



# City Council Agenda

## Minutes

Monday, March 1, 2021 at 7:30 pm

6550 N. High Street, Worthington, Ohio 43085

### Virtual Meeting Information

Link through: [worthington.org](http://worthington.org)

Our Government - Live Stream

#### 1. Call to Order

**Minutes:**

Worthington City Council met remotely in Regular Session on Monday, March 1, 2021, via Microsoft Teams videoconference. President Michael called the meeting to order at or about 7:30 p.m.

#### 2. Roll Call

**Minutes:**

**Members Present:** Peter Bucher, Rachael Dorothy, Beth Kowalczyk, Scott Myers, David Robinson, Doug Smith and Bonnie Michael

**Member(s) Absent:** None

**Also Present:** City Manager Matt Greeson, Assistant City Manager Robyn Stewart, Assistant City Manager Economic Development Director David McCorkle, 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, IT Director Gene Oliver, Chief of Police Robert Ware, Chief of Fire & EMS Mark Zambito, Clerk of Council D. Kay Thress

#### 3. Pledge of Allegiance

**Minutes:**

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

#### 4. Visitor Comments

**Minutes:**

There were no visitor comments.

## Approval of the Minutes

### 5. Approval of Minutes

**Minutes:**

**MOTION** Mr. Bucher moved, seconded by Ms. Kowalczyk to approve the Meeting minutes of February 8, 2021 as presented.

**The Motion passed unanimously by a voice vote.**

## Public Hearings on Legislation

### 6. Ordinance No. 07-2021 General Fund Additional Appropriation (CIP Transfer)

Amending Ordinance No. 44-2020 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the General Fund Unappropriated Balance in the Amount of \$285,000.

**Minutes:**

Mr. Greeson described how we recently opened bids for the Huntley Bowl Improvement Project, and it came in below estimates. That project was previously recommended to be bonded in the CIP, however given the lesser costs and our General Fund Balance, staff is recommending that we pay cash for this project. This ordinance will transfer dollars from the General Fund to the CIP cash fund for that purpose.

Ms. Dorothy asked when this project would begin. Mr. Whited responded that they have begun work already, and should be finished in 4-6 weeks dependent upon the weather. Ms. Dorothy commented that we may see improvements this year during the rainy season due to this project.

**There being no additional comments, the clerk called the roll of Ordinance No. 07-2021. The motion carried by the following vote:**

**Vote Results:** Ayes: 7 / Nays: 0

### 7. Ordinance No. 08-2021 CIP - Rush Run Stream and South and McCoy Slope Repair

Amending Ordinance No. 44-2020 (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 Rush Run Stream - South Street/McCoy Slope Repair and Rehab Project and all Related Expenses and Determining to Proceed with said Project, and Declaring an Emergency. (Project No. 688-19)

**Minutes:**

Mr. Greeson explained how staff is encouraging that this ordinance be approved by emergency so that we may expeditiously move this important project forward. This project is also related to Rush Run, specifically a slope repair behind a property at McCoy and South.

Mr. Whited stated that this project would start after final approval of a permit from the US Corps of Engineers and the Ohio EPA. We are also working with a resident for a temporary work agreement to access the stream through her property. Once those are addressed, we will get started right away and it should be a quick project that will last less than 45 days.

Ms. Dorothy expressed how happy she is to get this project done as quickly as possible.

**MOTION:** Mr. Smith moved, seconded by Mr. Myers to amend Ordinance No. 08-2021 to insert the amount of \$34,000 and the name of the company Environmental Remediation as the contractor.

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

**MOTION:** Ms. Dorothy moved, seconded by Mr. Robinson to pass Ordinance 08-2021 as an Emergency.

**There being no additional comments, the clerk called the roll to pass Ordinance 08-2021 (As Amended) as an Emergency. The motion carried by the following vote:**

**Vote Results:** Ayes: 7 / Nays: 0

## **New Legislation to Be Introduced**

### **8. Resolution No. 08-2021 Funding to Community Groups (Community Grant Program)**

Approving Funding to Worthington Community Groups for the 2021 Community Grant Program.

