



City Council Agenda

Minutes

Monday, July 18, 2022 at 7:00 pm

6550 N. High Street, Worthington, Ohio 43085

1. Call to Order

Minutes:

Worthington City Council met in-person in Regular Session on Monday, July 18, 2022. President Robinson called the meeting to order at or about 7:00 p.m.

2. Roll Call

Minutes:

Members Present: Katherine Brewer, Peter Bucher, Rebecca Hermann, Beth Kowalczyk, Bonnie Michael, Doug Smith, and David Robinson

Member(s) Absent:

Also Present: City Manager Matt Greeson, City Manager Robyn Stewart, Assistant City Manager Economic Development Director David McCorkle, Law Director Tom Lindsey, Director of Finance Scott Bartter, Planning & Building Director Lee Brown, Director of Parks & Recreation Darren Hurley, Chief of Fire & EMS Mark Zambito, Chief of Police Robert Ware, Clerk of Council D. Kay Thress

3. Pledge of Allegiance

Minutes:

President Robinson invited those in attendance to stand and recite the Pledge of Allegiance.

4. Visitor Comments

Minutes:

Mr. Aaron Shearer of 6875 Bowerman Street East expressed his displeasure with seeing that housing is not on the agenda tonight. This topic has continued to come up for months and no substantive action is happening in this City, which is deeply disappointing. He thanked Ms. Kowalczyk and Mr. Robinson for sending their things over, but it falls way too short, this is something that needs action sooner than the pace it is getting. Ideas have been floated about cottage houses on the CIC-owned properties by Mr. Robinson. The only reasonable conclusion to come to is that this Council does not prioritize housing. The reality is that we need a housing study and a new comprehensive plan, along with new comprehensive zoning of the City which has

not been done for 50 years. Worthington currently sits at a population density of 4.2 people per acre which is a little above the County average, but a person below any other inner-ring suburb. We have a choice before us, we can choose to ride on the back of exclusionary zoning, and the decisions of white people in suburbs 70 years ago, and continue to push off and delay, or we can take action to increase the housing availability in our city. Multifamily housing is not new to Worthington, it is in almost every quadrant of our City, the question is whether we will be bold enough to actually be proactive about this process. He would love to see this Council take action to actually address this issue. There has been lots of talk, but here we are once again with an agenda filled up with other things.

Mr. Tom Burns of 1006 Kilbourne Drive agreed with Mr. Shearer's comments, and how this Council needs to take action. Last week, he saw a lot of recommendations about a sustainability plan, and things began to move which is indicative of the fact that this Council can take action when it wants to. He disagrees that this Council does not prioritize housing, rather this Council is afraid of what is going to come back from public input processes and it is not going to be what Council thinks it is that the community wants. There are lots of words, we are images rather than takers of action that move things forward. We need to do public outreach to see what the community thinks and do a comprehensive plan update based on Vision Worthington where thousands of residents took part in the process. It is disrespectful that the results of the visioning process are not included in every single thing that Council does.

Special Presentation(s)

5. Pay to Stay Briefing

Minutes:

Ms. Boos introduced how she is the Executive Director of the Affordable Housing Alliance of Central Ohio, which works to make sure that communities have the tools and support that they need to address the affordable housing challenge. She will be speaking tonight about Pay to Stay legislation, however, before that, we need to talk about evictions. Data from the Housing Stabilization Coalition shows that over 33,000 evictions have been filed in Franklin County since COVID-19 began, which for context is a population the same size as the City of Gahanna. Evictions are a cause of poverty and housing instability, as well as contributing to an array of other negative health outcomes. This problem affects all of our communities, for example, the 43220 zip code which is on the outer edge of Worthington, was the second highest zip code for evictions. The 43085 zip code ranked 33rd. Now we are experiencing more evictions each month than we were before the pandemic began.

