in the appropriate record book.

Ordinance No. 21-2020

Amending Ordinance No. 45-2019 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay for the Construction of the NE Gateway Intersection Improvement Project and all Related Expenses with said Project. (Project No. 602-14)

The foregoing Ordinance Title was read.

Mr. Greeson described how this project is a large appropriation and it is our local match for the Northeast Gateway Project. A significant portion of which will be reimbursed by OPWC funds.

Ms. Dorothy asked what the timeline for getting this done would be. Mr. Whited answered that this project will be led by ODOT in July and let go in August. It will be a multi-season contract. We do not know how long until we get the contract onboard and go through the critical planning.

Mr. Bucher inquired whether this was the last hurdle or if there are other things before launch. Mr. Whited replied that there will be additional costs for monitoring some of the work from an environmental perspective. He is sure there will be other issues related to challenges that are a continual part of this process. We are through a major part of the pain and being able to move forward with the fun stuff.

There being no additional comments, the clerk called the roll on Ordinance No. 21-2020. The motion carried by the following vote:

Yes 7 Kowalczyk, Dorothy, Smith, Myers, Bucher, Robinson, Michael

No 0

Ordinance No. 21-2020 was thereupon declared duly passed and is recorded in full in the appropriate record book.

Ordinance No. 22-2020

An Ordinance to Revise the Codified Ordinances by Adopting Current Replacement Pages.

The foregoing Ordinance Title was read.

Mr. Greeson explained that this largely incorporates the ordinances you passed as well as any changes in state law that are required to be included.

There being no additional comments, the clerk called the roll on Ordinance No. 22-2020. The motion carried by the following vote:

Yes 7 Dorothy, Smith, Myers, Bucher, Robinson, Kowalczyk, Michael

No 0

Ordinance No. 22-2020 was thereupon declared duly passed and is recorded in full in the appropriate record book.

Joint Economic Development District (JEDD) – Sharon Township

Mr. Lindsey explained how for the purposes of this agenda item, this is a public hearing required by statute. Council is not being asked to take any action on any resolution this evening, but the statute does require us to provide a 30-day notice of a public hearing. The actual action we are anticipating would be during the first meeting in July where you will have a resolution to approve the actual contract. Mr. McCorkle provided in your packets additional information since the JEDD is not something that Council regularly does. The public hearing allows a member of the public the opportunity to comment on this item.

Mr. McCorkle detailed how this JEDD is between Sharon Township and Worthington. It is a contract between the two entities so that Sharon Township will be able to leverage Worthington’s authority to implement an income tax on businesses within the JEDD. The idea is that there will be a contract, a map, and a development plan, all of which were attached to your agenda this evening. The contract is for a 50-year term. We will administer the income tax collection within the district. The township will provide police, road maintenance, code enforcement, and be responsible for the board meeting accommodations and support. There would be an income tax revenue sharing model where Sharon Township will receive 80% of collections, and Worthington will receive 20%. The idea is that Worthington receives 20% for our willingness to support the township putting this income tax in place. He highlighted a 2% fee that will come off the top to maintain the district, and then 3% to reimburse the City for income tax collections to compensate for the 3% that RITA charges off the top. On the board of directors, it is made up of five members where the City nominates two, the township nominates two, and then the four will decide on the fifth director.

Ms. Dorothy asked about how we will continue to provide fire services to them and asked if we can negotiate our contract for providing that service how we want to and whether this changes anything. Mr. Greeson responded that he does not believe it changes anything, but we do need to renegotiate that contract. Ms. Dorothy expressed she is excited about the Olentangy extension there. She is excited about moving this project forward and hopefully we can have the shared use agreement and share resources with our neighbors.

Ms. Kowalczyk asked if we have any numbers associated with these figures. Mr. McCorkle replied that the total income tax generation is probably going to be just north of \$2 million. With the 80/20 split, the township is due to receive just north of \$50,000 a year and the city

will receive around \$10-11,000 per year. So, this is not a large economic driver for the City, as much as a partnership with a neighbor. Ms. Kowalczyk asked if there were any tangible benefits aside from being good neighbors. Mr. McCorkle explained that it will build some goodwill when we do have conversations about the fire levy or other ongoing initiatives. The contract does provide the opportunity to work closely with the township on making sure we can help businesses whether located just outside our borders or inside our borders. We can work together on economic development initiatives.