#### **Minutes:**

#### **Resolution No. 08-2021 was introduced by Mr. Bucher**

**MOTION:** Ms. Kowalczyk, seconded by Mr. Smith to adopt Resolution No. 08-2021 President Michael brought to Council's attention that the resolution was revised a half hour ago due to the transposition of some numbers. The award amount for the Special Olympics should be \$1,000, not \$4,000 and the amount for the Resource Pantry should be \$4,000 not \$1,000.

Ms. Stewart explained how this is for our annual grant program. We carried out a special program at the end of last year specifically for COVID impacts in the community. With this program we provide grants to non-profits that serve the community to meet Council's previous priorities to address basic human necessities. This year there was \$37,500 available for this grant program, and we received twelve applications from non-profits that serve our community. A review committee looked at all of the applications, discussing and vetting them thoroughly. The committee consists of Councilmembers Kowalczyk and Smith, as well Colleen Light with the Griswold Center, Vicki Gnezda with the Worthington Schools, and Tom Burns representing the Community Relations Commission. That group reviewed the applications and have recommended sending them out as indicated in the agenda packet.

Ms. Kowalczyk detailed how the committee prioritized the needs of mental health services first, and then looked at how organizations were previously funded, recognizing there are some new needs as a result of COVID.

Mr. Robinson commented that he sent an email to everyone earlier today. He realizes we have \$37,500 available to allocate from the budget, and when reading through the listing of applicants, he was surprised to see the National Church Residences (NCR) Foundation on their list due to his understanding of their financial position. It seems to him, in the future, that the financial needs of the requesting groups ought to be

considered when determining whether public money should be given to them, specific to the NCR Foundation. About two years ago when NCR began with their proposal process for the redevelopment of Stafford, he heard many of NCR's arguments about the size and the scope of their proposed project and how they were economic arguments. They needed the size in order to have some below market units. He looked at a number of things including their executive compensation and their tax exempt foundation which is the subject of tonight's discussion. He learned that this is a very affluent foundation, in 2017, they had net assets of over \$120 million. The Foundation is entirely owned by NCR, and the chief executive of NCR is already compensated over \$600,000. When looking at the Foundation's 990, he saw that they are also paying that chief executive over \$51,000. That is more than what many recipients of the services being funded tonight would make in a year. It seems to him, the NCR is an affluent, wealthy organization and it is inappropriate for us to give our limited public funds to a organization like that. We could be giving to far needier, local, social services agencies, ideally one that would be focused on serving the elderly in our community. That would be his preference this year, and if not, then next year. The financial needs or requirements of the entity itself should be part of the criteria used in assessing grant applications.

Ms. Kowalczyk responded that we are not paying NCR directly. This is for homemaker services for extremely vulnerable residents who live at Stafford Village, to assist them to take care of their homes. This is not part of what residents get in their lease with NCR, nor is there any expectation to be provided this through NCR. This is a grant we have made in the past on a number of occasions, and is why she supported it again this year and would continue to support this proposal. Mr. Robinson asked if we did not grant this money whether those services would still be provided. Ms. Kowalczyk replied that they have no obligation to provide the services to those individuals. They have been seeking assistance from other organizations for these services in terms of meeting the individuals needs. These people are able to live in their communities and avoid going to nursing facilities. These services themselves are not provided by NCR who leases the property. Mr. Robinson clarified that the NCR Foundation would not provide these services if we did not grant this money. Ms. Kowalczyk replied she does not know specifically, but they could be asked, but that is not what we do when non-profits ask us for money to support individuals who are in need. She believes we have an obligation to support the most vulnerable in our community. Mr. Robinson agreed that we have an obligation and it is a good thing to do, but he does not believe this is the best use of public monies.

