



# City Council Agenda

Monday, March 20, 2023 at 7:00 pm

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Visitor Comments

## Public Hearings on Legislation

### 5. Ordinance No. 05-2023 Bond Issuance - McCord Park

Authorizing the issuance of bonds in an amount not to exceed \$3,400,000 for the purpose of designing, engineering, and constructing park improvements, with relating site improvements and appurtenances thereto; and approving related matters.

*Executive Summary:* This Ordinance authorizes the issuance of various purpose bonds in an amount not to exceed \$3,400,000 for the design, renovation, construction and reconstruction of improvements at McCord Park.

*Recommendation:* Approve as presented.

### 6. Ordinance No. 06-2023 Bond Issuance - Sewer Repair & Rehabilitation

Authorizing the issuance of bonds in the amount of not to exceed \$1,000,000 for the purpose of designing, engineering, and constructing sewer improvements, with relating site improvements and appurtenances thereto; and approving related matters

*Executive Summary:* This Ordinance authorizes the issuance of various purpose bonds in an amount not to exceed \$1,000,000 for sewer lining improvements across the City.

*Recommendation:* Approve as presented.

### 7. Ordinance No. 07-2023 HVAC Improvement Program

Amending Ordinance No. 39-2022 (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 and all related expenses and determining to proceed with said project. (Project No. 720-21)

*Executive Summary:* This ordinance funds the construction and installation of HVAC Equipment at the Fire Station, Griswold Center and Community Center.

*Recommendation:* Motion to table.

### 8. Ordinance No. 08-2023 Appropriation for Shaker Square Park Playground Replacement (As Amended)

Amending Ordinance No. 39-2022 (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 Shaker Square Playground replacement and all related

expenses and determining to proceed with said project. (Project No. 745-23)

*Executive Summary:* Appropriating funds from the Capital Improvement Fund for the replacement of the Shaker Square Park Playground.

*Recommendation:* Motion to amend; Approve as amended.

**9. Ordinance No. 09-2023 - Subdivision Without Plat – Property Transfer at 1890 W. Dublin-Granville Rd. and 6533 Plesenton Dr. S.**

Approving a subdivision without plat – property transfer – at 1890 W. Dublin-Granville Rd. and 6533 Plesenton Dr. S. and authorizing variances. (Joe Myers/Benjamin Price)

*Executive Summary:* This Ordinance approves the transfer of property from 1890 W. Dublin-Granville Rd. to 6533 Plesenton Dr. S. and grants variances to not require the installation of a sidewalk or a recreational path along the frontages. Previously named Ordinance 08-2023 - Subdivision Without Plat – Property Transfer at 1890 W. Dublin- Granville Rd. and 6533 Plesenton Dr. S.

*Recommendation:* Approve as presented.

## **New Legislation - Resolution(s)**

**10. Resolution No. 14-2023 Electric Aggregation Program Renewal**

To Authorize the City Manager to enter into an agreement with AEP Energy, Inc. for the provision of competitive retail electric aggregation services and electric power supply for eligible customers within the City of Worthington.

*Executive Summary:* This Resolution renews the City's supplier agreement for the electric aggregation program.

*Summary:* Introduce and approve as presented.

**11. Resolution No. 15-2023 Amendment to Development Plan with Variances for a Property at 6797 & 6827 N. High St. – ADP 01-2023**

Authorizing an amendment to the final development plan for 6797 and 6827 N. High St. and authorizing variances (Moore Signs/Alex Alahakoon).

*Executive Summary:* This Resolution is for an Amendment to Development Plan with Variances for signage at 6797 & 6827 N. High St.

*Recommendation:* Introduce and Approve as presented.

**12. Resolution No. 16-2023 Amendment to Development Plan with Variances for a Property at 300 E. Wilson Bridge Rd. – ADP 02-2023**

Authorizing an amendment to the final development plan for 300 E. Wilson Bridge Rd. and authorizing variances (Moore Signs/MedVet).

*Executive Summary:* This Resolution is for an Amendment to Development Plan with Variances for

signage at 300 E. Wilson Bridge Rd.

*Recommendation:* Introduce and Approve as presented

## **New Legislation - Ordinance(s)**

### **13. Ordinance No. 10-2023 – Capital Transfer and Appropriation for the Purchase of Fire Apparatuses**

Amending Ordinance No. 39-2022 (As Amended) to adjust the annual budget by providing for an appropriation from the General Fund and Capital Improvement Fund unappropriated balance.

*Executive Summary:* This Ordinance would appropriate funds in the General Fund to transfer into the Capital Improvement Fund and appropriate funds in the Capital Improvement Fund for the purchase of a Ladder Truck and Engine Rescue in the Division of Fire.

*Recommendation:* Introduce for Public Hearing on April 3, 2023.

## **Reports of City Officials**

### **14. Policy Item(s)**

#### **a. Vision Implementation Teams- Profile & Job Description**

*Executive Summary:* Consideration of the adoption of a profile and job description for the Vision Implementation Teams

*Recommendation:* Discussion of the proposed profile and job description;  
Motion to adopt the documents once they reflect Council's expectations

#### **b. 2023 Bicycle and Pedestrian Implementation Consulting**

*Executive Summary:* This memo provides an update to Council regarding the Bicycle and Pedestrian Advisory Board's recommendation to secure the services of a consultant to aide with implementation of the Bicycle and Pedestrian Master Plan.

*Recommendation:* Motion to approve the Bicycle and Pedestrian Board's recommendation to engage Burton Planning Services.

### **15. Discussion Item(s)**

#### **a. Parks & Recreation Foundation Application Update**

*Executive Summary:* Staff update on the status of board member applications for the new Parks and Recreation Foundation.

*Recommendation:* Direction to staff on desired approach for next steps.

#### **b. Public Records Designation**

*Executive Summary:* To appoint a designee on behalf of Council members for Open Records Certification.

*Recommendation:* Appoint Clerk of Council, Grace Brown, as Council members' designee for Open Records Certification.

## **Reports of Council Members**

### **Other Business**

### **Executive Session**

- a. To conference with attorney(s) for the City concerning pending or imminent litigation.
- b. To consider the appointment of a public official.

## **Adjournment**

### **16. Motion to Adjourn**

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Contact: Grace Brown, Clerk of Council ([grace.brown@worthington.org](mailto:grace.brown@worthington.org)) (614) 436-3100 | Agenda published on 03/16/2023 at 5:55 PM



**STAFF MEMORANDUM**  
**City Council Meeting – March 20, 2023**

Date: February 27<sup>th</sup>, 2023

To: Robyn Stewart, Acting City Manager

From: Scott F. Bartter, Finance Director

Subject: Ordinance 05-2023 – Authorizing the Issuance of Bonds – McCord Park Renovations

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**EXECUTIVE SUMMARY**

This Ordinance authorizes the issuance of various purpose bonds in an amount not to exceed \$3,400,000 for the design, renovation, construction and reconstruction of improvements at McCord Park.

**RECOMMENDATION**

Approve as presented.

**BACKGROUND/DESCRIPTION**

With the passage of Ordinance 47-2022, City Council has appropriated \$4,385,564 for the continued renovation and construction of improvements at McCord Park. These improvements in Phase 2 include replacement of the restroom and storage facility, completion of the multi-use trail and realignment of the entrance from East Wilson Bridge Road. The total amount appropriated for design and construction of McCord Park Phase 1 and Phase 2 is \$6,558,214, with the debt for Phase 1 included as part of the City's 2021 debt issuance.

The City anticipates receiving an initial payment from the Worthington Youth Boosters of \$150,000 for the installation of turf fields. Additionally, the City has received State Capital Bill funding of \$450,000 for Phase 2 improvements. Finally, the initial appropriation includes a contingency amount of \$398,688 that the City does not intend to issue debt on. After accounting for these three adjustments, the amount of debt issued will be \$3,400,000.

Staff anticipates seeking a bond rating from S&P Global Ratings by the first of May with an estimated closing date for the bonds of May 31, 2023.

These would be 20-year bonds with a maturity date of June 1, 2043.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES**

Repayment Of this debt will occur from the General Bond Retirement Fund. Revenue from the General Bond Retirement Fund is received primarily from a transfer from the Capital Improvement Fund, but additionally receives .17 mills of property tax (from the 5 mills assessed by the City) that amounts to approximately \$110,000 annually.

**ATTACHMENTS**

Ordinance No. 05-2023

## ORDINANCE NO. 05-2023

Authorizing the Issuance of Bonds in the Amount of Not to Exceed \$3,400,000 for the Purpose of Designing, Engineering, and Constructing Park Improvements, With Relating Site Improvements and Appurtenances Thereto; and Approving Related Matters

WHEREAS, the Finance Director (the "Finance Director") of the City of Worthington, Ohio (the "City") has certified to this Council that the estimated life of the improvements stated in the title of this Ordinance (the "Project") which is to be financed from the proceeds of the bonds exceeds five years, and the maximum maturity of such bonds is 20 years;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Worthington, County of Franklin, State of Ohio:

SECTION 1. Issuance of Bonds. It is hereby declared necessary to issue bonds (the "Bonds") of the City in the principal sum of not to exceed \$3,400,000 or such lesser amount as shall be determined by the Finance Director and certified to this Council for the purpose of paying the costs of the Project. The Bonds may be issued in one or more series.

