



# City Council Agenda

## Minutes

Tuesday, July 6, 2021 at 7:30 pm

6550 N. High Street, Worthington, Ohio 43085

### 1. Call to Order

**Minutes:**

Worthington City Council met in Regular Session on Tuesday, July 6, 2021. 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, David Robinson, Doug Smith and Bonnie Michael

**Member(s) Absent:** Scott Myers

**Also Present:** 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, Chief of Police Robert Ware, Chief of Fire & EMS Mark Zambito, Clerk of Council D. Kay Thress  
There were four visitors present.

### 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.

## Public Hearings on Legislation

### 5. Ordinance No. 29-2021 Plat Amendment - 430 Tucker Dr.

Approving a Plat Amendment to the platted front building setback line for Lot #52 in Medick Estates Subdivision. A Property Located at 430 Tucker Drive (Christopher & Mary Dillhoff)

**Minutes:**

**The foregoing Ordinance Title was read.**

Mr. Brown explained how this Ordinance is to the plat and setback line for 430 Tucker Drive. The unique thing with Medick Estates is that it had a stair-step approach to the setbacks from the river to protect the views. This did go before the MPC and was recommended for approval and went to the BZA for an accessory structure variance also. This parcel is platted with a 250' setback and is asking to go to 150' for a garage, and the house is already in the existing setback. This meets all other setbacks for the side yard. Staff did not have any issues or concerns.

There being no additional comments, the clerk called the roll of Ordinance No. 29-2021. The motion carried by the following vote:

Vote Results: Ayes: 6 / Nays: 0

**Ordinance No. 29-2021 was thereupon declared duly passed and is recorded in full in the appropriate record book.**

## **6. Ordinance No. 30-2021 General Fund Appropriation - E. Wilson Bridge Site Demolition and Design**

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 \$150,000 to Provide for Funds to the Worthington Community Improvement Corporation for the Purpose of East Wilson Bridge Road Site Demolition and Design.

### **Minutes:**

#### **The foregoing Ordinance Title was read.**

Ms. Stewart explained how the properties on East Wilson Bridge Road were discussed with Council in June, and this ordinance specifically relates to the properties owned by the Community Improvement Corporation (CIC).

Mr. McCorkle detailed how in 2020 the CIC recommended the demolition of the four properties that they own on East Wilson Bridge in order to prepare those properties to be pad-ready for development. We are doing two things with this appropriation for \$150,000, first is demolishing the properties, and second is contracting with POD Design to produce two renderings and two sites plans for what could possibly be constructed on that site. Those renderings and site plans will be used in a request for qualifications that would go out to interested developers or employers to try to attract them to the site.

Mr. Robinson asked for clarification about whether the work from POD Design would be included in this appropriation. Mr. McCorkle responded that is correct. Mr. Robinson asked how their design process will be developed, guided, or restricted by the City.

Mr. McCorkle replied that Mr. Brown has already provided them with some of the planning documents approved by the Council for the Wilson Bridge Corridor, so they are using those documents as well as several of the planning categories for the WBC-2 zoning for professional office. The plan would be for them to come back in two to three weeks to touch base on what they have created thus far and then again at the end of July with hopes of providing something to the CIC in August. Mr. Robinson asked if they will be talking with the MPC at all or if they will only be coming to Council. Mr. McCorkle said that there were no plans for them to come to the MPC, but at some point they will, but that is not on the agenda right now. Ms. Stewart clarified that they will initially be working with the CIC, so the intent would not be to bring

them directly to Council.

There being no additional comments, the clerk called the roll of Ordinance No. 30-2021.

The motion carried by the following vote:

Vote Results: Ayes: 6 / Nays: 0

**Ordinance No. 30-2021 was thereupon declared duly passed and is recorded in full in the appropriate record book.**

## **New Legislation to Be Introduced**

### **7. Resolution No. 27-2021 Recognizing James Lorimer and Naming Fitness Floor**

Recognizing the Contributions and Dedicated Service of James J. Lorimer to the City of Worthington and Naming the Fitness Floor at the Worthington Community Center in his Honor.

**Minutes:**

**Introduced by Ms. Kowalczyk**

**MOTION** Mr. Smith moved, seconded by Ms. Dorothy to adopt Resolution No. 27-2021.

President Michael expressed how thrilled and happy she is that we are honoring Mr. Lorimer for his 52 years of service to Worthington.