Mr. Myers expressed that he trusts the work of Councilmembers Smith and Kowalczyk, they understand the charge that Council has given them, and trusts them to make the right decision. He thanked Mr. Robinson for sending his comments out in advance via email. This is an argument we have heard before, it was made during the Stafford Village application process. It strikes him as odd that someone with Mr. Robinson's business acumen would continue to confuse a balance sheet with an income statement. For example, the Bill and Melinda Gates Foundation's assets are

staggering compared to the assets of NCR, but nobody is arguing that the Bill and Melinda Gates Foundation is not a non-profit and does not do good work. Merely because NCR is a real estate owner, their assets are obviously going to be high, but they are still a non-profit. He does not understand why we continue to confuse assets with income. Mr. Robinson replied that he is not confusing assets with income. He observed that the Gates Foundation does not ask recipient communities to give small amounts of money to them either.

Mr. Smith thanked Ms. Kowalczyk for her work on this, especially considering unexpected events in his personal life. He described how we have never considered financial need before, and maybe philosophically we could start thinking about a way to chisel down, and focus on local organizations. We have always focused who provides services regardless of size. Maybe it is worth taking a look at the conversation if we can find those organizations who can directly support Worthington residents who are grown in Worthington themselves as organizations. He would like to think through that thought a little more and explore it.

President Michael explained how the grant application is to provide services directly to Worthington residents living at Stafford Village. It is directly geared to those people who are living in our City in a particular facility. Ms. Kowalczyk said that is correct.

Mr. Bucher expressed his appreciation, and how the priority setting is right considering the needs of the community. It is a difficult task to increase funding for some, while decreasing it for others. This is in a good spot. However, he hopes that we would always look at ways to improve our processes.

Ms. Dorothy echoed Mr. Bucher's thoughts.

President Michael thanked the entire committee for their hard work and dedication, it is not an easy decision to say who gets resources and who does not.

**There being no additional comments, the motion to adopt Resolution No. 08-2021 passed unanimously by a voice vote.**

## **9. Resolution No. 09-2021 Adoption of Vision Statements and Supporting Principles**

Adopting the Vision Statements and Supporting Principles from the Vision Worthington Initiative.

### **Minutes:**

**Resolution No. 09-2021 was introduced by Mr. Myers**

**MOTION:** Ms. Dorothy, seconded by Mr. Robinson to adopt Resolution No. 09-2021

Mr. Greeson explained how this resolution attempts to capture the changes and amendments that Council offered at the last meeting.

Mr. Robinson asked about whether in the sixth whereas, we want to get rid of the word "that" on the second line. In the next whereas, he advocated for the addition of the word "participating" at the end of the first line.

**MOTION:** Mr. Robinson moved, seconded by Mr. Myers to make two changes to the draft. The first is in whereas six, removing the word "that" and then in whereas seven adding the word "participating".

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

**There being no additional comments, the motion to adopt Resolution No. 09-**

## Reports of City Officials

### 10. Discussion Item(s)

#### a. Visioning Transition to Actions - Steering Committee

**Minutes:**

Ms. Stewart described how at the last discussion on this topic, Council expressed having documents prepared for consideration. Provided is a draft for Council to discuss what a steering committee may look like. Included are a one-pager detailing the steering committee and its purpose, a job description for what would be expected of members of the steering committee, and a resolution creating the steering committee and appointing members once identified. Also included is the most recent version of the staff memorandum that has been circulating over the past couple months.

Mr. Robinson explained how he sent an email over the weekend with an edited first paragraph of the purpose. As he read through the existing draft, he felt like there needed to be greater clarity about Council's underlying guidance and determination of this committee. These revisions were produced as an alternative that more appropriately clarifies what Council is doing, and sought to achieve that through word choices and restructuring of sentences.