SECTION 2. Combining Bonds for Purposes of Issuance and Sale. It is hereby determined, that for the purposes of issuance and sale, it is in the best interest of the City to combine the Bonds with other limited tax general obligation bonds of the City authorized by separate ordinances of this Council. The Bonds and such other bonds shall be jointly referred to herein as the "Combined Bonds." As used in this Ordinance, the term "Bonds" shall also mean the Combined Bonds, where appropriate. The Combined Bonds shall be designated "City of Worthington, Ohio Various Purpose Bonds, Series 2023," or as otherwise provided in the Certificate of Award defined in Section 4 hereof.

SECTION 3. Terms of Bonds. The Bonds shall be issued as fully registered bonds, in denominations of \$5,000 or any integral multiple thereof; shall be numbered consecutively from R-1 upward, as determined by the Finance Director; shall be dated the date determined by the Finance Director and set forth in the Certificate of Award provided for hereinbelow; and shall bear interest, payable semiannually on such dates as shall be determined by the Finance Director and set forth in the Certificate of Award, until the principal sum is paid or provision has been duly made therefor. Interest shall be calculated on the basis of a 360-day year of twelve 30-day months.

SECTION 4. Certificate of Award. The Finance Director is hereby authorized and directed to execute on behalf of the City a Certificate of Award (the "Certificate of Award") setting forth the aggregate principal amount and the final terms of the Bonds, which aggregate principal amount and terms, subject to the limitations set forth in this Ordinance, shall be as determined by the Finance Director. The Certificate of Award shall indicate the Original Purchaser (as defined hereinbelow) for the Bonds, dated date for the Bonds, the dates on which interest on the Bonds is to be paid (the "Interest Payment Date"), the purchase price for the Bonds (which shall be not less than 97% of the face value thereof), the maturity schedule for the Bonds, the interest rates for the Bonds (provided that the true interest cost for all Bonds in the aggregate shall not exceed 6.00% per annum), the optional and mandatory redemption provisions, if any, and such other terms not inconsistent with this Ordinance as the Finance Director shall deem appropriate.

SECTION 5. Redemption Provisions of the Bonds. The Bonds shall be subject to optional and mandatory redemption prior to stated maturity, as provided in the Certificate of Award. If optional redemption of the Bonds at a redemption price exceeding 100% is to take place on any date on which a mandatory redemption of the Bonds of the same maturity will take place, the Bonds to be redeemed by optional

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redemption shall be selected by the Bond Registrar (as defined herein below) prior to the selection of the Bonds to be redeemed at par on the same date.

When partial redemption is authorized, the Bond Registrar shall select Bonds or portions thereof by lot within a maturity in such manner as the Bond Registrar may determine, provided, however, that the portion of any Bond so selected shall be in the amount of \$5,000 or any integral multiple thereof.

The notice of the call for redemption of Bonds shall identify (i) by designation, letters, numbers or other distinguishing marks, the Bonds or portions thereof to be redeemed, (ii) the redemption price to be paid, (iii) the date fixed for redemption, and (iv) the place or places where the amounts due upon redemption are payable. From and after the specified redemption date interest on the Bonds (or portions thereof) called for redemption shall cease to accrue. Such notice shall be sent by first class mail at least 30 days prior to the redemption date to each registered holder of Bonds to be redeemed at the address shown in the Bond Register (as defined herein) on the 15th day preceding the date of mailing. Failure to receive such notice of any defect therein shall not affect the validity of the proceedings for the redemption of any Bond.

**SECTION 6. General Obligation Pledge.** The Bonds shall be the full general obligation of the City, and the full faith, credit and revenue of the City are hereby pledged for the prompt payment of the same. The par value to be received from the sale of the Bonds and any excess funds resulting from the issuance of the Bonds shall, to the extent necessary, be used only for the retirement of the Bonds at maturity and are hereby pledged for such purpose.

**SECTION 7. Debt Service Levy.** There shall be and is hereby levied annually on all the taxable property in the City, in addition to all other taxes and inside the City's charter millage limitation, a direct tax (the "Debt Service Levy") for each year during which any of the Bonds are outstanding, for the purpose of providing, and in an amount which is sufficient to provide, funds to pay interest upon the Bonds as and when the same falls due and to provide a fund for the repayment of the principal of the Bonds at maturity or upon redemption. The Debt Service Levy shall not be less than the interest and sinking fund tax required by Article XII, Section 11 of the Ohio Constitution.

The Debt Service Levy shall be and is hereby ordered computed, certified, levied and extended upon the tax duplicate and collected by the same officers, in the same manner, and at the same time that taxes for general purposes for each of such years are certified, extended and collected. The Debt Service Levy shall be placed before and in preference to all other items and for the full amount thereof. The funds derived from the Debt Service Levy shall be placed in a separate and distinct fund, which shall be irrevocably pledged for the payment of premium, if any, and interest on and principal of the Bonds when and as the same falls due. Notwithstanding the foregoing, if the City determines that funds will be available from other sources for the payment of the Bonds in any year, the amount of the Debt Service Levy for such year shall be reduced by the amount of funds which will be so available, and the City shall appropriate such funds to the payment of the Bonds in accordance with law.

**SECTION 8. Income Tax Pledge.** The City hereby covenants, pursuant to Section 133.05(B)(7), Ohio Revised Code, to appropriate annually from lawfully available municipal income taxes, and to continue to levy and collect municipal income taxes adequate to produce, amounts necessary to meet the debt charges on the Bonds in each year until full payment is made.

**SECTION 9. Sale of the Bonds; Use of Proceeds.** The Bonds shall be awarded by competitive sale based on bids submitted to the City following the publication of a notice of sale (or similar document) for the Bonds, which shall be in such form as approved by the Finance Director. The sale and award of the

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Bonds shall be evidenced by the Certificate of Award, which shall award the sale of the Bonds to such purchaser (the "Original Purchaser") as shall offer, in the opinion of the Finance Director, the best terms for the purchase of the Bonds. The Finance Director is hereby authorized and directed to deliver the Bonds, when executed, to the Original Purchaser upon payment of the purchase price and accrued interest, if any, to the date of delivery.

The proceeds of such sale, except any accrued interest or premium thereon, shall be deposited in the Treasury of the City and used for the purpose aforesaid and for no other purpose. Any accrued interest received from the sale of the Bonds shall be transferred to the bond retirement fund to be applied to the payment of the principal of and interest on the Bonds, or other obligations of the City, as permitted by law. Any premium received from the sale of the Bonds may be used to pay the financing costs of the Bonds within the meaning of Ohio Revised Code Section 133.01(K) or be deposited into the bond retirement fund in the manner provided by law.

**SECTION 10. Form and Execution of the Bonds.** The Bonds shall express upon their faces the purpose for which they are issued and that they are issued pursuant to this Ordinance; and shall be executed by the Finance Director and the City Manager of the City (the "City Manager"), in their official capacities, provided that either or both of their signatures may be a facsimile. No Bond shall be valid or become obligatory for any purpose or shall be entitled to any security or benefit under this Ordinance unless and until a certificate of authentication, as printed on the Bond, is signed by the Bond Registrar as authenticating agent. Authentication by the Bond Registrar shall be conclusive evidence that the Bond so authenticated has been duly issued and delivered under this Ordinance and is entitled to the security and benefit of this Ordinance. The certificate of authentication may be signed by any officer or officers of the Bond Registrar or by such other person acting as an agent of the Bond Registrar as shall be approved by the Finance Director on behalf of the City. It shall not be necessary that the same authorized person sign the certificate of authentication on all of the Bonds.

**SECTION 11. Payment of the Bonds.** The principal of and interest on the Bonds shall be payable in lawful money of the United States of America without deduction for the services of the Bond Registrar as paying agent. The principal of the Bonds shall be payable upon presentation and surrender of the Bonds at the principal office of the Bond Registrar. Each Bond shall bear interest from the later of the date thereof, or the most recent Interest Payment Date to which interest has been paid or duly provided for, unless the date of authentication of any Bond is less than 15 days prior to an Interest Payment Date, in which case interest shall accrue from such Interest Payment Date. Interest on any Bond shall be paid on each Interest Payment Date by check or draft mailed to the person in whose name the Bond is registered, at the close of business on the 15th day next preceding that Interest Payment Date (the "Record Date") (unless such date falls on a non-business day, in which case the Record Date shall be the preceding business day), on the Bond Register at the address appearing therein.