Ohio is considered a one-dollar, one-day state, which means that if a household is one dollar short or one day late on rent, they are subject to eviction. While tenants are allowed three days to leave after an eviction, they have no statutory right to clear that payment. This contrasts with the laws of 45 other states who have the right to redeem a tenancy and is in contrast to the rights of homeowners who have the right

to pay a past due mortgage payment. Tenants are also being refused the ability to catch up and pay past due rent due to rising rental prices and the ability for landlords to find tenants who will pay higher rates. Thankfully, Ohio's common law guides judicial decisions, and judges have a duty to consider fairness when making a ruling. When a tenant is attempting to tender rent and a landlord refuses payment, judges may already under the existing law decline to grant the eviction because it is unfair. This equity defense is not evenly applied across the state, creating inconsistent enforcement. Pay to Stay provides clarity when a tenant has the money to pay rent, plus all late fees and court costs. This does not create a new right, it just allows legislative bodies to increase transparency and predictability in the existing eviction process. Twelve other cities have adopted Pay to Stay ordinances across the state, covering 1.1 million Ohioans. Pay to Stay operates as an affirmative defense to an eviction, mirror the common law, meaning there is no investigation or enforcement carried out by the municipality. Rather the tenant and their counsel raise the defense in the confines of their eviction case. There are also no impacts on the landlord's existing business practices, largely mirroring industry best practices.

There are three defining characteristics of Pay to Stay. First, it only applies to situations of non-payment of rent. Second, it does not change the terms that the parties agreed to when they entered into a lease. Third, landlords do not lose money because these rules can only be used when a tenant has offered to tender all payments in full. In fact, it can help landlords reduce expenses by avoiding turnover costs and legal expenses that come with the filing of an eviction.

Ms. Michael asked what is the opposite side to this policy and she is curious as to why this has been mostly centered in northeastern Ohio. Ms. Boos replied there has been very limited opposition, the Northern Ohio Apartment Association has commented that this will not solve the affordable housing crisis and is a stop-gap measure. That is accurate and this is not the end of the housing conversation, rather it is an incremental step. She noted that Reynoldsburg is the first in Central Ohio to adopt this.

Ms. Hermann brought up rental units and asked if that includes individuals who own homes who are a part of this, or if it is someone that is an LLC and is mostly multifamily housing. Ms. Boos shared that under the current common law, it applies to anyone who files an eviction order, including Wall Street investors.

Ms. Brewer clarified that this does not apply to mortgage lenders or foreclosures, only evictions. Ms. Boos said that is correct. Ms. Brewer asked if we did not have this affirmative defense codified in Worthington, does that mean it has more teeth when going to a judge. Ms. Boos said that she would describe it as providing more consistency and it is an opportunity for each community to define what they see as fair.

Ms. Michael asked how you ascertain if someone has the money to pay the full amount. While we want to provide protection, the landlord needs to know that a person really has the money. Ms. Boos explained that under this it means cash or check in hand for the full amount, with all fees and charges associated with the

eviction action. The majority of communities are saying that court costs and attorney fees should be included, but that is on a community-to-community basis. Ideally, this is a right the tenant can evoke unilaterally to avoid going to court at the pre-eviction hearing. A small handful of communities are allowing it to happen after an eviction judgment when the Sheriff is at the house.

Ms. Hermann asked about the communities that have made these decisions, and whether they proactively go out and let the landlords know that this is being enacted. Ms. Boos said that would be a best practice that there is more education, similar to Source of Income.

Mr. Bucher asked if there have been any legal challenges to this. Ms. Boos said that there have been none that she is aware of, however, in Cleveland, there has been some discussion amongst judges on how they would enforce it from an administrative standpoint.

Mr. Robinson asked if we would codify it in the three-day period for a tenant to pay various costs to not be evicted and if there were other terms and conditions outlined in other communities. Ms. Boos said that the most common time frame is that you have the right to tender that payment up until a verdict is issued in the court case. We have tens of millions of emergency rent assistance in our community with many people seeking it, so right now it does take 30--45 days to cut a check for rent relief, which is generally shorter than the timeframe for an eviction.