Mr. Bucher asked to clarify if the two board members the City appoints if they have to be someone in the Hills area. Mr. McCorkle said that it does and there are very few of them.

NEW LEGISLATION TO BE INTRODUCED

Resolution No. 27-2020 Recognizing the Negative Impacts of Racism and Committing to Promote Racial Equity.

Introduced by Mr. Bucher.

MOTION Ms. Kowalczyk made a motion to adopt Resolution No. 27-2020. The motion was seconded by Mr. Smith.

President Michael thanked Mr. Lindsey for all the time and effort he put into trying to bring everybody's ideas together sensitively and carefully.

Mr. Lindsey expressed how he was very impressed with the work that Council accomplished last week. It is difficult as individuals to always hear other people speak and be able to reach agreement on a message. The amendment that you made does include all of the items you discussed last week. Council did a good job going through and indicating its agreement on the various changes proposed by individual Councilmembers. There were a couple additional changes suggested as possibilities that can be discussed tonight. First was when he was looking through the transcript of last Monday's meeting and the discussion regarding wanting to add the Whereas condemning racism in all forms. One suggestion he offered was whether Council wanted to include the phrase in the title, or as a specific section down in the operative part of the resolution, versus the Whereas clause. The other suggestion that President Michael brought up, was whether or not there was not a need for some mention of Council's willingness to engage in community outreach in discussion regarding this serious topic. While we may have several action steps included, that was not included. From his conversations with Councilmembers, this is a topic you are very interested in having that discussion. So, he proposed some language that could be included as an additional section.

President Michael suggested going through and taking them one at a time, the same as the previous week. First was the racism in all forms and the option of having it in the title, including it somewhere else, or having it as a separate section number. Mr. Bucher expressed he thinks it should be in the title. It is clear to put it up front. It is one of those things that is one of the key pieces as well as how we go forward in our community. He is

supportive of considering it in the title and possibly keeping it as its own section on the second page as well.

MOTION

Mr. Bucher made a motion to amend the title Resolution No. 27-2020 to read “Recognizing the Impacts of Racism, Condemning Racism in all Forms, and Committing to Promote Racial Equity”, to strike the 11th Whereas Clause, to add a new section number 2 that reads “City Council Condemns Racism in All Forms”, and to renumber the remaining sections 3 through 9. The motion was seconded by Ms. Kowalczyk.

The motion passed unanimously by a voice vote.

MOTION

Mr. Robinson made a motion to amend Resolution No. 27-2020 to add a section that reads, “That City Council will participate in community outreach and engage in personal and public dialogue towards a better understanding of the impacts of racism and the potential areas for improvement in the community and our government” and to renumber the section 8 through 10. The motion was seconded by Ms. Kowalczyk.

Mr. Robinson expressed that the language and idea are good, and asked President Michael to please describe some of the specifics or general ideas she has in mind. President Michael explained that when she looked at what we had, we had the Community Relations Commission doing outreach, but she did not see where Council was going to be doing some sort of outreach. She sees this as the Council reaching out to the public and establishing some types of dialogue. She does not know the exact specifics, but she believes we can have Council being a part of the action of outreach to the community. Mr. Robinson asked if she envisions that as a body or as individuals. President Michael replied she was thinking more as a body. Ms. Kowalczyk explained that she participated in the Community Relations Commission meeting this past Tuesday, and she thinks that they see this as a role they can help Council with. So, to have two separate tracks going, two separate steps and actions without really thinking through what the goal is, is concerning. The Community Relations Commission was confused by our conversation and what their role is in this. They have some really energized and engaged new members. They have members of the public attending their meetings right now and they have some ideas they want to bring forth on how they can engage the community and do the things they are charged with doing in the charter. She asked how this proposal meshes with what their responsibilities are. President Michael explained that she sees that the Community Relations Commission is part of the city and the City Council are the top people who should be responsible for making sure there is outreach and dialogue. This should not be mutually exclusive. We are the Council and should not leave the full responsibility of outreach to the Community Relations Commission. Ms. Kowalczyk asked if we have thought about how the outreach would occur in terms of having public hearings and how would that be facilitated. President Michael explained that when reading the ordinance, we had the Community Relations Commission doing the outreach. There was nothing having Council committed

to outreach. Ms. Kowalczyk said her concern is that it is a broad statement and we usually have something that folks are responding to. She is just trying to understand what our respective roles are and exactly what we are asking the community to tell us. If we are going to make steps or action, we need to have a plan on what we are going to do with it.