Any interest on any Bond which is payable, but is not punctually paid or provided for, on any Interest Payment Date (herein called "Defaulted Interest") shall forthwith cease to be payable to the registered owner on the relevant Record Date by virtue of having been such owner and such Defaulted Interest shall be paid to the registered owner in whose name the Bond is registered at the close of business on a date (the "Special Record Date") to be fixed by the Bond Registrar, such Special Record Date to be not more than 15 nor less than 10 days prior to the date of proposed payment. The Bond Registrar shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, first class postage prepaid, to each Bondholder, at such Bondholder's address as it appears in the Bond Register, not less than 10 days prior to such Special Record Date, and may, in its discretion, cause a similar notice to be published once

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in a newspaper in each place where Bonds are payable, but such publication shall not be a condition precedent to the establishment of such Special Record Date.

Subject to the foregoing provisions of this Section, each Bond delivered by the Bond Registrar upon transfer of or in exchange for or in lieu of any other Bond shall carry the rights to interest accrued and unpaid, and to accrue, which were carried by such other Bond.

**SECTION 12. Appointment of Bond Registrar.** The Finance Director is hereby authorized and directed to execute on behalf of the City a Bond Registrar Agreement with such bank or other appropriate financial institution as shall be acceptable to the Finance Director and the Original Purchaser, pursuant to which such bank or financial institution shall agree to serve as authenticating agent, bond registrar, transfer agent, and paying agent (the "Bond Registrar") for the Bonds. Interest shall be payable at maturity by check or draft mailed to the Registered Owner hereof, as shown on the registration books of the City maintained by the Bond Registrar. If at any time the Bond Registrar shall be unable or unwilling to serve as such, or the Finance Director in such officer's discretion shall determine that it would be in the best interest of the City for such functions to be performed by another party, the Finance Director may, and is hereby authorized and directed to, enter into an agreement with a national banking association or other appropriate institution experienced in providing such services, to perform the services required of the Bond Registrar hereunder. Each such successor Bond Registrar shall promptly advise all bondholders of the change in identity and new address of the Bond Registrar. So long as any of the Bonds remain outstanding, the City shall cause to be maintained and kept by the Bond Registrar, at the office of the Bond Registrar, all books and records necessary for the registration, exchange and transfer of Bonds as provided in this Section (the "Bond Register"). Subject to the provisions of this Ordinance, the person in whose name any Bond shall be registered on the Bond Register shall be regarded as the absolute owner thereof for all purposes. Payment of or on account of the principal of and interest on any Bond shall be made only to or upon the order of that person. Neither the City nor the Bond Registrar shall be affected by any notice to the contrary, but the registration may be changed as herein provided. All payments shall be valid and effectual to satisfy and discharge the liability upon the Bonds, including the interest thereon, to the extent of the amount or amounts so paid.

Any Bond, upon presentation and surrender at the office of the Bond Registrar, together with a request for exchange signed by the registered owner or by a person authorized by the owner to do so by a power of attorney in a form satisfactory to the Bond Registrar, may be exchanged for Bonds of the same form and of any authorized denomination or denominations equal in the aggregate to the unmatured principal amount of the Bonds surrendered, and bearing interest at the same rate and maturing on the same date.

A Bond may be transferred only on the Bond Register upon presentation and surrender thereof at the office of the Bond Registrar, together with an assignment executed by the registered owner or by a person authorized by the owner to do so by a power of attorney in a form satisfactory to the Bond Registrar. Upon that transfer, the Bond Registrar shall complete, authenticate and deliver a new Bond or Bonds of any authorized denomination or denominations equal in the aggregate to the unmatured principal amount of the Bonds surrendered, and bearing interest at the same rate and maturing on the same date.

The City and the Bond Registrar shall not be required to transfer or exchange (i) any Bond during a period beginning at the opening of business 15 days before the day of mailing of a notice of redemption of Bonds, and ending at the close of business on the day of such mailing, or (ii) any Bonds selected for redemption, in whole or in part, following the date of such mailing.

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In all cases in which Bonds are exchanged or transferred hereunder, the City shall cause to be executed and the Bond Registrar shall authenticate and deliver Bonds in accordance with the provisions of this Ordinance. The exchange or transfer shall be without charge to the owner; except that the City and the Bond Registrar may make a charge sufficient to reimburse them for any tax or other governmental charge required to be paid with respect to the exchange or transfer. The City or the Bond Registrar may require that those charges, if any, be paid before it begins the procedure for the exchange or transfer of the Bonds. All Bonds issued upon any transfer or exchange shall be the valid obligations of the City, evidencing the same debt, and entitled to the same benefits under this Ordinance, as the Bonds surrendered upon that transfer or exchange.

**SECTION 13. Book-Entry System.** For purposes of this Ordinance, the following terms shall have the following meanings:

"Book-entry form" or "book-entry system" means a form or system under which (i) the beneficial right to payment of principal of and interest on the Bonds may be transferred only through a book-entry and (ii) physical Bonds in fully registered form are issued only to a Depository or its nominee as registered owner, with the Bonds "immobilized" in the custody of the Depository, and the book-entry is the record that identifies the owners of beneficial interests in those Bonds.

"Depository" means any securities depository that is a clearing agency under federal law operating and maintaining, together with its participants, a book-entry system to record beneficial ownership of securities and to effect transfers of securities in book-entry form, and includes The Depository Trust Company (a limited purpose trust company), New York, New York.

The Bonds may be initially issued to a Depository for use in a book-entry system, and the provisions of this Section shall apply, notwithstanding any other provision of this Ordinance; (i) there shall be a single Bond of each maturity, (ii) those Bonds shall be registered in the name of the Depository or its nominee, as registered owner, and immobilized in the custody of the Depository; (iii) the beneficial owners in book-entry form shall have no right to receive Bonds in the form of physical securities or certificates; (iv) ownership of beneficial interests in any Bonds in book-entry form shall be shown by book-entry on the system maintained and operated by the Depository, and transfers of the ownership of beneficial interests shall be made only by the Depository and by book-entry; and (v) the Bonds as such shall not be transferable or exchangeable, except for transfer to another Depository or to another nominee of a Depository, without further action by the City. Bond service charges on Bonds in book-entry form registered in the name of a Depository or its nominee shall be payable in same day funds delivered to the Depository or its authorized representative (i) in the case of interest, on each Interest Payment Date, and (ii) in all other cases, upon presentation and surrender of Bonds as provided in this Ordinance.

The Bond Registrar may, with the approval of the City, enter into an agreement with the beneficial owner or registered owner of any Bond in the custody of a Depository providing for making all payments to that owner of principal and interest on that Bond or any portion thereof (other than any payment of the entire unpaid principal amount thereof) at a place and in a manner (including wire transfer of federal funds) other than as provided above in this Ordinance, without prior presentation or surrender of the Bond, upon any conditions which shall be satisfactory to the Bond Registrar and to the City. That payment in any event shall be made to the person who is the registered owner of that Bond on the date that principal is due, or, with respect to the payment of interest, as of the applicable date agreed upon as the case may be. The Bond Registrar shall furnish a copy of each of those agreements, certified to be correct by the Bond Registrar, to other paying agents for Bonds and to the City. Any payment of principal or interest pursuant to such an agreement shall constitute payment thereof pursuant to, and for all purposes of, this Ordinance.

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If requested, the Finance Director and the City Manager are authorized and directed to execute, acknowledge and deliver, in the name of and on behalf of the City, an agreement among the City, the Bond Registrar and a Depository to be delivered in connection with the issuance of the Bonds to such Depository for use in a book-entry system.

The City may decide to discontinue use of the book-entry system through the Depository. In that event, Bond certificates will be printed and delivered to the Depository.

If any Depository determines not to continue to act as the Depository for the Bonds for use in a book-entry system, the City and the Bond Registrar may attempt to establish a securities depository/book-entry relationship with another qualified Depository under this Ordinance. If the City and the Bond Registrar do not or are unable to do so, the City and the Bond Registrar, after the Bond Registrar has made provision for notification of the beneficial owners by the then Depository, shall permit withdrawal of the Bonds from the Depository and authenticate and deliver bond certificates in fully registered form to the assigns of the Depository or its nominee, all at the cost and expense (including costs of printing and delivering definitive Bond), if the event is not the result of action or inaction by the City or the Bond Registrar, of those persons requesting such issuance.

**SECTION 14. Federal Tax Law Compliance.** The City hereby covenants that it will comply with the requirements of all existing and future laws which must be satisfied in order that interest on the Bonds is and will continue to be excluded from gross income for federal income tax purposes, including without limitation restrictions on the use of the property financed with the proceeds of the Bonds so that the Bonds will not constitute "private activity bonds" within the meaning of Section 141 of the Internal Revenue Code of 1986, as amended (the "Code"). The City further covenants that it will restrict the use of the proceeds of the Bonds in such manner and to such extent, if any, as may be necessary, after taking into account reasonable expectations at the time the Bonds are issued, so that they will not constitute arbitrage bonds under Section 148 of the Code and the regulations prescribed thereunder (the "Regulations").