Ms. Kowalczyk asked where people can get rental assistance. Ms. Boos replied that in Franklin County we have a single eviction prevention hub to get information that can be found at: Rentful614.com. She noted that in preparing for tonight, she wanted to check with staff on the ground in the courthouse and that this is a major and significant issue and is affecting 10-15% of clients who are at the courthouse right now.

Mr. Bucher brought up that Reynoldsburg put a cap on the late fees of 5% and he asked if that pairs well with this. Ms. Boos replied that this is an area where locals have different views on what is appropriate. Some communities are adding a reasonableness clause to help so we don't get carried away with the fees.

Ms. Michael expressed that if we do this, we need to specify that it only covers the City of Worthington, not the Worthington School District. We have many people who may be in this situation that are outside of the City.

Ms. Brewer asked what has been seen where there is a past due tenant who can catch up on their rent, and someone else would be willing to pay a higher rent, what is the landlord's perspective on this. Ms. Boos said that would be collateral to this issue because there is a contract in place that controls the rent for that particular tenant. This situation could be a motivator for why we are seeing landlords refusing to accept past due rents. The challenge here is the rapid increase in rents that a landlord can charge.

Mr. Smith asked and brought up why someone would be kicked out if they are cash-in-hand. Ms. Boos said it is because they can charge higher rents.

Ms. Hermann asked if there were any discussions about Columbus planning to adopt

Pay to Stay. Ms. Boos explained that Columbus has a Source of Income Ordinance and is coming forward with a Third-Party Pay ordinance, but she has not heard a conversation about Pay to Stay yet. However, Columbus has a broader portfolio of tools at its disposal.

MOTION: Ms. Brewer moved, seconded by Ms. Hermann that staff prepares an initial ordinance for the Pay to Stay legislation for the Council's review based on the presentation that Ms. Boos gave us, the three items she noted, and the timing of landlords being notified, and a cap on late fees.

Mr. Lindsey expressed staff would be happy to look at this, similar to the Source of Income legislation, we will look at what has been adopted across the state, so we can provide Council with options of what is out there, as well as the best possible ordinance for consideration. Staff will work to bring something forward this fall.

Mr. Robinson expressed that we would like to address this as rapidly as possible. Mr. Greeson conveyed that he would ask for some flexibility on timing and would approach this similarly to Source of Income with a good process.

Ms. Michael expressed how much staff time is being used, and there has been discussion about the staff working on a housing study and she is concerned about staff having time and how it is prioritized. The housing study keeps falling further and further behind and has limited bandwidth. Mr. Robinson said that for a housing study, Council has not determined how to proceed on that and he fully anticipates doing that in September. His motivation in Pay to Stay is an item we can act on now without much controversy, delay, or dissent.

Ms. Hermann agreed that the housing study is huge and her hope is that it can be a comprehensive thing we can put in the budget so that a third party can come in and complete that in an unbiased way. She appreciated that we are taking these incremental steps to move forward to make change that lasts.

Ms. Brewer emphasized that while this may seem small, for many it is huge. We should be able to do this concurrently with a housing study with our very effective staff.

The motion carried unanimously by a voice vote

Public Hearings on Legislation

6. Ordinance No. 19-2022 Adopting Code Replacement Pages

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

Minutes:

Mr. Lindsey described that this is an annual thing that we do to adopt new code replacement pages, which codify the ordinances adopted by Council over the past 12-18 months, as well as reflecting the changes to the Ohio Revised Code.

There being no additional comments, the clerk called the roll on Ordinance No. 19-2022.

The motion carried unanimously by the following vote: **Vote Results:** Ayes: 7 / Nays: 0

7. Ordinance No. 20-2022 Community Center Windows & Doors

Amending Ordinance No. 53-2021 (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 Worthington Community Center South End Windows and Doors Replacement and all Related Expenses and Determining to Proceed with said Project. (Project No. 735-22)

Minutes:

Mr. Greeson explained that there were no bids for this project, so staff is requesting to table this ordinance. Our next steps are not fully determined yet and we will report back on our next steps on how to get this project accomplished.