Mr. Myers described how he and Mr. Robinson had a long conversation with this, and that they are in large measure in agreement on the general concepts. What it boils down to, is the question of how we create this steering committee, give them a task, and at the same time, make certain that it is Council that continues to stay actively involved with guidance and direction. This draft says some of it, but he is not sure if it goes quite far enough. When we pass this resolution, it would make sense that we attach as exhibits, the documents that Ms. Stewart prepared. He keeps coming to the process, where it reads that the steering committee responsibilities are very prescriptive. He is not comfortable with directing the committee on how to accomplish things, and they should have a little leeway on implementing what they are tasked with, and tasked with reporting back on. He envisioned that they would do the inventory of where we are, report back, and then Council would provide their next task. Council would be more hands-on directive. Mr. Robinson agreed that makes sense, his effort here was to work with the text provided. He does not have any problem with what Mr. Myers has said. Mr. Myers replied that it could be as simple as saying "The Steering Committee will..." and then immediately go to "...evaluate action ideas, identify new ideas, supply the priorities..." and that "...the Steering Committee may convene workshops, invite interested parties..." Basically reorder this, putting the goal first and make the implementation a little less prescriptive, and a little more at the discretion of Council.

Mr. Robinson asked how the committee would evaluate the action ideas and

would it be up to them to define their evaluation criteria. Mr. Greeson replied that at some point it may be beneficial to do some statistically valid surveying. Prioritizing across visioning areas can be very challenging. Ms. Kowalczyk explained how evaluating an idea means that you have to consider how likely it is that the idea is going to achieve the goals of the vision statement, including how feasible it is, what are the resources that are needed, and how long it will take. Those kinds of factors are necessary to evaluate any ideas that are put forth.

Mr. Myers asked what it is in the big picture that we are asking the steering committee to do. We are asking them to come up with ways that we can implement the visioning statements. Ms. Kowalczyk replied that is what she understands. Mr. Myers said he would like to have a purpose statement that begins with the big concept. Mr. Robinson asked if the committee is essentially being formed to expand our capabilities as the Council, bringing new ideas and talents. Mr. Myers said we are trying to leverage new people, and asking the steering committee to help us come up with ways, by engaging the public further, to come up with concrete ways to implement the Visioning Committee's work. Mr. Greeson stated that in all of our drafting, it focused on building ownership both in the vision statements and whatever action ideas are prioritized, influencing the makeup of the committee because many institutional and community partners may not have been involved in the visioning work previously, but may have a stake in the implementation of any ideas that emerge. We need to round out the ideas, evaluating those that are most feasible, do some level of prioritization to adopt them as action plans, and then we need to have a group of partners to help us effect them over time.

Ms. Stewart explained how when she listens to this discussion, it is not clear what level of independence for the steering committee is desired. The draft she prepared for the agenda packet did not have them as independent as the Visioning Committee was, but still doing some independent work. When reading Mr. Robinson's comments, it sounds like the idea there is that they would not do very much independent work, but would only do the work directed by City Council, and would need to constantly check back in at Council's direction.

Mr. Robinson responded that his only experience with a newly formed committee, is the mural working group. He thought that was well designed and communicated what their charge was, and fulfilled it admirably. He views defining the level of independence and expectations up front as crucial because it would be very unproductive if the committee is formed, does work, independently thinking they were doing what Council wanted, and then only finding out it was not. That is why he is belaboring some of this and redrafted as he did to get clarity upfront.

President Michael expressed how the challenge is that we want to guide what the committee is doing. However, Council does not own all the great ideas in the different areas. She would hate to have this done in such a way that is stifling,

and is only top-down rather than any bottom-up. Mr. Myers replied that is the challenge here, hitting that sweet spot in-between. What scares him is that we get a couple rogue committee members who would publicly float ideas, and then sticking Council in a difficult position. The last thing we want to do however, is be so prescriptive that they feel hamstrung. That is why he likes to layout the really big picture, and add an additional paragraph at the beginning of the purpose reading, "The purpose of the steering committee will be to assist Council in implementing the visioning statements. That should involve solicitation of public input, the creation of ideas, and formulation of recommendations for Council's review and approval with the goal of creating actionable measures to implement the visioning statements." He has written purpose statements for statutes before and it is always good to start with that really big picture, conveying what we are trying to do here, so whenever a committee gets lost they can go back and read that first paragraph. He does not see how we can figure out this whole process and how the give and take is going to work, right now. We have to figure that out as both the committee and Council matures. The only thing he would change with the process is that instead of saying they will do something, we soften the language. He wants to give them a lot of leeway with the process, but not a lot of leeway as to the end result, that has to be Council.