The Finance Director, or any other officer of the City, including the City Manager, is hereby authorized and directed (a) to make or effect any election, selection, designation, choice, consent, approval or waiver on behalf of the City with respect to the Bonds as permitted or required to be made or given under the federal income tax laws, for the purpose of assuring, enhancing or protecting favorable tax treatment or the status of the Bonds or interest thereon or assisting compliance with requirements for that purpose, reducing the burden or expense of such compliance, reducing any rebate amount or any payment of penalties, or making any payments of special amounts in lieu of making computations to determine, or paying, any excess earnings as rebate, or obviating those amounts or payments, as determined by the Finance Director, which action shall be in writing and signed by the Finance Director, or any other officer of the City, including the City Manager, on behalf of the City; (b) to take any and all actions, make or obtain calculations, and make or give reports, covenants and certifications of and on behalf of the City as may be appropriate to assure the exclusion of interest from gross income and the intended tax status of the Bonds; and (c) to give an appropriate certificate on behalf of the City, for inclusion in the transcript of proceedings, setting forth the facts, estimates and circumstances, and reasonable expectations of the City pertaining to Section 148 and the Regulations, and the representations, warranties and covenants of the City regarding compliance by the City with Sections 141 through 150 of the Code and the Regulations.

The Finance Director shall keep and maintain adequate records pertaining to the use and investment of all proceeds of the Bonds sufficient to permit, to the maximum extent possible and presently foreseeable, the City to comply with any federal law or regulation now or hereafter having applicability to the Bonds that relates to the use of such proceeds, which limits the amount of Bond proceeds which may be invested on an

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unrestricted yield or requires the City to rebate arbitrage profits to the United States Department of the Treasury. The Finance Director is hereby authorized and directed to file such reports with, and rebate arbitrage profits to, the United States Department of the Treasury, to the extent that any federal law or regulation having applicability to the Bonds requires any such reports or rebates.

SECTION 15. Municipal Bond Insurance. The Finance Director is authorized to make appropriate arrangements, if the Finance Director deems it in the best interest of the City, for the issuance of a municipal bond insurance policy with respect to all or any portion or series of the Bonds, including executing and delivering a commitment therefor and certificates and other documents in connection therewith and paying the bond insurance premium related thereto. All additional provisions required to be authorized by this Council for the issuance of a municipal bond insurance policy shall be contained in the Certificate of Award.

SECTION 16. Official Statement. The distribution of an Official Statement of the City, in preliminary and final form, relating to the original issuance of the Bonds is authorized if the Finance Director determines that it is necessary or advisable to prepare and distribute an Official Statement in connection with the original issuance of the Bonds. If the Finance Director so determines, then the Finance Director and the City Manager, and any other officer of this Council, are authorized and directed to negotiate, prepare and execute, on behalf of the City and in their official capacity, the Official Statement and any supplements thereto as so executed in connection with the original issuance of the Bonds, and they are authorized and directed to advise the Original Purchaser in writing regarding limitations on the use of the Official Statement and any supplements thereto for purposes of marketing or reoffering the Bonds as they deem necessary or appropriate to protect the interests of the City. The Finance Director, the City Manager and the Law Director are each authorized to execute and deliver, on behalf of the City and in their official capacities, such certificates in connection with the accuracy of an Official Statement, in either preliminary or final form, and any supplements thereto as may, in their judgment, be necessary or appropriate.

SECTION 17. Obtaining of Rating for the Bonds. The Finance Director is authorized to obtain or update a rating or ratings on the Bonds and the City if the Finance Director determines that it is necessary or advisable in connection with the original issuance of the Bonds. If the Finance Director so determines, then the Finance Director, City Manager, and any officer of this Council are authorized and directed to take all steps necessary to obtain such rating or ratings, including paying the rating fees imposed by any rating agency and paying any travel expenses relating to obtaining such rating or ratings.

SECTION 18. Appointment of Municipal Advisor. The appointment of Baker Tilly Municipal Advisors, LLC, to serve as municipal advisor to the City in connection with the issuance of the Bonds is hereby approved. The fees to be paid to such firm shall be subject to review and approval of the Finance Director, shall not exceed the fees customarily charged for such services, and shall be paid upon closing of the financing from proceeds of the Bonds.

SECTION 19. Appointment of Bond Counsel. The appointment of the law firm of Bricker & Eckler LLP, which shall become Bricker Graydon LLP effective April 3, 2023, to serve as Bond Counsel with respect to the issuance of the Bonds is hereby approved. The fees to be paid to such firm shall be subject to review and approval by the Finance Director, shall not exceed the fees customarily charged for such services, and shall be paid upon closing of the financing from proceeds of the Bonds.

SECTION 20. Transcript of Proceedings; Execution of Additional Documents. The officer having charge of the minutes of the Council and any other officers of the Council, or any of them individually, are

ORDINANCE NO. 05-2023

hereby authorized and directed to prepare and certify a true transcript of proceedings pertaining to the Bonds and to furnish a copy of such transcript to the Original Purchaser. Such transcript shall include certified copies of all proceedings and records of the Council relating to the power and authority of the City to issue the Bonds and certificates as to matters within their knowledge or as shown by the books and records under their custody and control, including but not limited to a general certificate of the City Clerk and a no-litigation certificate of the City Manager and the Finance Director, and such certified copies and certificates shall be deemed representations of the City as to the facts stated therein. Except for the procedure for authenticating the Bonds set forth in Section 10 herein, documents (including this Ordinance) executed, scanned and transmitted electronically and electronic and digital signatures shall be deemed original signatures for said transcript of the Bonds, for the purposes of this Ordinance, and for all matters related thereto, with any such scanned, electronic, and digital signatures having the same legal effect as original signatures.

The City Manager and Finance Director are hereby authorized and directed to take such action and to execute and deliver, on behalf of the Council, such additional instruments, agreements, certificates, and other documents as may be in their discretion necessary or appropriate in order to carry out the intent of this Ordinance. Such documents shall be in the form not substantially inconsistent with the terms of this Ordinance, as they in their discretion shall deem necessary or appropriate.

SECTION 21. Satisfaction of Conditions for Bond Issuance. It is hereby found and determined that all acts, conditions and things necessary to be done precedent to and in the issuing of the Bonds in order to make them legal, valid and binding obligations of the City have happened, been done and been performed in regular and due form as required by law; that the faith, credit and revenue of the City are hereby irrevocably pledged for the prompt payment of the principal and interest thereof at maturity; and that no limitation of indebtedness or taxation, either statutory or constitutional, has been exceeded in issuing the Bonds.

SECTION 22. Compliance with Open Meeting Requirements. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 23. Filing of Bond Ordinance. The City Clerk is hereby directed to forward a certified copy of this Ordinance to the County Auditor of Franklin County, Ohio.

SECTION 24. Notice of Passage and Effective Date. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center and the Worthington Community Center and shall set forth the title and effective date of the Ordinance and a statement that the Ordinance is on file in the office of the Clerk of Council. This Ordinance shall take effect and be in force at the earliest date permitted by law and by the Charter of the City of Worthington, Ohio.

Passed: March 20, 2023

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President of Council

Attest:

Introduced March 6, 2023  
P.H. March 20, 2023  
Effective April 9, 2023

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Clerk of Council

CERTIFICATE OF ESTIMATED LIFE AND MAXIMUM MATURITY

To: The City Council of the  
City of Worthington, Ohio

The undersigned Finance Director of the City of Worthington, Ohio (the "City") as the fiscal officer of the City, hereby certifies as follows:

1. The estimated life of the improvement described as follows (the "Improvements") exceeds five years:

Designing, engineering, and constructing park improvements, with related site improvements and appurtenances thereto

2. The maximum maturity of the bonds proposed to be issued to pay the cost of the Improvements, calculated in accordance with Section 133.20, Ohio Revised Code, is 20 years.

Dated: March 20, 2023

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Scott Bartter, Finance Director  
City of Worthington, Ohio

CERTIFICATE

The undersigned City Clerk hereby certifies that the foregoing is a true copy of Ordinance No. 05-2023 duly adopted by the Council of the City of Worthington, Ohio on March 20, 2023 and that a true copy thereof was certified to the County Auditor of Franklin County, Ohio.

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Clerk of Council  
City of Worthington, Ohio

RECEIPT OF COUNTY AUDITOR FOR  
LEGISLATION PROVIDING  
FOR THE ISSUANCE OF  
GENERAL OBLIGATION BONDS

I, Michael Stinziano, the duly elected, qualified, and acting County Auditor in and for Franklin County, Ohio hereby certify that a certified copy of Ordinance No. \_\_\_\_\_ duly adopted by the City Council of the City of Worthington, Ohio on March 20, 2023 providing for the issuance of general obligation bonds designated City of Worthington, Ohio Various Purpose Bonds, Series 2023, in the amount of not to exceed \$3,400,000 was filed in this office on \_\_\_\_\_, 2023.

WITNESS my hand and official seal at Columbus, Ohio on \_\_\_\_\_, 2023.