MOTION: Ms. Michael moved, seconded by Ms. Brewer to table Ordinance No. 20-2022

The motion carried unanimously by a voice vote.

8. Ordinance No. 21-2022 General Fund Additional Appropriation (Legal Fees)

Amending Ordinance No. 53-2021 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the General Fund Unappropriated Balance.

Minutes:

Mr. Greeson described how we had a lawsuit filed against us by Lifestyle Communities, which we are vigorously defending, and we are requesting an appropriation of funds to support that effort.

Ms. Kowalczyk asked if the amount appropriated is for expected legal fees in the future, or for what we have currently incurred. Mr. Greeson responded that it is for both. Mr. Lindsey described how our current legal budget has some monies to allow us to pay various fees, but the concern is that we do not want to impact all the other legal work we may need assistance with. We also have insurance counsel that has been assigned to us, so this is supplementing that so we have multiple lawyers working with us to be properly staffed.

Ms. Michael noted for the record that we are talking about a dollar figure of \$200,000 to be appropriated.

There being no additional comments, the clerk called the roll on Ordinance No. 21-2022.

The motion carried unanimously by the following vote: **Vote Results:** Ayes: 7 / Nays: 0

New Legislation - Resolution(s)

9. Resolution No. 36-2022 Amendment to Development Plan - 6700 N. High (Olive)

Authorizing an Amendment to the Final Development Plan for 6700 N. High St. and Authorizing Variances (Brian Bernstein/Olive).

Minutes:

Introduced by Ms. Brewer

Mr. Brown described how this request has variances associated with it. If we have a property located in the C-3 district and exceeds 2 acres in size, there are additional standards outside of your basic zoning standards, with a development plan associated with it. If the development plan standards cannot be met, then variances go to the

City Council for approval rather than the Board of Zoning Appeals. This request was recommended for approval after a healthy discussion by the MPC/ARB with two conditions. There will be two freestanding signs on the property, the main sign being the Olive sign which will be a brick and aluminum wall with LED lighting. With the sign code, we look at the entire sign, and they permitted 69 feet, but when counting the entire sign area, it exceeds that greatly. Staff and MPC looked at the size of the property and the scale of the building when doing their review. There will be a second freestanding sign that is closer to the building that will be for First Bank of Central Ohio. There will also be some improvements to the entrance of Olive with some wall signage, as well as six directional signs on the property. Directional signs are limited under our Code, so with this request, it will be 200 square feet over in size. He overviewed the sizes of all of the requested signs on the property.

Ms. Hermann asked if all of the six signs are on the site, or heading back into the neighborhood. Mr. Brown responded that they are spread around on the property, and showed a diagram indicating the locations of the signs.

Mr. Brown described that there will also be improvements to the rear of the property with the addition of benches and lighting. The MPC had a discussion focused on the size of the property, and the scale of the building, and they did not feel that this request was out of character with the size of the massing. The applicant is here tonight if there are any additional questions.

Ms. Hermann brought up how there was a sign discussion previously at the high school on 161, and how things were lit. One thing that draws her eye uncomfortably, is the amount of light along that Olive. Mr. Brown reported that being two of the conditions the MPC had about the metal panels, and they required that it be painted in eggshell or matte finish to avoid the bright shininess and white. Mr. Bernstein described how what you do not see are the two pockets on the sides with LED lights that will be brighter at the bottom than at the top. The letters themselves will be halo-lit, the actual white paneling will have an LED strip at the bottom that will wash that white, with a subtle splash of white. Mr. Robinson asked about the aesthetic vision for the white line. Mr. Bernstein described that in mass, scale, and proportion, and so the design intent is to keep the signage low, but in the size and scale of the property. The brand of Olive is very forward-looking, so the white balanced against the more historic brick is trying to complement both together.