**There being no additional comments, the motion to adopt Resolution No. 27-2021 passed unanimously by a voice vote.**

### **8. Resolution No. 28-2021 County Tax Budget**

Providing for Adoption of the Tax Budget for the Fiscal Year Beginning January 1, 2022

**Minutes:**

**Introduced by Mr. Bucher**

**MOTION** Mr. Robinson moved, seconded by Ms. Kowalczyk to adopt Resolution No. 28-2021.

Ms. Stewart detailed how the County Tax Budget is a planning tool we are required by law to submit to the County Auditor each year. We do our detailed budgeting work in the fall, but this is the first step in that process.

**There being no additional comments, the motion to adopt Resolution No. 28-2021 passed unanimously by a voice vote.**

Mr. Robinson asked if it was correct that this is the first projection for 2022. Mr. Bartter explained it is our projections from 2021 from when we produced the 2021 budget. We still have not modified anything, it will continued to be modified over the next month.

### **9. Ordinance No. 31-2021 CIP Appropriation - 2021 Bike & Pedestrian Improvements Program**

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 2021 Bicycle & Pedestrian Improvement Program and all Related Expenses and Determining to Proceed with said Project. (Project No. 719-21)

**Minutes:**

**Introduced by Mr. Smith.**

## 10. Ordinance No. 32-2021 Source of Income Discrimination

To Amend Chapter 539 "Discriminatory Practices, Civil Rights, Disclosure" of the Codified Ordinances of the City of Worthington to Prohibit Discrimination in the Rental or Leasing of Housing Accommodations Based on Source of Income.

**Minutes:**

**Introduced by Ms. Dorothy.**

## 11. Ordinance No. 33-2021 Solid Waste Collection and Disposal Contract

Authorizing the City Manager to Execute a Contract for the Collection, Transportation, and Delivery for Disposal or Processing of Residential Solid Waste, Recycling Materials and Yard Waste.

**Minutes:**

**Introduced by Mr. Robinson.**

## 12. Ordinance No. 34-2021 Rezoning - 155, 163 and 173 E. Wilson Bridge Rd.

To Amend the Official Zoning Map of the City of Worthington, Ohio, to Change Zoning of Certain Land from R-10, Low Density Residential to WBC-2, Professional Office at 155, 163 & 173 E. Wilson Bridge Rd. (Parcel Numbers: 100-002474, 100-002475 & 100-002476).

**Minutes:**

**Introduced by Mr. Bucher.**

**MOTION** Ms. Kowalczyk moved, Mr. Smith seconded a motion to refer Ordinance No. 34-2021 to the Municipal Planning Commission for review and recommendation. Mr. Robinson asked what is the purpose of sending this to the Municipal Planning Commission. Mr. Lindsey replied that our code provides for that process and we are following the codified ordinances that would have Council refer ordinances to the MPC after an application has been made. We prepare the ordinance based on the application, MPC will then review and make a recommendation back to the City Council. In this instance when it involves an application by the CIC, he could understand why it may be seen as an extra step that is not needed as normal. However, it was thought to be best to follow the standard process, which is what has been proposed. Mr. Robinson asked whether it would be an actual review where they discuss the merits, or whether it would be perfunctory and sent back as a matter of normal business. Mr. Lindsey replied that it will go through the normal process which does allow an additional opportunity for the public to comment. Mr. Brown explained how it be forwarded with a recommendation to MPC, which starts the public process so we can take public input and the board will see if it matches with the corridor plans that have been adopted, making their decision for approval or denial at a future meeting to come back to Council. Mr. Robinson asked if the corridor plans were their primary or sole basis for making a recommendation. Mr. Brown replied that it will probably be the largest thing they will look at, but they take it case by case to see what the neighbors say and to see if anything is brought up during that review. Mr. Robinson expressed that he knows that plan is ten years old and he looks forward to the discussion.

Mr. Smith asked who will represent this application to the board. Mr. Lindsey explained how the application was signed by the president of the CIC and so either the CIC itself or perhaps Mr. McCorkle who is the staff designee will give the actual

presentations. He also noted that Mr. Brown regularly attends the CIC meetings.

**Motion carried by a voice vote.**

**13. Ordinance No. 35-2021 Rezoning - 199, 207, 217, 227, 235, 247 & 261 E. Wilson Bridge Rd.**

To Amend the Official Zoning Map of the City of Worthington, Ohio, to Change Zoning of Certain Land from R-10, Low Density Residential to WBC-1, Medium Density Residential at 199, 207, 217, 227, 235, 247 & 261 E. Wilson Bridge Rd. (Parcel Numbers: 100-002479, 100-002480, 100-002481, 100-002482, 100-002483, 100-002484 & 100-000977).