Mr. Myers asked if a plan would come as a follow-up to this aspirational resolution. He wants to make certain; this is ultimately Council's responsibility to address this incredibly important issue. It would be usurping our responsibility to delegate that to a commission. The commission will play a role, but in this case, we need to take the lead. He thinks we develop from this an action plan. This is our direction, not our roadmap. As we continue to discuss this, we will then develop our action plan and we will find the role that best fits for our Community Relations Commission to carry out. Ms. Kowalczyk expressed she likes the idea of talking about an action plan. If we are talking about action we are going to take, that should be in the resolution that we develop an action plan. Right now, everyone is energized and excited about doing things and there is no plan in place. If that is what we are committed to doing, that should be a part of this too, not just that we are going to listen to the community. Mr. Myers suggested that we need to table this and go back to the drawing board. Ms. Kowalczyk said she is confused, because if you are saying that is our point that we want to put forth an action plan after listening to the community, why not put that in the resolution. Mr. Myers replied he does not know what specifics you want. He is committing by this resolution to an ideal and commitment to move forward and then as part of what I do moving forward is we will then develop the plan as to how we do it in more specific detail. Ms. Kowalczyk asked to look at the language again because she thinks we are committing to actions with that language. She then suggested putting in this language,

“That City Council will participate in community outreach and engage in personal and public dialogue towards a better understanding of the impacts of racism and develop an action plan for potential areas for improvement in the community and our government.”

Councilmembers agreed they were okay with the suggested language. Mr. Robinson accepted the friendly amendment to the amendment.

The motion passed unanimously by a voice vote.

There being no additional comments, the motion to adopt Resolution No. 27-2020 (As Amended) passed unanimously by a voice vote.

Resolution No. 28-2020

Authorizing an Amendment to the Final Development Plan for 535 Lakeview Plaza Blvd. and Authorizing Variances (Play:CBUS/Greg Carlin).

Introduced by Mr. Myers.

MOTION

Ms. Dorothy made a motion to adopt Resolution No. 28-2020. The motion was seconded by Mr. Robinson.

Mr. Brown explained how a couple weeks ago, Mr. McCorkle had Play CBUS as part of the façade improvement program to receive financial assistance for improvements. It did go to Municipal Planning Commission and to Council last year in July 2019 for approval for amendment to development plan that included variances for parking and received a conditional use from Municipal Planning Commission to operate in the facility. They are now moving forward with their signage package. The sign code is a little bit more restrictive as it plays out throughout the City. However, along I-270 standards are more relaxed to the road frontage. What you saw originally is for 600 square feet on the south side of the building towards I-270. The Roadrunner signage will be removed on the southside of the building. Since Roadrunner left, the retail portion has stayed in a small portion of the building and so there is a sign on the eastern side that has remained. For the new signage to exceed the 600 square feet on the south side, it went to Municipal Planning Commission on May 28 and they recommended approval to City Council and recommended approval to the variance associated with it.

Ms. Dorothy asked when the signs are going to be put up. Mr. Brown answered that there is a temporary banner up right now that says, “Coming Soon.” Mr. Carlin said they have not ordered the signs yet, they wanted to have the appropriate approvals in place first. With the potential approval, they will go forward with the order and have them within six weeks.

There being no additional comments, the motion to adopt Resolution No. 28-2020 passed unanimously by a voice vote.

Resolution No. 29-2020

A Resolution Agreeing to Cooperate with the Director of the Ohio Department of Transportation for Bridge Inspection and Other Related Services and Authorizing the City Manager to Enter into Agreements with the Director of Transportation Necessary for the Completion of the Project. (ODOT PID Number 109334).

Introduced by Mr. Bucher.