[SEAL]

\_\_\_\_\_  
County Auditor  
Franklin County, Ohio



**STAFF MEMORANDUM**  
**City Council Meeting – March 20, 2023**

Date: February 27<sup>th</sup>, 2023

To: Robyn Stewart, Acting City Manager

From: Scott F. Bartter, Finance Director

Subject: Ordinance 06-2023 – Authorizing the Issuance of Bonds – Sewer Repair & Rehabilitation

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**EXECUTIVE SUMMARY**

This Ordinance authorizes the issuance of various purpose bonds in an amount not to exceed \$1,000,000 for sewer lining improvements across the City.

**RECOMMENDATION**

Approve as presented.

**BACKGROUND/DESCRIPTION**

With the passage of Ordinance 03-2023, City Council will appropriate \$1,025,000 for sanitary sewer lining improvements across the City. These funds will repair and rehabilitate sanitary sewer infrastructure as identified within all of the sanitary sewer studies.

These sanitary sewer improvements are shown in the 5-year capital improvement plan as being funded through the issuance of bonds. This legislation authorizes that issuance.

Staff anticipates seeking a bond rating from S&P Global Ratings by the first of May with an estimated closing date for the bonds of May 31, 2023.

We anticipate these would be 20-year bonds with a maturity date of June 1, 2043.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES**

Repayment Of this debt will occur from the General Bond Retirement Fund. Revenue from the General Bond Retirement Fund is received primarily from a transfer from the Capital Improvement Fund, but additionally receives .17 mills of property tax (from the 5 mills assessed by the City) that amounts to approximately \$110,000 annually.

**ATTACHMENTS**

Ordinance No. 06-2023

ORDINANCE NO. 06-2023

Authorizing the Issuance of Bonds in the Amount of Not to Exceed \$1,000,000 for the Purpose of Designing, Engineering, and Constructing Sewer Improvements, With Relating Site Improvements and Appurtenances Thereto; and Approving Related Matters

WHEREAS, the Finance Director (the "Finance Director") of the City of Worthington, Ohio (the "City") has certified to this Council that the estimated life of the improvements stated in the title of this Ordinance (the "Project") which is to be financed from the proceeds of the bonds exceeds five years, and the maximum maturity of such bonds is 20 years;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Worthington, County of Franklin, State of Ohio:

SECTION 1. Issuance of Bonds. It is hereby declared necessary to issue bonds (the "Bonds") of the City in the principal sum of not to exceed \$1,000,000 or such lesser amount as shall be determined by the Finance Director and certified to this Council for the purpose of paying the costs of the Project. The Bonds may be issued in one or more series.

SECTION 2. Combining Bonds for Purposes of Issuance and Sale. It is hereby determined, that for the purposes of issuance and sale, it is in the best interest of the City to combine the Bonds with other limited tax general obligation bonds of the City authorized by separate ordinances of this Council. The Bonds and such other bonds shall be jointly referred to herein as the "Combined Bonds." As used in this Ordinance, the term "Bonds" shall also mean the Combined Bonds, where appropriate. The Combined Bonds shall be designated "City of Worthington, Ohio Various Purpose Bonds, Series 2023," or as otherwise provided in the Certificate of Award defined in Section 4 hereof.

SECTION 3. Terms of Bonds. The Bonds shall be issued as fully registered bonds, in denominations of \$5,000 or any integral multiple thereof; shall be numbered consecutively from R-1 upward, as determined by the Finance Director; shall be dated the date determined by the Finance Director and set forth in the Certificate of Award provided for hereinbelow; and shall bear interest, payable semiannually on such dates as shall be determined by the Finance Director and set forth in the Certificate of Award, until the principal sum is paid or provision has been duly made therefor. Interest shall be calculated on the basis of a 360-day year of twelve 30-day months.

SECTION 4. Certificate of Award. The Finance Director is hereby authorized and directed to execute on behalf of the City a Certificate of Award (the "Certificate of Award") setting forth the aggregate principal amount and the final terms of the Bonds, which aggregate principal amount and terms, subject to the limitations set forth in this Ordinance, shall be as determined by the Finance Director. The Certificate of Award shall indicate the Original Purchaser (as defined hereinbelow) for the Bonds, dated date for the Bonds, the dates on which interest on the Bonds is to be paid (the "Interest Payment Date"), the purchase price for the Bonds (which shall be not less than 97% of the face value thereof), the maturity schedule for the Bonds, the interest rates for the Bonds (provided that the true interest cost for all Bonds in the aggregate shall not exceed 6.00% per annum), the optional and mandatory redemption provisions, if any, and such other terms not inconsistent with this Ordinance as the Finance Director shall deem appropriate.

SECTION 5. Redemption Provisions of the Bonds. The Bonds shall be subject to optional and mandatory redemption prior to stated maturity, as provided in the Certificate of Award. If optional redemption of the Bonds at a redemption price exceeding 100% is to take place on any date on which a mandatory redemption of the Bonds of the same maturity will take place, the Bonds to be redeemed by optional

## ORDINANCE NO. 06-2023

redemption shall be selected by the Bond Registrar (as defined hereinbelow) prior to the selection of the Bonds to be redeemed at par on the same date.

When partial redemption is authorized, the Bond Registrar shall select Bonds or portions thereof by lot within a maturity in such manner as the Bond Registrar may determine, provided, however, that the portion of any Bond so selected shall be in the amount of \$5,000 or any integral multiple thereof.

The notice of the call for redemption of Bonds shall identify (i) by designation, letters, numbers or other distinguishing marks, the Bonds or portions thereof to be redeemed, (ii) the redemption price to be paid, (iii) the date fixed for redemption, and (iv) the place or places where the amounts due upon redemption are payable. From and after the specified redemption date interest on the Bonds (or portions thereof) called for redemption shall cease to accrue. Such notice shall be sent by first class mail at least 30 days prior to the redemption date to each registered holder of Bonds to be redeemed at the address shown in the Bond Register (as defined herein) on the 15th day preceding the date of mailing. Failure to receive such notice of any defect therein shall not affect the validity of the proceedings for the redemption of any Bond.

SECTION 6. General Obligation Pledge. The Bonds shall be the full general obligation of the City, and the full faith, credit and revenue of the City are hereby pledged for the prompt payment of the same. The par value to be received from the sale of the Bonds and any excess funds resulting from the issuance of the Bonds shall, to the extent necessary, be used only for the retirement of the Bonds at maturity and are hereby pledged for such purpose.

SECTION 7. Debt Service Levy. There shall be and is hereby levied annually on all the taxable property in the City, in addition to all other taxes and inside the City's charter millage limitation, a direct tax (the "Debt Service Levy") for each year during which any of the Bonds are outstanding, for the purpose of providing, and in an amount which is sufficient to provide, funds to pay interest upon the Bonds as and when the same falls due and to provide a fund for the repayment of the principal of the Bonds at maturity or upon redemption. The Debt Service Levy shall not be less than the interest and sinking fund tax required by Article XII, Section 11 of the Ohio Constitution.

The Debt Service Levy shall be and is hereby ordered computed, certified, levied and extended upon the tax duplicate and collected by the same officers, in the same manner, and at the same time that taxes for general purposes for each of such years are certified, extended and collected. The Debt Service Levy shall be placed before and in preference to all other items and for the full amount thereof. The funds derived from the Debt Service Levy shall be placed in a separate and distinct fund, which shall be irrevocably pledged for the payment of premium, if any, and interest on and principal of the Bonds when and as the same falls due. Notwithstanding the foregoing, if the City determines that funds will be available from other sources for the payment of the Bonds in any year, the amount of the Debt Service Levy for such year shall be reduced by the amount of funds which will be so available, and the City shall appropriate such funds to the payment of the Bonds in accordance with law.

SECTION 8. Income Tax Pledge. The City hereby covenants, pursuant to Section 133.05(B)(7), Ohio Revised Code, to appropriate annually from lawfully available municipal income taxes, and to continue to levy and collect municipal income taxes adequate to produce, amounts necessary to meet the debt charges on the Bonds in each year until full payment is made.

SECTION 9. Sale of the Bonds; Use of Proceeds. The Bonds shall be awarded by competitive sale based on bids submitted to the City following the publication of a notice of sale (or similar document) for the Bonds, which shall be in such form as approved by the Finance Director. The sale and award of the

## ORDINANCE NO. 06-2023

Bonds shall be evidenced by the Certificate of Award, which shall award the sale of the Bonds to such purchaser (the "Original Purchaser") as shall offer, in the opinion of the Finance Director, the best terms for the purchase of the Bonds. The Finance Director is hereby authorized and directed to deliver the Bonds, when executed, to the Original Purchaser upon payment of the purchase price and accrued interest, if any, to the date of delivery.