Mr. Robinson asked if we can differentiate between their investigative work, from the advisory and recommendation role. They should have maximum latitude to explore far and wide, but when it comes to then assuming a certain authority or charge to recommend specific policies, that is where he would like to add constraining language.

President Michael asked if this should undergo more revisions before discussion at the Committee of the Whole next week. Mr. Myers expressed that we need to do that, drafting on the fly does not get good results. He is more than willing to work on this more, circulating it to the rest of Council. If Ms. Stewart can send him a Word version of this to work off of, he will add what he has so far, incorporating Mr. Robinson's additions. He does not think there will be as many changes as you may think.

Mr. Myers brought up the job description that was sent out and how he would like to discuss it. He expressed that we did not need to put the job description as an exhibit to the resolution, but the one page summary should be attached. It would make sense that we have the same purpose statement at the start of the job description. We also need to let these people know that this is going to be a big job, and we need to inform them about the expectations for the personal time that will be required.

Mr. Smith asked Ms. Dorothy about how long it took the steering committee for the bike and pedestrian group. Ms. Dorothy responded it was about a two year commitment. Mr. Smith expressed that putting some sort of calendar of time makes sense.



President Michael asked if we wanted to set this up with terms of service with a specification of the time required. Ms. Stewart explained how currently this is set up to more closely mirror the language from the Visioning Committee, where they would serve until their task was completed. If this is anticipated to be ongoing for more than a couple years, you may want to consider setting up terms. Mr. Myers suggested putting in language stating that Council requests a two-year commitment to the process. Mr. Smith recommended a swing commitment of 18-24 months.

Mr. Bucher said he did not know if we wanted to dictate how often this group meets, but maybe we could put something in there about the committee determining their meeting frequency.

Mr. Robinson asked about the composition of the committee and whether there would be any appetite for the inclusion of any at-large residents not affiliated with an entity already. President Michael explained how part of the question would be how the at-large members would be selected. Mr. Bucher expressed he would be open to it, but there would be questions of how to get there and consider those folks. A fresh perspective could be valuable. Mr. Robinson said that any opportunity we have to bring in talented members of the public who might not otherwise be engaged in our governmental processes.

Ms. Kowalczyk described how there might be a little bit of a challenge bringing somebody up to speed on the role of this committee compared to the role of the visioning committee. You would want everyone to be on the same level of understanding. We have folks that are already engaged in thinking about policy and ideas, bringing on a brand new person, you would want to make sure they are oriented to the task at hand.

Ms. Dorothy said she would be concerned about the timing, and how long it would take someone to get up to speed. We are already looking at having 13 people on the committee, and are now looking at adding two more. Mr. Robinson said two additional seems like a reasonable number. He is wondering how for some organizations, like the McConnell Arts Center, who would come from those groups. He is not concerned about bringing in general talent into the process. He is just throwing out this idea for the general improvement of the committee.

Mr. Smith expressed how in the resolution, it reads to him that committee members would serve as liaisons to the groups, not from the groups. Mr. Greeson clarified that it is drafted as liaisons to and from the groups. Council should pick those members, as opposed to having delegates. Mr. Smith expressed how he is not a huge fan of that approach. Mr. Myers stated how we pick people from boards, commissions, and current groups, for a few reasons.