MOTION

Ms. Kowalczyk made a motion to adopt Resolution No. 29-2020. The motion was seconded by Mr. Smith.

There being no additional comments, the motion to adopt Resolution No. 29-2020 passed unanimously by a voice vote.

Ordinance No. 25-2020

Amending Ordinance No. 45-2019 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Costs of the Police Building Roof Construction and all Related

Expenses and Determining to Proceed with said Project. (Project No. 697-19)

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.

REPORTS OF CITY OFFICIALS

Policy Item(s)

- Worthington Economic Recovery Initiative Update (ReBOOT)

Mr. McCorkle detailed how Worthington ReBOOT is the responsible business opening and outreach team, that is part of the liaison section of our incident command structure. The organization is split into a business side and a social service side. We have a pretty robust support team. We have the Chamber of Commerce involved. We have Experience Worthington, the Worthington Partnership, as well as a robust operations team. We started with two calls per week and we are now down to one call per week. We have strong relationship with Columbus Public Health, the Small Business Administration, and local banks. We have sent out a survey to approximately 150 area businesses, focused on restaurants and retail, and we have had a 25% response rate. The group has been focused on specifically attaching actionable items and specific asks which include temporary takeout parking, signage flexibility, table layout guidance, marketing/advertising social media support.

Many businesses have reopened, but over half have not. Those who have not or are unsure, the main reasons are that it is too risky from a health perspective, the employees are hesitant, or they are waiting to see what other businesses do. We have asked if businesses need assistance reopening and 62% said they do not. We are focusing on the third of businesses that are unsure or indicated they need assistance. We have asked what type of assistance businesses need and it has been all over the board. It is safe to say a lot of our businesses are reopening slowly and are not sure what they need. We asked if they are in danger of closing, and you can see there are some that are fine, but others are not sure. Over 75% percent of business' sales are down compared to last year. Over 50% of businesses have indicated that they will not last six months if their sales do not start to increase. We asked for people's feedback and received some suggestions. Some comments and suggestions include: Table layout and reopening logistics for safety, federal stimulus (PPP) guidance), expanded outdoor dining areas, expanded DORA hours, potential financial assistance for various needs, and help with advertising/ marketing/ promoting that we are open for business and drive customer traffic to show that we are open safely.

To drive some traffic back to our businesses in a very safe way, we have come up with the "We're Open" Campaign. He showed the fliers that will begin showing up in many of our Worthington windows. The retail establishments and restaurants will have that in their

windows as a marketing effort. You can see that our business community and our ReBOOT team are pushing for the purchase of 100 feather flags that read, “Open for Carry Out” and “Open to All.” We feel in these trying times, the “Open to All” has multiple meanings. It means welcome and our business are open, but it also has a direct tie to some of the nondiscrimination pieces that you discussed earlier this evening. The ask is for Council’s support in using \$10,000 of the existing economic development promotional dollars. We are seeking a motion for your support to use some of the dollars to support this marketing effort.

Mr. Myers explained how many people are still hesitant to go out. He asked if there is an educational component to this effort and how do we get the word out that it is okay to come out. Mr. McCorkle confirmed that is part of the marketing campaign. We are going to make sure that our general public and visitors are aware of the actions we are taking. When you see the banners going into the windows of some of the businesses, they are directly interacting with Columbus Public Health. What we also start to do is demonstrate we are doing this the right way, and we are doing it slowly, but safely. Ian Brown with the Whitney House has served as a barometer for us over the last few weeks. His numbers have been down significantly, but they have begun to climb over the last three weeks, but nowhere near where they were this time last year. This is going to take time, but the idea is that if we have this marketing campaign, we can drive traffic. Mr. Myers asked if Columbus Public Health is doing anything like a sticker or sign, that says they have inspected the best practices of a restaurant and certify them. Mr. McCorkle said he is unsure if they are doing that. They are letting us know when people are not following the guidelines they should be. Mr. Myers expressed that businesses have had pretty substantial compliance, but it is often the customers that are creating the issues.