The proceeds of such sale, except any accrued interest or premium thereon, shall be deposited in the Treasury of the City and used for the purpose aforesaid and for no other purpose. Any accrued interest received from the sale of the Bonds shall be transferred to the bond retirement fund to be applied to the payment of the principal of and interest on the Bonds, or other obligations of the City, as permitted by law. Any premium received from the sale of the Bonds may be used to pay the financing costs of the Bonds within the meaning of Ohio Revised Code Section 133.01(K) or be deposited into the bond retirement fund in the manner provided by law.

**SECTION 10. Form and Execution of the Bonds.** The Bonds shall express upon their faces the purpose for which they are issued and that they are issued pursuant to this Ordinance; and shall be executed by the Finance Director and the City Manager of the City (the "City Manager"), in their official capacities, provided that either or both of their signatures may be a facsimile. No Bond shall be valid or become obligatory for any purpose or shall be entitled to any security or benefit under this Ordinance unless and until a certificate of authentication, as printed on the Bond, is signed by the Bond Registrar as authenticating agent. Authentication by the Bond Registrar shall be conclusive evidence that the Bond so authenticated has been duly issued and delivered under this Ordinance and is entitled to the security and benefit of this Ordinance. The certificate of authentication may be signed by any officer or officers of the Bond Registrar or by such other person acting as an agent of the Bond Registrar as shall be approved by the Finance Director on behalf of the City. It shall not be necessary that the same authorized person sign the certificate of authentication on all of the Bonds.

**SECTION 11. Payment of the Bonds.** The principal of and interest on the Bonds shall be payable in lawful money of the United States of America without deduction for the services of the Bond Registrar as paying agent. The principal of the Bonds shall be payable upon presentation and surrender of the Bonds at the principal office of the Bond Registrar. Each Bond shall bear interest from the later of the date thereof, or the most recent Interest Payment Date to which interest has been paid or duly provided for, unless the date of authentication of any Bond is less than 15 days prior to an Interest Payment Date, in which case interest shall accrue from such Interest Payment Date. Interest on any Bond shall be paid on each Interest Payment Date by check or draft mailed to the person in whose name the Bond is registered, at the close of business on the 15th day next preceding that Interest Payment Date (the "Record Date") (unless such date falls on a non-business day, in which case the Record Date shall be the preceding business day), on the Bond Register at the address appearing therein.

Any interest on any Bond which is payable, but is not punctually paid or provided for, on any Interest Payment Date (herein called "Defaulted Interest") shall forthwith cease to be payable to the registered owner on the relevant Record Date by virtue of having been such owner and such Defaulted Interest shall be paid to the registered owner in whose name the Bond is registered at the close of business on a date (the "Special Record Date") to be fixed by the Bond Registrar, such Special Record Date to be not more than 15 nor less than 10 days prior to the date of proposed payment. The Bond Registrar shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, first class postage prepaid, to each Bondholder, at such Bondholder's address as it appears in the Bond Register, not less than 10 days prior to such Special Record Date, and may, in its discretion, cause a similar notice to be published once

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in a newspaper in each place where Bonds are payable, but such publication shall not be a condition precedent to the establishment of such Special Record Date.

Subject to the foregoing provisions of this Section, each Bond delivered by the Bond Registrar upon transfer of or in exchange for or in lieu of any other Bond shall carry the rights to interest accrued and unpaid, and to accrue, which were carried by such other Bond.

**SECTION 12. Appointment of Bond Registrar.** The Finance Director is hereby authorized and directed to execute on behalf of the City a Bond Registrar Agreement with such bank or other appropriate financial institution as shall be acceptable to the Finance Director and the Original Purchaser, pursuant to which such bank or financial institution shall agree to serve as authenticating agent, bond registrar, transfer agent, and paying agent (the "Bond Registrar") for the Bonds. Interest shall be payable at maturity by check or draft mailed to the Registered Owner hereof, as shown on the registration books of the City maintained by the Bond Registrar. If at any time the Bond Registrar shall be unable or unwilling to serve as such, or the Finance Director in such officer's discretion shall determine that it would be in the best interest of the City for such functions to be performed by another party, the Finance Director may, and is hereby authorized and directed to, enter into an agreement with a national banking association or other appropriate institution experienced in providing such services, to perform the services required of the Bond Registrar hereunder. Each such successor Bond Registrar shall promptly advise all bondholders of the change in identity and new address of the Bond Registrar. So long as any of the Bonds remain outstanding, the City shall cause to be maintained and kept by the Bond Registrar, at the office of the Bond Registrar, all books and records necessary for the registration, exchange and transfer of Bonds as provided in this Section (the "Bond Register"). Subject to the provisions of this Ordinance, the person in whose name any Bond shall be registered on the Bond Register shall be regarded as the absolute owner thereof for all purposes. Payment of or on account of the principal of and interest on any Bond shall be made only to or upon the order of that person. Neither the City nor the Bond Registrar shall be affected by any notice to the contrary, but the registration may be changed as herein provided. All payments shall be valid and effectual to satisfy and discharge the liability upon the Bonds, including the interest thereon, to the extent of the amount or amounts so paid.

Any Bond, upon presentation and surrender at the office of the Bond Registrar, together with a request for exchange signed by the registered owner or by a person authorized by the owner to do so by a power of attorney in a form satisfactory to the Bond Registrar, may be exchanged for Bonds of the same form and of any authorized denomination or denominations equal in the aggregate to the unmatured principal amount of the Bonds surrendered, and bearing interest at the same rate and maturing on the same date.

A Bond may be transferred only on the Bond Register upon presentation and surrender thereof at the office of the Bond Registrar, together with an assignment executed by the registered owner or by a person authorized by the owner to do so by a power of attorney in a form satisfactory to the Bond Registrar. Upon that transfer, the Bond Registrar shall complete, authenticate and deliver a new Bond or Bonds of any authorized denomination or denominations equal in the aggregate to the unmatured principal amount of the Bonds surrendered, and bearing interest at the same rate and maturing on the same date.

The City and the Bond Registrar shall not be required to transfer or exchange (i) any Bond during a period beginning at the opening of business 15 days before the day of mailing of a notice of redemption of Bonds, and ending at the close of business on the day of such mailing, or (ii) any Bonds selected for redemption, in whole or in part, following the date of such mailing.

## ORDINANCE NO. 06-2023

In all cases in which Bonds are exchanged or transferred hereunder, the City shall cause to be executed and the Bond Registrar shall authenticate and deliver Bonds in accordance with the provisions of this Ordinance. The exchange or transfer shall be without charge to the owner; except that the City and the Bond Registrar may make a charge sufficient to reimburse them for any tax or other governmental charge required to be paid with respect to the exchange or transfer. The City or the Bond Registrar may require that those charges, if any, be paid before it begins the procedure for the exchange or transfer of the Bonds. All Bonds issued upon any transfer or exchange shall be the valid obligations of the City, evidencing the same debt, and entitled to the same benefits under this Ordinance, as the Bonds surrendered upon that transfer or exchange.

SECTION 13. Book-Entry System. For purposes of this Ordinance, the following terms shall have the following meanings:

"Book-entry form" or "book-entry system" means a form or system under which (i) the beneficial right to payment of principal of and interest on the Bonds may be transferred only through a book-entry and (ii) physical Bonds in fully registered form are issued only to a Depository or its nominee as registered owner, with the Bonds "immobilized" in the custody of the Depository, and the book-entry is the record that identifies the owners of beneficial interests in those Bonds.

"Depository" means any securities depository that is a clearing agency under federal law operating and maintaining, together with its participants, a book-entry system to record beneficial ownership of securities and to effect transfers of securities in book-entry form, and includes The Depository Trust Company (a limited purpose trust company), New York, New York.

The Bonds may be initially issued to a Depository for use in a book-entry system, and the provisions of this Section shall apply, notwithstanding any other provision of this Ordinance; (i) there shall be a single Bond of each maturity, (ii) those Bonds shall be registered in the name of the Depository or its nominee, as registered owner, and immobilized in the custody of the Depository; (iii) the beneficial owners in book-entry form shall have no right to receive Bonds in the form of physical securities or certificates; (iv) ownership of beneficial interests in any Bonds in book-entry form shall be shown by book-entry on the system maintained and operated by the Depository, and transfers of the ownership of beneficial interests shall be made only by the Depository and by book-entry; and (v) the Bonds as such shall not be transferable or exchangeable, except for transfer to another Depository or to another nominee of a Depository, without further action by the City. Bond service charges on Bonds in book-entry form registered in the name of a Depository or its nominee shall be payable in same day funds delivered to the Depository or its authorized representative (i) in the case of interest, on each Interest Payment Date, and (ii) in all other cases, upon presentation and surrender of Bonds as provided in this Ordinance.