Ms. Michael asked if the ordinance here incorporates the suggestions from the MPC. Mr. Brown confirmed.

MOTION: Ms. Michael moved, seconded by Ms. Hermann to adopt Resolution No. 36-2022

The motion carried unanimously by a voice vote

10. Resolution No. 37-2022 Tax Incentive Review Council (TIRC) Follow-Up Actions

Accepting the Recommendations of the 2022 Worthington Tax Incentive Review Council Concerning Parcels of Commercial Real Property in the City of Worthington Receiving Tax Exemptions for Purposes of Economic Development.

Minutes:

Introduced by Ms. Michael

Mr. Greeson overviewed that this is an annual report by the TIRC, as we are required by statute to review our CRA and TIF financing arrangements annually, and recommend any worthwhile changes.

Mr. McCorkle explained that the TIRC met at the end of June to review our property tax abatements and TIFs, and they recommended continuing as is with all of them. The City's CRA program is a property tax abatement and is based on a percentage of the increased valuation of a property, which is a benefit to the property owner. He overviewed the state's requirements for CRAs. We have one CRA program in Worthington that is along our three commercial corridors, which was amended to only allow commercial and industrial, with \$1 million in investment, and \$1 million in new payroll or 25 new jobs. He overviewed how the TIF program works, and how the taxes are still being paid by the property owner, which is redirected to a TIF fund in order to benefit those parcels. He went over the City's active CRA site, as well as the TIFs that were reviewed and recommended for continuance as-is by the TIRC. Staff is also recommending continuance as is.

MOTION: Ms. Hermann moved, seconded by Mr. Bucher to adopt Resolution No. 37-2022.

The motion carried unanimously by a voice vote

11. Resolution No. 38-2022 General Funds Transfer

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

Minutes:

Introduced by Ms. Brewer

Mr. Greeson explained that this is a standard transfer resolution, which we do several times a year when there are areas we are expecting the need for additional funds in accounts, and there are other areas where we have savings, often related to position vacancies. We request these transfers to cover additional expenses where budgeted funds were not sufficient. This resolution, includes transfers to Police, Service, and Parks and Recreation. He noted to the public, that this is not an increase in the budget, but rather transferring funds from one line to another that had already been appropriated.

MOTION: Ms. Michael moved, seconded buy Ms. Hermann to adopt Resolution NO. 38-2022

The motion carried unanimously by a voice vote

12. Resolution No. 39-2022 Amend Position Descriptions (Inspectors)

Amending the Position Descriptions for Field Inspector-Building and Zoning and Assistant Building Inspector and Amending the Staffing Chart of the City of Worthington to Accommodate the Assistant Building Inspector Position.

Minutes:

Introduced by Ms. Hermann

Mr. Greeson explained that it is our custom that whenever we have a vacancy or anticipate one, we examine the necessary duties of that position and seek modifications to that job description.

Ms. Stewart described that this is within the Building Division of the Department of Planning and Building, in anticipation of a retirement that will occur in the next month or so. We are coming to Council with a unique request to approve two different job descriptions, one for an Assistant Building Inspector and the other for a Field Inspector. We would like to find a Building Inspector who will do all of the field inspections that are currently done by our retiring employee, but also have a slightly broader skill set that could provide some backup plan review for our Chief Building Official. We recognize that these are challenging positions to fill with few qualified persons in the marketplace, so while that is our preferred skill set, if we are unsuccessful we will need the Field Inspector position filled.

MOTION: Ms. Hermann moved, seconded by Ms. Brewer to adopt Resolution No. 39-2022

The motion carried unanimously by a voice vote

13. Resolution No. 40-2022 Right of Way Permit Renewal - City of Dublin

Approving an Agreement and Permit for the City of Dublin, an Ohio Municipal Corporation, to Operate and Maintain a Telecommunications System Within the City of Worthington Pursuant to and Subject to the Provisions of Chapter 949 of the Codified Ordinances of the City of Worthington.