Ms. Kowalczyk suggested that we could do a PSA for customers to be wearing masks. If everybody is wearing one, that is where you get your protection. Parks and Recreation did a great video about reopening and everything that needs to be done to stay safe on the playground. She asked about businesses not complying and whether Worthington has had any to be reviewed for not following practices. Mr. Greeson explained that the process works that we either receive a complaint or Columbus Public Health receives a complaint through the hotline. A health sanitarian and a member of the Division of Police go out and inspect the situation. To the best of his knowledge, almost every time there has been a complaint, when an inspection has been completed, they observed good practices. Early on there was a misunderstanding on the best practices. Now we are proactively trying to help businesses as opposed to doing it reactively through a complaint.

MOTION Mr. Myers moved, and Ms. Dorothy seconded a motion to support the reallocation of \$10,000 of economic development funds for Worthington ReBOOT.

Ms. Dorothy expressed she is excited about this initiative. The Partnership has a ton of good ideas coming out of it that we can help to implement. She is hoping we have a bunch of community members signed up for the Energy Savers program so we can get money for businesses. She wondered if we have looked at opening up our public spaces more to

dining, even letting parking spaces be more like dining spaces. She asked about the potential for Worthington Strong masks or Worthington Come Out masks. She knows there are lots of great ideas coming out of the Partnership. Mr. McCorkle confirmed that the Partnership is selling masks, and he can distribute information about those. Regarding the public places and take out, that was a direct question that we have been asking our restaurant community and they do have interest in take-out dining in some of those spaces. But they have wanted to get their feet under their opening before they talked about that.

President Michael explained that down in Florida, some of the restaurants closed down streets and let people put the table out for restaurants. She asked if we have looked at that. This time of year, the outdoors is supposed to be the healthiest place to eat as opposed to an indoor environment. Mr. Greeson explained that we are open to doing things we would not do on a routine basis because we want to help businesses get back up and going and be successful. When restaurants are ready to start exploring those options, we are ready and willing to collaborate with them.

The motion carried unanimously by a voice vote.

Discussion Item(s)

- Renewal of Sanitary Sewer Contract with Columbus

Mr. Lindsey described how what was a 20-year service agreement with the City of Columbus, is due to expire at the end of June. We were working towards having something for you prior to that, but COVID-19 delayed that work. The language does not change significantly from the prior agreement. It does include a 30-year term instead of the 20-year term. The most significant change is a change in the service area. The sewer and water agreements both provide for service areas that exceed the City's actual incorporation limits. Columbus did that many years ago with sewer and water to have an ability to control annexation and require it, which is how Columbus continued to grow during the past 50 plus years. Columbus has realized more recently that in certain areas, that policy is forcing annexation that may not be of any economic benefit to them. The same would apply in certain areas for the suburbs. In this particular instance, because of discussions they are having with Perry Township and how they might serve them and other unincorporated areas, they have asked whether or not the Brookside Estates area that formerly was part of the boundary area be removed.

Mr. Greeson noted that as we move forward the rationale would be that we do not see any large, long-term economic benefit for annexing the area. In fact, it would probably cost more to serve than generate revenue.

REPORT OF COUNCIL MEMBERS

Ms. Kowalczyk explained that she had the opportunity to go to the first walkup Farmers Market on Saturday and she was very impressed. They did a great job. It was raining so

there were not a lot of people, but it cleared up. She encouraged everyone to visit the market on West Wilson Bridge Road.

EXECUTIVE SESSION

MOTION Ms. Dorothy moved, Mr. Robinson seconded a motion to meet in Executive Session to consider the appointment of public officials.

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

Yes 7 Bucher, Kowalczyk, Smith, Myers, Dorothy, Robinson, Michael
No 0

Council recessed at 9:55 p.m. from the Regular meeting session.

MOTION Ms. Dorothy moved, Mr. Robinson seconded a motion to return to open session at 10:59 p.m.

The clerk called the roll on returning to open session. The motion carried by the following vote:

Yes 7 Robinson, Kowalczyk, Dorothy, Smith, Myers, Bucher, Michael
No 0

ADJOURNMENT

MOTION Mr. Bucher moved, Ms. Kowalczyk seconded a motion to adjourn.

President Michael declared the meeting adjourned at 11:00 p.m.

/s/ Ethan C. Barnhardt
Management Assistant

*APPROVED by the City Council, this
6th day of July, 2020.*

/s/ Bonnie D. Michael
Council President