The Bond Registrar may, with the approval of the City, enter into an agreement with the beneficial owner or registered owner of any Bond in the custody of a Depository providing for making all payments to that owner of principal and interest on that Bond or any portion thereof (other than any payment of the entire unpaid principal amount thereof) at a place and in a manner (including wire transfer of federal funds) other than as provided above in this Ordinance, without prior presentation or surrender of the Bond, upon any conditions which shall be satisfactory to the Bond Registrar and to the City. That payment in any event shall be made to the person who is the registered owner of that Bond on the date that principal is due, or, with respect to the payment of interest, as of the applicable date agreed upon as the case may be. The Bond Registrar shall furnish a copy of each of those agreements, certified to be correct by the Bond Registrar, to other paying agents for Bonds and to the City. Any payment of principal or interest pursuant to such an agreement shall constitute payment thereof pursuant to, and for all purposes of, this Ordinance.

## ORDINANCE NO. 06-2023

If requested, the Finance Director and the City Manager are authorized and directed to execute, acknowledge and deliver, in the name of and on behalf of the City, an agreement among the City, the Bond Registrar and a Depository to be delivered in connection with the issuance of the Bonds to such Depository for use in a book-entry system.

The City may decide to discontinue use of the book-entry system through the Depository. In that event, Bond certificates will be printed and delivered to the Depository.

If any Depository determines not to continue to act as the Depository for the Bonds for use in a book-entry system, the City and the Bond Registrar may attempt to establish a securities depository/book-entry relationship with another qualified Depository under this Ordinance. If the City and the Bond Registrar do not or are unable to do so, the City and the Bond Registrar, after the Bond Registrar has made provision for notification of the beneficial owners by the then Depository, shall permit withdrawal of the Bonds from the Depository and authenticate and deliver bond certificates in fully registered form to the assigns of the Depository or its nominee, all at the cost and expense (including costs of printing and delivering definitive Bond), if the event is not the result of action or inaction by the City or the Bond Registrar, of those persons requesting such issuance.

**SECTION 14. Federal Tax Law Compliance.** The City hereby covenants that it will comply with the requirements of all existing and future laws which must be satisfied in order that interest on the Bonds is and will continue to be excluded from gross income for federal income tax purposes, including without limitation restrictions on the use of the property financed with the proceeds of the Bonds so that the Bonds will not constitute "private activity bonds" within the meaning of Section 141 of the Internal Revenue Code of 1986, as amended (the "Code"). The City further covenants that it will restrict the use of the proceeds of the Bonds in such manner and to such extent, if any, as may be necessary, after taking into account reasonable expectations at the time the Bonds are issued, so that they will not constitute arbitrage bonds under Section 148 of the Code and the regulations prescribed thereunder (the "Regulations").

The Finance Director, or any other officer of the City, including the City Manager, is hereby authorized and directed (a) to make or effect any election, selection, designation, choice, consent, approval or waiver on behalf of the City with respect to the Bonds as permitted or required to be made or given under the federal income tax laws, for the purpose of assuring, enhancing or protecting favorable tax treatment or the status of the Bonds or interest thereon or assisting compliance with requirements for that purpose, reducing the burden or expense of such compliance, reducing any rebate amount or any payment of penalties, or making any payments of special amounts in lieu of making computations to determine, or paying, any excess earnings as rebate, or obviating those amounts or payments, as determined by the Finance Director, which action shall be in writing and signed by the Finance Director, or any other officer of the City, including the City Manager, on behalf of the City; (b) to take any and all actions, make or obtain calculations, and make or give reports, covenants and certifications of and on behalf of the City as may be appropriate to assure the exclusion of interest from gross income and the intended tax status of the Bonds; and (c) to give an appropriate certificate on behalf of the City, for inclusion in the transcript of proceedings, setting forth the facts, estimates and circumstances, and reasonable expectations of the City pertaining to Section 148 and the Regulations, and the representations, warranties and covenants of the City regarding compliance by the City with Sections 141 through 150 of the Code and the Regulations.

The Finance Director shall keep and maintain adequate records pertaining to the use and investment of all proceeds of the Bonds sufficient to permit, to the maximum extent possible and presently foreseeable, the City to comply with any federal law or regulation now or hereafter having applicability to the Bonds that relates to the use of such proceeds, which limits the amount of Bond proceeds which may be invested on an

## ORDINANCE NO. 06-2023

unrestricted yield or requires the City to rebate arbitrage profits to the United States Department of the Treasury. The Finance Director is hereby authorized and directed to file such reports with, and rebate arbitrage profits to, the United States Department of the Treasury, to the extent that any federal law or regulation having applicability to the Bonds requires any such reports or rebates.

SECTION 15. Municipal Bond Insurance. The Finance Director is authorized to make appropriate arrangements, if the Finance Director deems it in the best interest of the City, for the issuance of a municipal bond insurance policy with respect to all or any portion or series of the Bonds, including executing and delivering a commitment therefor and certificates and other documents in connection therewith and paying the bond insurance premium related thereto. All additional provisions required to be authorized by this Council for the issuance of a municipal bond insurance policy shall be contained in the Certificate of Award.

SECTION 16. Official Statement. The distribution of an Official Statement of the City, in preliminary and final form, relating to the original issuance of the Bonds is authorized if the Finance Director determines that it is necessary or advisable to prepare and distribute an Official Statement in connection with the original issuance of the Bonds. If the Finance Director so determines, then the Finance Director and the City Manager, and any other officer of this Council, are authorized and directed to negotiate, prepare and execute, on behalf of the City and in their official capacity, the Official Statement and any supplements thereto as so executed in connection with the original issuance of the Bonds, and they are authorized and directed to advise the Original Purchaser in writing regarding limitations on the use of the Official Statement and any supplements thereto for purposes of marketing or reoffering the Bonds as they deem necessary or appropriate to protect the interests of the City. The Finance Director, the City Manager and the Law Director are each authorized to execute and deliver, on behalf of the City and in their official capacities, such certificates in connection with the accuracy of an Official Statement, in either preliminary or final form, and any supplements thereto as may, in their judgment, be necessary or appropriate.

SECTION 17. Obtaining of Rating for the Bonds. The Finance Director is authorized to obtain or update a rating or ratings on the Bonds and the City if the Finance Director determines that it is necessary or advisable in connection with the original issuance of the Bonds. If the Finance Director so determines, then the Finance Director, City Manager, and any officer of this Council are authorized and directed to take all steps necessary to obtain such rating or ratings, including paying the rating fees imposed by any rating agency and paying any travel expenses relating to obtaining such rating or ratings.

SECTION 18. Appointment of Municipal Advisor. The appointment of Baker Tilly Municipal Advisors, LLC, to serve as municipal advisor to the City in connection with the issuance of the Bonds is hereby approved. The fees to be paid to such firm shall be subject to review and approval of the Finance Director, shall not exceed the fees customarily charged for such services, and shall be paid upon closing of the financing from proceeds of the Bonds.

SECTION 19. Appointment of Bond Counsel. The appointment of the law firm of Bricker & Eckler LLP, which shall become Bricker Graydon LLP effective April 3, 2023, to serve as Bond Counsel with respect to the issuance of the Bonds is hereby approved. The fees to be paid to such firm shall be subject to review and approval by the Finance Director, shall not exceed the fees customarily charged for such services, and shall be paid upon closing of the financing from proceeds of the Bonds.

SECTION 20. Transcript of Proceedings; Execution of Additional Documents. The officer having charge of the minutes of the Council and any other officers of the Council, or any of them individually, are

ORDINANCE NO. 06-2023

hereby authorized and directed to prepare and certify a true transcript of proceedings pertaining to the Bonds and to furnish a copy of such transcript to the Original Purchaser. Such transcript shall include certified copies of all proceedings and records of the Council relating to the power and authority of the City to issue the Bonds and certificates as to matters within their knowledge or as shown by the books and records under their custody and control, including but not limited to a general certificate of the City Clerk and a no-litigation certificate of the City Manager and the Finance Director, and such certified copies and certificates shall be deemed representations of the City as to the facts stated therein. Except for the procedure for authenticating the Bonds set forth in Section 10 herein, documents (including this Ordinance) executed, scanned and transmitted electronically and electronic and digital signatures shall be deemed original signatures for said transcript of the Bonds, for the purposes of this Ordinance, and for all matters related thereto, with any such scanned, electronic, and digital signatures having the same legal effect as original signatures.

The City Manager and Finance Director are hereby authorized and directed to take such action and to execute and deliver, on behalf of the Council, such additional instruments, agreements, certificates, and other documents as may be in their discretion necessary or appropriate in order to carry out the intent of this Ordinance. Such documents shall be in the form not substantially inconsistent with the terms of this Ordinance, as they in their discretion shall deem necessary or appropriate.

SECTION 21. Satisfaction of Conditions for Bond Issuance. It is hereby found and determined that all acts, conditions and things necessary to be done precedent to and in the issuing of the Bonds in order to make them legal, valid and binding obligations of the City have happened, been done and been performed in regular and due form as required by law; that the faith, credit and revenue of the City are hereby irrevocably pledged for the prompt payment of the principal and interest thereof at maturity; and that no limitation of indebtedness or taxation, either statutory or constitutional, has been exceeded in issuing the Bonds.

SECTION 22. Compliance with Open Meeting Requirements. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 23. Filing of Bond Ordinance. The City Clerk is hereby directed to forward a certified copy of this Ordinance to the County Auditor of Franklin County, Ohio.