Minutes:

Introduced by Mr. Bucher

Mr. Greeson detailed that this resolution is a renewal of the annual permit. The next resolution is a new right-of-way permit that has fulfilled all obligations required under our codified ordinances.

MOTION: Ms. Michael moved, seconded by Ms. Brewer to adopt Resolution No. 40-2022

The motion carried unanimously by a voice vote

14. Resolution No. 41-2022 New Right of Way Permit - Middle Mile Infrastructure, LLC

Approving an Agreement and Permit for and between Middle Mile Infrastructure, LLC, a Delaware Corporation, to Operate and Maintain a Telecommunications System Within the City of Worthington Pursuant to and Subject to the Provisions of Chapter 949 of the Codified Ordinances of the City of Worthington.

Minutes:

Introduced by Ms. Michael

MOTION: Mr. Bucher moved, seconded by Ms. Hermann to adopt Resolution No. 41-2022

The motion carried unanimously by a voice vote

New Legislation - Ordinance(s)

15. Ordinance No. 22-2022 CIP Funding - Park Overlook Waterline Project Design

Amending Ordinance No. 53-2021 (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 Park Overlook Dr. Waterline Design and all Related Expenses and Determining to Proceed with said Project. (Project No. 737-22)

Minutes:

Introduced by Ms. Brewer for Public Hearing on September 6, 2022

16. Ordinance No. 23-2022 CIP Funding - W. Selby Bridge Replacement Project Design

Amending Ordinance No. 53-2021 (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 Selby Bridge Replacement Design and all Related Expenses and Determining to Proceed with said Project. (Project No. 736-22)

Minutes:

Introduced by Ms. Michael for Public Hearing on September 6, 2022

17. Ordinance No. 24-2022 General Fund Additional Appropriation

Amending Ordinance No. 53-2021 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the General Fund and American Rescue Plan Act (ARPA) Fund Unappropriated Balance.

Minutes:

Introduced by Ms. Hermann for Public Hearing on September 6, 2022

18. Ordinance No. 25-2022 CIP - Arterial Street Improvements for Huntley and Schrock

Amending Ordinance No. 53-2021 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Costs of Arterial Improvements - Huntley & Schrock and all Related Expenses and Determining to Proceed with said Project. (Project No. 733-22)

Minutes:

Introduced by Mr. Smith for Public Hearing on September 6, 2022

19. Ordinance No. 26-2022 CIP - Colonial and Foster Waterline Improvements

Amending Ordinance No. 53-2021 (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 Colonial & Foster Waterline Improvement and all Related Expenses and Determining to Proceed with said Project. (Project No. 718-21)

Minutes:

Introduced by Ms. Michael for Public Hearing on September 6, 2022

Reports of City Officials

20. Policy Item(s)

a. Liquor Permit - Shades Nail Bar

Minutes:

Mr. Greeson detailed how this is a new liquor permit and there were no concerns raised by Police or otherwise. We are recommending that there be no objection.

MOTION: Ms. Michael moved, seconded by Ms. Brewer to not request a hearing.

The motion carried unanimously by a voice vote

b. Support for Proposed I-270/I-71 Ramp Project

Minutes:

Mr. Greeson described how ODOT District Six is applying for TRAC funding, where a statewide committee review projects over \$10 million. They are advocating for design funds to improve the ramp from 270 on to 71 north, and hope to improve this ramp by adding an additional lane which would allow for it to not back up as extensively as it does currently. The hope is that reducing backups will lead to fewer injury-related accidents that EMS have to respond to.

Ms. Stewart shared that MORPC on behalf of TRAC is taking comments on the projects being submitted from Central Ohio, so we are proposing a letter of support from Worthington for investing in this 270-71 interchange.

MOTION: Ms. Michael moved, seconded by Ms. Hermann to have staff write a letter of support for the proposed expansion of the I-270/I-71 ramps.

