



City Council Agenda

Minutes

Monday, September 20, 2021 at 7:30 pm

6550 N. High Street, Worthington, Ohio 43085

1. Call to Order

Minutes:

Worthington City Council met in-person in Regular Session on Monday, September 20, 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: 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, Chief of Fire & EMS Mark Zambito, Clerk of Council D. Kay Thress

** There was one member of the public in attendance.**

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 - July 19, 2021 and September 7, 2021

Minutes:

MOTION: Mr. Bucher moved, seconded by Ms. Kowalczyk to approve the meeting minutes as presented.

The motion carried unanimously by a voice vote.

Public Hearings on Legislation

6. Ordinance No. 39-2021 Subdivision (848, 851 and 870 Griswold St)

Approving a Final Plat for the Resubdivision of Lot #2, Lot #3 and Lot #4 of the Stepping Stones Learning Center Worthington Adventist Academy and Resubdivision of Lots #18 through #28, Lots #47 through #52 and Portions of Vacated Griswold Street and Alleys of Sunnyview. A Property Located at 848, 851 and 870 Griswold St. (Worthington Seventh-Day Adventist Church)

Minutes:

The Foregoing Ordinance Title was read.

Mr. Brown explained how we have three existing lots of record at the end of Griswold Street where it dead ends at the learning center. Sunnyview was originally platted in 1923 and had 52 lots that were all 50x130 feet with frontage on Griswold Street and Proprietors Road. In 2006, MPC and Council approved the reconfiguration of several lots at the end of Griswold Street, which is what we have today. The church would like to reconfigure it to what is actually on the site today. It went before MPC on May 27, 2021 and the final plat on July 8, 2021 with a recommendation for approval. With this, it does include variances associated with the subdivision. 851 Griswold Street is in our R-10, and there is a variance for a side yard setback for the northern portion of the site where the garage will be closer to the side yard setback than is allowed by code. With 848 Griswold Street, it is also in the R-10 and the lot area is only a little over 6,700 square feet in size and the zoning district requires 10,400 square feet. With the 848 Griswold lot, you have a variance for lot area, a side yard setback for the house and then there was a request for the garage to have a variance associated with that which was removed by the MPC and the applicant. Once a variance is granted, it sticks with the land and the MPC and some of the neighbors felt that if the garage had to be demolished in the future it should meet current code requirements or go through the BZA process for a variance. 870 Griswold Street is located in our R-10 district in our S-1 Special District, it is 2.8 acres in size. There are screening requirements but the conversation with MPC was if someone is looking to purchase the properties in the future, you would know you are beside a parking lot so what you see now is exactly what you would get. MPC felt that if someone purchased these properties you would know what you are getting into.

Ms. Dorothy asked how many of our existing single-family homes meet our current requirements for the distance of the frontage. Mr. Brown replied that pretty much everything in the City does not necessarily meet at least one of the requirements. On Griswold Street of the 52 original lots, there are 18 single-family lots and three vacant. You can see where some of the plots have been combined and split. Ms. Dorothy explained how a lot of our homes do not currently meet the requirements we have for a single-family. She is in favor of this, changing for these nonconforming uses, but we do have a lot of our land currently nonconforming and we have a lot of single-family zoning. Our population is not at the peak from 1970, and Central Ohio is in need of housing and we need to be looking at different ways of providing more housing in Worthington. She would like to see how we can provide more housing on

these existing lots of records, particularly accessory use dwellings or providing different housing options all over Worthington. She would like to know how many existing lots conform to what our current zoning is.

There being no additional comments, the clerk called the roll of Ordinance No. 39-2021. The motion carried by the following vote:

Vote Results: Ayes: 6 / Nays: 0

7. Ordinance No. 40-2021 Accept Amounts and Rates

Accepting the Amounts and Rates as Determined by the Budget Commission and Authorizing the Necessary Tax Levies and Certifying Them to the County Auditor.

Minutes:

MOTION: Mr. Smith moved, seconded by Ms. Dorothy to amend legislation as presented in the amended Ordinance.

The motion carried unanimously by a voice vote.

Mr. Bartter detailed how this is an annual housekeeping item which accept the rates for the property tax for the City of Worthington which will continue at 5 mills.

There being no additional comments, the clerk called the roll of Ordinance No. 40-2021 (As Amended). The motion carried by the following vote:

Vote Results: Ayes: 6 / Nays: 0

8. Ordinance No. 41-2021 Appropriation (Downtown TIF and Bond Retirement Fund)

Amending Ordinance No. 44-2020 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Downtown Worthington Municipal Public Improvement TIF Fund and General Bond Retirement Fund Unappropriated Balance.