They understand government process, and are task oriented and to Mr. Robinson's comments, there is the question of how we would pick those people. He would hate to do the process of everyone submitting an application, and we pick our top two, interviewing people. That would take forever. He looks at a lot of the people who would be appointed from these groups, and while they may

come with a certain viewpoint, they are the citizens of Worthington interested in different issues. We get a good cross section of people doing it this way, who are used to implementing a plan and creating a plan. Mr. Robinson asked for clarification for how these people would be selected, for example with Worthington business. It already seems like we will have to go through a process. Mr. Myers explained how he already has an idea of the people he would like to appoint from certain groups, but he cannot pick them all. He has considered having the groups recommend someone for nomination. Mr. Robinson stated that for at-large members, when he thinks of all the resumes we have looked at, there are a lot of people who want to get involved that we have to say no to. This is an opportunity to get people involved. President Michael said there is nothing to stop the committee from having subcommittees to engage people. Lets get the committee started, and we can then always add additional people. Mr. Robinson expressed that he appreciates that idea, and likes the concept of forming subcommittees with interest residents participating. Mr. Greeson detailed how there have been a number of issues that have arisen that warrant some attention. First of all, he highlighted a memorandum he sent out from Energy Alliances on electric aggregation. We are at the juncture where we need to consider renewal of that program. He has been working with Energy Alliances who has been seeking proposals from energy suppliers, as well as evaluating some of the changing products in the market. The plan here is to get a lot of information to Council, and to make a presentation next week at the Committee of the Whole meeting. The following week we would hope to adopt a resolution renewing the program.

Mr. Robinson asked if the end of March was the final deadline for a decision. He was surprised at the brevity of time we would have. Mr. Greeson said that is correct, we mapped out to see if there is some flexibility. There are so many regulatory requirements that have to be fulfilled, it backs us up into March. We have until close to the end of March, and he will send out the exact date.

Mr. Greeson brought up that the second issue, when Council adopted the Mask Ordinance last year, it had a sunset date which has passed and we did not get it renewed prior to that. There is still a state regulation, although when talking to Columbus Public Health (CPH), they would like our renewed municipal ordinance which better provides for enforcement by CPH as opposed to law enforcement.

Mr. Lindsey apologized for not having tracked that sunset provision, which is always a challenge. The reality is that it has not curtailed our ability to enforce in a general sense, and there have been no specific enforcements taken to date for Worthington individuals. Within the City of Columbus, CPH has had a number of such fines imposed. Most of the work is being done by means of education and voluntary compliance. Their ability to enforce is somewhat tied by the Columbus city charter provisions, so that is why they have asked us to re-enact our ordinance. Assuming Council is inclined to keep a mask ordinance, we will bring that forward for introduction as quickly as next Monday, with passage at

the third meeting. We do not anticipate changing any of the language. When reenacting the ordinance, we will probably not codify it because we anticipate it will have an end date. This will not affect enforcement. The final piece of this is to determine what sort of sunset we want to choose. In Columbus it sunsets at the end of the emergency declaration, leaving the date uncertain. He suggests that we once again make it go until December 31, 2021, and if we are still in the need for masks it will be brought for consideration in November.

President Michael asked if we put it through December 31st, but masks are determined not to be needed earlier, will we require masks for longer. Mr. Lindsey replied the option for bringing a repeal of the ordinance to Council, which would be done in a 2-3 week time period based on introduction and passage. The other option is to have it similar to Columbus.

Mr. Robinson asked if this mask ordinance part of or related to the state of emergency Council voted on last year. Mr. Lindsey said that this was a separate, standalone ordinance that was not part of the emergency enacted. Mr. Robinson asked if the state of emergency is still in effect. Mr. Lindsey responded that our declared state of emergency from the City Manager is not in effect. Mr. Robinson asked if our state of emergency had a sunset clause in it. Mr. Lindsey stated that it did, and that was the language mirrored in the sunset clause of the mask ordinance. Mr. Robinson explained when the emergency legislation was passed last time, it discussed looking at the provision for declaration of emergencies. Mr. Lindsey said that we are still in an uncertain situation, we wanted to keep the ordinance authority in place. Mr. Greeson stated for reference that the City of Columbus renewed their public health emergency declaration on February 26th, and it looks like they are going to month to month, and applies to the cities of Columbus and Worthington.