Ms. Hermann asked if this process would engage the City with presentations as it has previously with similar projects. Mr. Greeson replied they would be happy to present, but this does not require consent legislation from the City because it will not require the same level of involvement as previous interchange work within Worthington. Ms. Stewart stated that this project is different because they are reusing the structure of the ramps, so it is really just working with the decks of the ramps, not changing the positioning of the structural supports.

Mr. Robinson asked who is responsible for the landscaping of the large grassy area to the southeast as you are getting on I-270 from High. Mr. Greeson replied that it is ODOT District Six primarily, most of the interchange is in Sharon Township.

The motion carried unanimously by a voice vote

c. Financial Report - June 2022

Minutes:

Mr. Robinson brought up that the YTD collections relative to last year have been the same as the estimate, but now he sees the numbers are diverging. Mr. Bartter replied that the estimate for 2022 is less than the collections were in 2021. The estimate is lower than last year's collections. Mr. Robinson asked about the information packet and when income taxes were broken down, what we are seeing, and if it is favorable. Mr. Bartter replied that in the withholding, our big employers are slightly down, and we are seeing some new employers creeping in that are withholding for people working from home. His initial assessment is that we are at a wash, or maybe even beneficial at this point about withholding from work at home and the impact on the City's collections.

MOTION: Ms. Michael moved, seconded by Ms. Hermann to accept the June 2022 Financial Report.

The motion carried unanimously by a voice vote

d. Permission to Bid - Arterial Street Improvements at Huntley & Schrock

Minutes:

Mr. Moorehead explained that this is part of our Street Program funded through license tax revenue and is focused on the southern terminus of the Northeast Gateway project. Where that project comes to an end, we will be picking up and resurfacing south on Huntley to just south of the Schrock intersection, then resurfacing Schrock to the CSX tracks. It is a basic resurfacing, but we are also enhancing the bike amenities on those streets, and adding some improved pedestrian crossings. The current estimate is approximately \$450,000 but we

need to bid on the project to flush that out.

MOTION: Mr. Bucher moved, seconded by Ms. Brewer to bid this project.

The motion carried unanimously by a voice vote.

e. Permission to Bid - Colonial & Foster Waterline Improvement

Minutes:

Mr. Moorehead described that this is the first major waterline project that we are having in a residential neighborhood as part of our recent initiative to improve our water distribution infrastructure. It is roughly 3,500 to 4,000 feet of water main, along with that we will be replacing service lines to the curb stop. This work is recommended as part of a 2020 study that undertook as to where to prioritize waterline improvements.

Ms. Michael asked how long it would take to complete this project. Mr.

Moorehead replied that we have gotten an estimate from our engineer where they expect an 11-month duration, but the bulk of that will be waiting to receive the material, which has fluctuated. Ms. Michael asked about the useful life of this once completed. Mr. Moorehead replied up to 70 years on the high end, and 50 years on the low end.

Mr. Bucher asked what a homeowner may experience in this replacement. Mr. Moorehead responded that we are looking to put a new waterline in parallel to the existing water main, so residents should have minor disruptions to service, and the existing main will be in service until the service lines are connected to the new main. So there will be open trenching on the roadway, which will disrupt the road for 3-4 months, and there will be trenching into the yards to replace service lines, but there should only be a momentary disruption to water service to the homes themselves.

MOTION: Ms. Kowalczyk moved, seconded by Mr. Smith to authorize staff to bid for this project.

The motion carried unanimously by a voice vote

21. Discussion Item(s)

a. 2023 Budget and 2023-2027 CIP Discussion

Minutes:

Mr. Greeson overviewed how we are already undertaking the process by which the Charter requires us to recommend a budget to Council. In recent years, staff has come to Council to touch base and connect to share what things we are seeing in the budget process, as well as get input from Councilmembers, and discuss the schedule for Council consideration of the Budget and CIP.