Minutes:

The Foregoing Ordinance Title was read.

Mr. Bartter overviewed how this appropriates funds into two separate funds. The first is \$80,000 in the Bond Retirement Fund that will be utilized to pay the interest charges on the most recent bond issuance. Second is appropriations for the Downtown TIF Fund, which funds all of the property tax that is due to the School flows through the City and we need to make an appropriation to send those property taxes to the School District.

Mr. Robinson asked what the Downtown TIF Fund is. Mr. Bartter explained in 2013, City Council established a Downtown TIF District which encompasses about 135 properties in the Old Worthington downtown area. The TIF then captures property tax revenues on improvements made in that district and those funds are distributed to the Downtown TIF Fund. After we pay what is owed to the schools, we have historically used those dollars on downtown improvements such as brick pavers and other items such as that. Mr. Robinson asked if those properties are both commercial and residential. Mr. Bartter said that it is both.

There being no additional comments, the clerk called the roll of Ordinance No. 41-2021. The motion carried by the following vote:

Vote Results: Ayes: 6 / Nays: 0

9. Ordinance No. 42-2021 Establish the JEDD Special Revenue Fund

Minutes:

The Foregoing Ordinance Title was read.

Mr. Greeson explained how we created a Joint Economic Development District with Sharon Township and on this agenda, there are a couple of items related to that.

Mr. Bartter detailed how this is creating a fund needed to account for the revenue off of the income tax that will be assessed within the JEDD. We anticipate about \$3 million in payroll and about \$75,000 in tax that will be administered and collected by RITA to be distributed to the City's fund we are creating and we will then distribute the funds as allowed in the JEDD agreement.

Mr. Robinson asked about the history of the JEDD. Mr. Bartter replied that JEDDs have been around for quite some time and this JEDD was formed when this Council approved the contract with Sharon Township last year. The idea is that this new district imposes an income tax of which a portion can be used on economic development projects within the district.

Ms. Dorothy explained how we work closely with Sharon Township and we had a memo earlier this year to re-evaluate the fees that the Township pays for services provided by the City. Now we have this new JEDD which is another service we are providing. She asked if we can hear an update on what we are looking for about the amount paid by the Township for fire services. Mr. Bartter replied that he does not have an additional update at this time, we are moving to engage in negotiations with the Township to reach an agreement. Ms. Dorothy expressed to have a desire to have some movement on that, since we want to be fairly compensated.

Mr. Bucher asked if the Township's income tax through the JEDD has an expiration date. Mr. Lindsey replied that it is 50 years.

There being no additional comments, the clerk called the roll of Ordinance No. 42-2021. The motion carried by the following vote:

Vote Results: Ayes: 6 / Nays: 0

10. Ordinance No. 44-2021 Vacation of Easement - 365 Medick Way

Vacating/Extinguishing a Utility Easement on 365 Medick Way at the Request of the Property Owner.

Minutes:

The Foregoing Ordinance Title was read.

Mr. Lindsey explained how this is vacating an easement, the easement runs underneath the house located at 365 Medick Way. The easement is part of the original platting of lots but it is not being used by the City or any of the public utilities and there is no need for it. The property owner reached out to the City when they were closing because the issue was brought up by the title company.

Mr. Robinson asked how this easement could have arisen in the first place. Mr. Lindsey said that frequently when a developer is developing a subdivision they will anticipate where easements might be needed for water or sewer lines. When the actual development is built out it is sometimes determined to not be needed.

There being no additional comments, the clerk called the roll of Ordinance

No. 44-2021. The motion carried by the following vote:

Vote Results: Ayes: 6 / Nays: 0

New Legislation to Be Introduced

11. Resolution No. 39-2021 Transfer from General Fund

Adjusting the Annual Budget by Providing for a Transfer of Previously Appropriated Funds.

Minutes:

Introduced by Mr. Robinson

MOTION Mr. Bucher moved, seconded by Ms. Kowalczyk to adopt Resolution No. 39-2021.

Mr. Greeson stated that this is a standard transfer resolution.

Mr. Bartter explained that it does not appropriate any new funds, just moving funds between lines that have already been appropriated. First is a transfer to fund a student intern position that is to be transferred from the Police Lieutenant position that is vacant. The second is a transfer to a testing assessment line in Personnel that is also from the Police Lieutenant line.