Mr. Myers expressed that he is in support of renewing the mask ordinance, but would prefer that there is a date certain for the end date. We can always rescind the resolution if it is earlier, or extend it if it is later, but Council can make that call.

Mr. Robinson commented that, having the end date be the end of the year seems to be further out than many people hope we will be able to give up the required wearing of masks. When the public hears we pass this ordinance in effect through the end of the year, that may send the wrong signal. He suggested it may be better to have an end date of the end of July, and we could always renew it later. Ms. Dorothy expressed how Dr. Fauci does not believe we will get back to normal until 2022, and thinks we will be expected to wear masks through this year and potentially into next year. In any event we can revisit this, but she would rather send the signal that we will have to wear a mask longer.

Mr. Myers asked if we could put language in explaining we are hopeful masks will not be required into the end of the year or something to that effect.

Mr. Greeson explained how there is a proposed Aldi grocery store in the City of Columbus adjacent to the City of Worthington at the Heart Association building

that is proposed to be torn down and repurposed. We received notice about this, and the Clintonville Area Commission meets this Thursday and we would like to provide some comment on their site plan and give Council the opportunity to provide consent if desired. He showed the site plan on the screen, and explained how there are several items we would like to provide comment on. Initially Aldi contacted us last week about the idea of using Cemetery Drive for ingress and egress, which we would recommend against. The truck loading dock is on the northside, and relatively close to Worthington resident to the North. We advocate for flipping that to the southside, and if they do not do that, at a minimum there should be restrictive hours for access as well as significant buffering. Mr. Brown added that with the loading zone, that is also the location of their dumpster. With the Fresh Thyme we restricted hours for delivery, idling of trucks, and dumpster hauling away. Columbus is a little different with how they handle things with their rules and regulations. As a good neighbor, maybe extensive buffering and limitations on the hours of truck traffic and trash dumping would be helpful for our residents. Mr. Greeson explained how we wanted to alert Council to this, and if there are not objections, those would be the recommendation we would make the Clintonville Area Commission.

Ms. Kowalczyk expressed she would strongly support what is being suggested, knowing that Cemetery Drive is part of an area where a lot of people are walking and riding bikes. Occasionally cars are driving down that street and having large trucks coming through there would be incredibly disruptive. Mr. Greeson stated that we and the Sharon Memorial Board can prevent that from happening because it is in our jurisdiction, so we can reject that.

Mr. Myers asked where are the doors and where are they going to load that truck and if they are going to have to use a lane to the north to back a truck down. Mr. Brown said that is correct. Mr. Myers explained how he does not know how they are going to have the room to get a semi in that space without taking our Cemetery Lane. Mr. Brown replied that is one of the reasons they reached out to us. Mr. Myers asked about what we know about signage. Mr. Brown said that is one of the things they are going to the Clintonville Area Commission for, to have a variance for more signage permitted by code, to not have the building up closer to the street, and to allow parking in front of the building. Mr. Myers asked what their chances are. Mr. Brown said that he believes they have a good chance. Mr. Myers expressed that as much as he would like an Aldi close by, the site plan is not consistent with what we would require in Worthington. Mr. Greeson explained how we are not objecting to the use, we just want effective site planning to protect the asset that is Cemetery Drive and our residents in that area.

Ms. Kowalczyk asked if there is an opportunity for Worthington residents to participate in the process and to give their thoughts. Mr. Brown explained how as an adjacent property owner is why we were given a notice that this is occurring. Outside of being on the Colonial Hills Facebook page, he is unsure if

many Worthington residents would even know. He can forward the notice sent to us with the email addresses of the Clintonville Area Commission members. Mr. Greeson brought up how he was contacted by William Murdock at MORPC about what is being called Rapid Five, which is an effort to do futuristic planning on how the region can take advantage of its unique waterway assets, which are an integral part of living in Central Ohio. A number of partners including MORPC, are trying to launch a process that will help imagine how Central Ohio could leverage those assets in a positive way. The request from the partners is to get communities to contribute approximately \$10,000 and become active participants in the process.