Mr. Bartter shared that the 2021 Annual Comprehensive Financial Report is completed, as well as the 2021 audit was completed unmodified with no comment as well as the anticipated receipt of the Auditor of State Award with Distinction. In 2020, we also received from GFOA the Certificate of Achievement for Excellence in Financial Reporting. There have been recent efforts to increase transparency, which include moving from quarterly financial reports to Council

to monthly, we've added financial discussions with Council in both February and July, the Citizens Academy night includes City Finances, as well as the budget document, has been rewritten winning GFOA's Distinguished Budget Award. We also have begun doing an Annual Comprehensive Financial Report, as well as an annual Audit. Multiple on-demand videos have been developed to explain City finances and the Balancing Act interactive budgeting tool has been implemented.

As of June 30th, the General Fund Balance has \$22,514,957 which is 73% of prior year expenditures, and an unencumbered \$18,727,121 which is 61% of prior year expenditures. Remaining in 2022, there are going to be a lot of changes to the fund balance especially once we encumber the \$2.5 million for the High North Development and move expenses into the ARPA Fund.

Generally, we spend more in the second half of the year.

Mr. Robinson asked if the High North development fund are dollars that would eventually be recovered by the City. Mr. Bartter replied that is correct through payroll withholding.

Mr. Bartter updated on Work From Home, which we can try to measure through refunds issued and withholding collections. As we look at some of the metrics, the amount of refunds issued is the lowest since at least 2008. The actual refunds issued are also substantially lower. Withholding collections have increased so far in 2022 and are as high as they have ever been. One issue he brought up is that Parks and Recreation revenue is still greatly depressed compared to pre-pandemic and we will need to look at reconciling going forward.

Ms. Michael commented that much of the Parks revenue is about offering programs that are desired, and we did not have the staff for programs.

Mr. Bartter said that the CIP is always financially constrained and funded predominately via 20% of income tax collections. There is a strong demand for investment in our aging infrastructure. Inflation is also complicating the estimation of cost on larger projects. He then overviewed the schedule for the 2023 budget process.

Reports of Council Members

22. Reports of Council Members

Minutes:

Ms. Brewer provided an update to Council on the agenda items at the last MPC/ARB meeting.

Mr. Robinson expressed how we have a busy fall to look forward to including housing, deer, chickens, a parks foundation, a long-term sustainability plan, Juneteenth, pools, and the budget discussion. He also remarked that at the last meeting when discussing the Roe v. Wade resolution, he did not say anything because he was motivated to give closure on a difficult topic, but it is an issue where females have been and are

more directly impacted than males. He recognizes that our thinking and beliefs are shaped by our own situations and lives, which is not a bad thing. Last week, particularly the female Councilmember spoke powerfully and he felt silenced and humbled in a positive way. With that being said, if the world and creation were structured that it was men who were impregnated and gave birth, and in that world, it was men who had been in many ways repressed and marginalized by women throughout the course of history, and if the world was such as that, he asks himself if he as a man would accept any legislative or judicial body to say that he did not have ultimate control over his own body. The answer is no, never. That is the basis of his support for reproductive rights and the resolution passed last week.

Other Business

23. Motion to Recess for the month of August

Minutes:

MOTION: Ms. Michael moved, seconded by Ms. Brewer to recess for the month of August.

The motion carried unanimously by a voice vote

Executive Session

24. Executive Session

- a. **To conference with attorney(s) for the City concerning pending or imminent litigation.**

Minutes:

Mr. Greeson reported there being no reason for an executive session.

Adjournment

25. Motion to Adjourn

Minutes:

MOTION: Ms. Hermann moved, seconded by Ms. Brewer to adjourn

The meeting adjourned at 8:56 p.m.

Contact: D. Kay Thress, Clerk of Council (Kay.Thress@worthington.org (614) 436-3100) | Minutes published on 08/02/2022, adopted on 09/06/2022

/s/ Ethan C. Barnhardt
Management Assistant

Attest

/s/ David Robinson
President of Council