**Minutes:**

**Introduced by Mr. Robinson.**

**MOTION** Mr. Bucher moved, Ms. Kowalczyk seconded a motion to refer Ordinance No. 35-2021 to the Municipal Planning Commission for review and recommendation. Mr. Lindsey provided clarification that his previous answer to Mr. Robinson was in error in that it did not involve the CIC properties, it was because we had CIC properties included in this package that was following our normal process. For properties that we are otherwise initiating a change, there is not an actual application and the code is silent as to the process. For these two ordinances, we could have chosen not to refer it, but the thought was it was appropriate that the referral should be for all three since they are similar and related to that particular corridor.

**Motion carried by a voice vote.**

**14. Ordinance No. 36-2021 Rezoning - CIC Properties on E. Wilson Bridge Rd.**

To Amend the Official Zoning Map of the City of Worthington, Ohio, to Change Zoning of Certain Land from R-10, Low Density Residential to WBC-2, Professional Office at 127, 133, 139 & 145 E. Wilson Bridge Rd. (Parcel Numbers: 100-002470, 100-002555, 100-2709 & 100-002473).

**Minutes:**

**Introduced by Mr. Smith.**

**MOTION** Ms. Dorothy moved, Mr. Robinson seconded a motion to refer Ordinance No. 36-2021 to the Municipal Planning Commission for review and recommendation.

**Motion carried by a voice vote.**

**15. Ordinance No. 37-2021 CIP - HVAC Improvement Program**

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 HVAC Improvement Program - Assessment and Design and all Related Expenses and Determining to Proceed with said Project. (Project No. 720-21)

**Minutes:**

**Introduced by Mr. Bucher.**

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**

## **Reports of Council Members**

**16. Reports of Council Members**

**Minutes:**

Ms. Dorothy shared how she was not here to enjoy our wonderful fireworks this year but expressed her thanks for putting that on. She attended the Bike and Pedestrian meeting and heard a presentation from Building Worthington's Future about the Worthington Mile potential and having a multi-use path on the west side of High Street. She thought it was a great idea and would like to hear more about it at Council sometime.

Ms. Kowalczyk reminded everyone that there is another Sunday Funday sponsored by the Worthington Partnership coming up with an 80s theme and she encourages everyone to come out and attend.

Mr. Bucher brought up an earlier discussion from the winter about electric aggregation and how he has had the chance to discuss the idea of forming a working group to look at possible provisions in our next contract. He knows we had discussed that if we made core changes to the program it would be something we should go back to the community to engage them on. He is happy to drive a working group process on that issue, doing research on ways to strengthen the program if needed. If anyone is interested in participating, let him know. President Michael asked if Power a Clean Future Ohio could be useful in this effort. Mr. Bucher replied that they would have expertise if we were interested to engage their coalition members. It is a complicated issue, but there is a wealth of knowledge out there.

President Michael brought up how she has heard there were a significant number of homebred fireworks around the community, with one that may have been of professional quality. She hopes that if people are going to do fireworks at a higher level that they go through the proper permitting for the community's safety.

## Other

### Executive Session

#### 17. Executive Session

**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, to consider the purchase of property for public purposes, to consider negotiations for economic development assistance and to conference with an attorney for the City concerning disputes involving the City that are the subject of pending or imminent court action.

**The clerk called the roll on Executive Session.**

**The motion carried by a roll call vote.**

**Council recessed at 8:01 p.m. from the Regular meeting session.**

**MOTION:** Mr. Smith moved, Ms. Dorothy seconded a motion to return to open session at 8:44 p.m.

**The motion carried unanimously by a roll call vote.**

- a. To consider the appointment of a public employee or official.
- b. To consider the purchase of property for public purposes.
- c. To consider negotiations for economic development assistance.

## Adjournment

### 18. Motion to Adjourn

**Minutes:**

**MOTION:** Mr. Bucher moved, Ms. Kowalczyk seconded a motion to adjourn. The motion carried by a voice vote.

**President Michael declared the meeting adjourned at 8:44 p.m.**

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Contact: D. Kay Thress, Clerk of Council (Kay.Thress@worthington.org (614) 436-3100) | Minutes published on 07/14/2021, adopted on 07/19/2021

\_\_\_\_\_/s/ Ethan C. Barnhardt\_\_\_\_\_  
Management Assistant

Attest

\_\_\_\_\_/s/ Bonnie D. Michael\_\_\_\_\_  
President of Council