Mr. Hurley described how this is essentially a design competition to find ways to build upon the region's five major river corridors. When looking at the system today and the measurables they are talking about, they provide their vision for the system tomorrow to enhance and make more connections. One of our challenges has been with these obstacles to connectivity. From a regional standpoint, this helps us connect into some of those larger networks. Our Parks and Recreation Commission likes the concept and feels positive about staff being involved in this type of process.

Mr. Greeson detailed how next week we will discuss how Council feels about becoming a sponsor and participating in this initiative. We will have members from the Bicycle and Pedestrian Advisory Board, Parks and Recreation Commission, and staff be eager to do that and not only advance our plan, but participate in the regional conversation about leveraging these assets for improved parks and connectivity. As for the fiscal side, we will be able to recommend how to pay for it if the Council is comfortable with moving forwards.

## **Reports of Council Members**

### **11. Reports of Council Members**

#### **Minutes:**

Ms. Dorothy explained how it was announced last week that one of long serving board members and residents, Ryan Hoover passed away in February. She wanted to make sure everyone knew and to express our sincere condolences to his family, and our appreciation for his service.

Mr. Myers brought up how at last Thursday's MPC/ARB meeting the mall was once again before the board, and it was mostly just an introduction of their architects and engineers. Their lead architects are out of Dallas and have done some remarkable work, and to their credit, they also engaged POD Design locally to do their landscaping. They are seeking approval of Phase One, which will eventually come to Council as a PUD. They have made a couple changes from when they first started. More of the mall is going to be left in Phase One than they initially proposed. The concept is to have a sort of open air entertainment area down the middle of that corridor. He raised concerns that that may be insufficient space to generate a true

entertainment district since all they will be doing is taking the roof off of the interior aisles in the mall. It also does not provide for a great deal of greenspace which was in their original plan. They committed to staff that there will be greater demolition going forwards, which will generate a greater sense of place and pedestrian atmosphere. He has talked to MPC members to let them know they need to bring that up at the meeting and get a commitment from Retail Partners that will happen, on record. He does not want them to devote all their time and attention to the office building and then abandon their ideas to create an entertainment venue here. He will let Council know how the meeting next week will go. Phase Two will come later, and has been pared back, though it is still a substantial building.

Mr. Robinson asked about the Phase One, which he assumes they are not envisioning a change of use of the existing facilities and will remain on the western side primarily retail. Mr. Myers responded that for now he has not heard who the tenants will be. A substantial number of tenants now are not paying rent, and he suspects there will be changes. Their long term plan is to have small, medical office type area, and a restaurant area. Retail would then be pushed more to the south. Down the road it should become more open, and a more plaza-like gathering space. Mr. Robinson asked for a sense of timing if things go smoothly, and when the office building would be inhabited. Mr. Myers replied they are talking about having a tenant in there in two years. One way or another, they want that building built fairly quickly.

## Other

### Executive Session

#### 12. To consider the appointment of a public employee or official

**Minutes:**

**MOTION:** Ms. Kowalczyk moved, Mr. Smith seconded a motion to go into Executive Session to consider the appointment of a public employee or official.

The clerk called the roll on Executive Session.

**Vote Results:** Ayes: 7 / Nays: 0

Council recessed at 9:34 pm from the Regular meeting session.

**MOTION:** Mr. Myers moved, Mr. Bucher seconded a motion to return to open session at 9:43 p.m.

The motion carried by the following vote:

**Vote Results:** Ayes: 7 / Nays: 0

## Adjournment

#### 13. Motion to Adjourn

**Minutes:**

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

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

President Michael declared the meeting adjourned at 9:44 p.m.

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Contact: D. Kay Thress, Clerk of Council (Kay.Thress@worthington.org (614) 436-3100) | Minutes published on 03/10/2021, adopted on 03/15/2021

    /s/ Ethan C. Barnhardt      
Management Assistant

Attest

    /s/ Bonnie D. Michael      
President of Council