Mr. Robinson asked about why this comes under new legislation when we typically need to introduce and then have an actual hearing at a later date. He asked why this piece of legislation and the subsequent one were introduced and voted on tonight. President Michael replied that ordinances need to be introduced and handled the following week, resolutions can be taken care of on the night they are introduced. Mr. Bartter explained that the money has already been appropriated so there does not need to be an ordinance.

Ms. Dorothy expressed how she appreciates the use of interns and would like to see them throughout all divisions. It is great for both the City staff and the interns. We have had exceptional interns who have done great work and have eventually been hired on by the City. She is also happy to see we are hiring and promoting from within and having a great career path with the City of Worthington.

There being no comments, the motion to adopt Resolution No. 39-2021 passed unanimously by a voice vote.

12. Resolution No. 40-2021 JEDD Agreement

Authorizing the City Manager to Enter into a JEDD Income Tax Agreement with the Sharon Township Joint Economic Development District.

Minutes:

Introduced by Mr. Smith

MOTION Ms. Dorothy moved, seconded by Mr. Robinson to adopt Resolution No. 40-2021.

Mr. Greeson detailed how this is the aforementioned JEDD agreement which allows us to levy the tax inside the district.

Mr. Lindsey explained how the Council approved entering into a contract with Sharon Township last year which created the authority to enter a JEDD contract with the Township. Part of that contract provides that the City would enter into a contract with

the actual JEDD itself to administer the tax that the JEDD would then impose under our tax code. Mr. Bartter will be the administrator of that tax collection process, however, it is intended that RITA will do the actual collection. We have made sure that this agreement provides that the City will recover the costs of our administration.

Ms. Dorothy emphasized that she is glad we are maintaining our relationship with Sharon Township, but that we need to make sure we are looking at every aspect of our partnership.

There being no comments, the motion to adopt Resolution No. 40-2021 passed unanimously by a voice vote.

13. Ordinance No. 46-2021 Amend Code Section 903.11 Block Party Fees

Amending Section 903.11 of the Codified Ordinances of the City of Worthington Pertaining to Permits for Street Use

Minutes:

Introduced by Mr. Bucher

14. Ordinance No. 47-2021 Amend Code Section 757.03 Garage Sale Fees

Amending Section 757.03 of the Codified Ordinances of the City of Worthington Pertaining to Garage Sale Permit Application Fees

Minutes:

Introduced by Ms. Kowalczyk

The Clerk was instructed to give notice of a public hearing on said ordinances in accordance with the provisions of the City Charter unless otherwise directed.

Reports of City Officials

15. Reports of City Officials

Minutes:

Mr. Greeson explained how staff distributed a memorandum by Lori Trego who is the staff liaison for the CRC, where she overviewed a presentation that the CRC received from Kathy Fox who is working on the Inclusive Housing Initiative for Central Ohio. The purpose of the memo is to inform Council of what the CRC heard and to make sure you are aware of a kick-off event that is being held on September 29th, and to inform that the CRC approved a motion to provide up to a \$1,500 sponsorship for the initiative itself. Lastly, one of the discussions that the CRC had was they thought that the City joined with them in addition to the \$1,500 to provide up to the \$5,000 sponsorship for the year. He has had the opportunity to talk with Ms. Fox and it may be beneficial for her to share her presentation to the CRC with Council. That way Council could decide the degree to engage with the process and be familiar with the conversations that are going on about inclusive housing in Central Ohio.

Mr. Robinson asked how soon she could come in because the kickoff event is next week. Mr. Greeson responded that it would most likely be in October. It is a year-long process and there will be opportunities to participate financially or join endeavors. President Michael said to get her on the agenda.

Reports of Council Members

16. Reports of Council Members

Minutes:

There were no Reports of Council Members.

Other

Executive Session

17. Executive Session

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

Minutes:

MOTION Mr. Smith moved, Ms. Dorothy 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.

The motion carried by the following vote:

Vote Results: Ayes: 6 / Nays: 0

Council recessed at 8:05 p.m. from the Regular meeting session.

MOTION Mr. Robinson moved, Mr. Bucher seconded a motion to return to open session at 8:28 p.m.

The motion carried by the following vote:

Vote Results: Ayes: 6 / Nays: 0

Adjournment

18. Motion to Adjourn

Minutes:

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

The motion carried by a voice vote.

President Michael declared the meeting adjourned at 8:28 p.m.

Contact: D. Kay Thress, Clerk of Council (Kay.Thress@worthington.org (614) 436-3100) | Minutes published on 10/12/2021, adopted on 10/18/2021

 /s/ Ethan C. Barnhardt
Management Assistant

Attest

 /s/ Bonnie D. Michael
President of Council