SECTION 24. Notice of Passage and Effective Date. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center and the Worthington Community Center and shall set forth the title and effective date of the Ordinance and a statement that the Ordinance is on file in the office of the Clerk of Council. This Ordinance shall take effect and be in force at the earliest date permitted by law and by the Charter of the City of Worthington, Ohio.

Passed:

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President of Council

Attest:

Introduced March 6, 2023  
P.H. March 20, 2023  
Effective April 9, 2023

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Clerk of Council

CERTIFICATE OF ESTIMATED LIFE AND MAXIMUM MATURITY

To: The City Council of the  
City of Worthington, Ohio

The undersigned Finance Director of the City of Worthington, Ohio (the "City") as the fiscal officer of the City, hereby certifies as follows:

1. The estimated life of the improvement described as follows (the "Improvements") exceeds five years:

Designing, engineering, and constructing sewer improvements, with related site improvements and appurtenances thereto

2. The maximum maturity of the bonds proposed to be issued to pay the cost of the Improvements, calculated in accordance with Section 133.20, Ohio Revised Code, is 20 years.

Dated: March 20, 2023

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Scott Bartter, Finance Director  
City of Worthington, Ohio

CERTIFICATE

The undersigned City Clerk hereby certifies that the foregoing is a true copy of Ordinance No. 06-2023 duly adopted by the Council of the City of Worthington, Ohio on March 20, 2023, and that a true copy thereof was certified to the County Auditor of Franklin County, Ohio.

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Clerk of Council  
City of Worthington, Ohio

RECEIPT OF COUNTY AUDITOR FOR  
LEGISLATION PROVIDING  
FOR THE ISSUANCE OF  
GENERAL OBLIGATION BONDS

I, Michael Stinziano, the duly elected, qualified, and acting County Auditor in and for Franklin County, Ohio hereby certify that a certified copy of Ordinance No. 06-2023 duly adopted by the City Council of the City of Worthington, Ohio on March 20, 2023 providing for the issuance of general obligation bonds designated City of Worthington, Ohio Various Purpose Bonds, Series 2023, in the amount of not to exceed \$1,000,000 was filed in this office on \_\_\_\_\_, 2023.

WITNESS my hand and official seal at Columbus, Ohio on \_\_\_\_\_, 2023.

[SEAL]

\_\_\_\_\_  
County Auditor  
Franklin County, Ohio



**STAFF MEMORANDUM**  
**City Council Meeting – March 20, 2023**

Date: March 15, 2023

To: Robyn Stewart, Acting City Manager

From: John Moorehead, P.E., Director of Service & Engineering

Subject: Ordinance No. 07-2023 HVAC Improvement Program Project Number  
720-21

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**EXECUTIVE SUMMARY**

This ordinance appropriates funding for the HVAC Improvement Program.

**RECOMMENDATION**

Motion to Table.

**BACKGROUND/DESCRIPTION**

This Ordinance was introduced with blanks for the amount and the firm pending the results of the bid opening. On Wednesday, March 15, 2023, at noon, staff opened bids for the HVAC Improvement Program. One firm, H&A Mechanical, submitted a bid in the amount of \$2,081,000. The amount is well above the engineer's estimate of \$1,564,956. Staff is requesting this ordinance be tabled while we investigate the limited response and higher than expected bid.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES (if applicable)**

**ATTACHMENTS**

Ordinance No. 07-2023

ORDINANCE NO. 07-2023

Amending Ordinance No. 39-2022 (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 and all Related Expenses and Determining to Proceed with said Project. (Project No. 720-21)

WHEREAS, the Charter of the City of Worthington, Ohio, provides that City Council may at any time amend or revise the Budget by Ordinance, providing that such amendment does not authorize the expenditure of more revenue than will be available;

NOW, THEREFORE, BE IT ORDAINED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That there be and hereby is appropriated from the Capital Improvements Fund Unappropriated Balance to Account No. 308.8130.533447 an amount not to exceed \_\_\_\_\_ (\$\_\_\_\_\_) to pay the cost of the HVAC Improvement Program (Project No. 720-21)

SECTION 2. That the City Manager be and hereby is authorized and directed to enter into an agreement with the firm of \_\_\_\_\_ for the provision of the aforementioned services.

SECTION 3. For the purposes of Section 2.21 of the Charter of the City, this ordinance shall be considered an "Ordinance Determining to Proceed" with the Project, notwithstanding future actions of this Council, which may be necessary or appropriate in order to comply with other requirements of law.

SECTION 4. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center and the Worthington Community Center and shall set forth the title and effective date of the Ordinance and a statement that the Ordinance is on file in the office of the Clerk of Council. This Ordinance shall take effect and be in force from and after the earliest period allowed by law and by the Charter of the City of Worthington, Ohio.

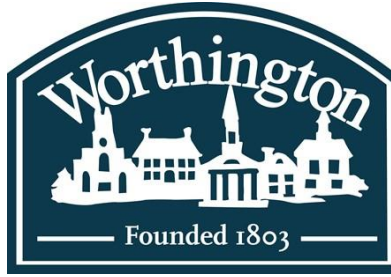
Passed \_\_\_\_\_

\_\_\_\_\_  
President of Council

Attest:

Introduced March 6, 2023  
P.H.

\_\_\_\_\_  
Clerk of Council



**STAFF MEMORANDUM**  
**City Council Meeting – March 20, 2023**

Date: March 14, 2023

To: Robyn Stewart, Acting City Manager

From: Darren Hurley, Parks & Recreation Director

Subject: Shaker Square Park Playground Replacement Appropriation

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**EXECUTIVE SUMMARY**

Appropriating funds from the Capital Improvement Fund for the replacement of the Shaker Square Park Playground.

**RECOMMENDATION**

Approve as amended.

**BACKGROUND/DESCRIPTION**

The 2023 Capital Improvements Program (CIP) included \$200,000 for the replacement of the existing Shaker Square Park Playground. The current playground was installed in 1994. The safety surfacing is at the end of its useful life, and the equipment is aging making it a priority for replacement.

The playground is used heavily by the residents in the area and is a focal point for the neighborhood park. The replacement was identified as one of the most critical park improvements in the 2017 Parks Master Plan.

Staff have begun gathering public input through a community process including a survey. We received 64 responses to the on-line survey, which have been provided to our playground vendor, DWA Recreation/GameTime. The feedback will be used to help create three designs, which will be shared at a public open house later this spring. Based on feedback at the open house, a final design will be selected for the project with construction planned for the late summer/early fall.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES**

The 2023 Capital Improvements Program (CIP) included \$200,000 for the project.

ORDINANCE NO. 08-2023  
(As Amended)

Amending Ordinance No. 39-2022 (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 Shaker  
Square Playground Replacement and all Related  
Expenses and Determining to Proceed with said Project.  
(Project No. 745-23)

WHEREAS, the Charter of the City of Worthington, Ohio, provides that City Council may at any time amend or revise the Budget by Ordinance, providing that such amendment does not authorize the expenditure of more revenue than will be available;

NOW, THEREFORE, BE IT ORDAINED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That there be and hereby is appropriated from the Capital Improvements Fund Unappropriated Balance to Account No. 308.4010.533474 an amount not to exceed \$200,000 to pay the cost of the Shaker Square Playground Replacement (Project No. 745-23)

SECTION 2. That the City Manager be and hereby is authorized and directed to enter into an agreement with the firm of GameTime for the provision of the aforementioned services.

SECTION 3. For the purposes of Section 2.21 of the Charter of the City, this ordinance shall be considered an "Ordinance Determining to Proceed" with the Project, notwithstanding future actions of this Council, which may be necessary or appropriate in order to comply with other requirements of law.

SECTION 4. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center and the Worthington Community Center and shall set forth the title and effective date of the Ordinance and a statement that the Ordinance is on file in the office of the Clerk of Council. This Ordinance shall take effect and be in force from and after the earliest period allowed by law and by the Charter of the City of Worthington, Ohio.

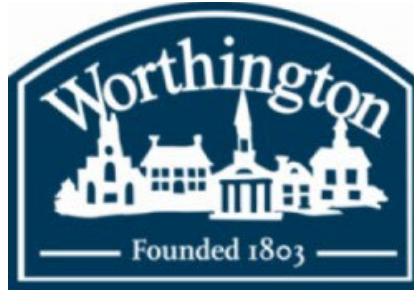
Passed: \_\_\_\_\_

\_\_\_\_\_  
President of Council

Attest:

\_\_\_\_\_  
Clerk of Council

Introduced March 06, 2023  
P.H. March 20, 2023  
Effective



**STAFF MEMORANDUM**  
**City Council Meeting – March 20, 2023**

Date: March 3, 2023

To: Robyn Stewart, Acting City Manager  
David McCorkle, Assistant City Manager

From: R. Lee Brown, Director of Planning and Building

Subject: Ordinance – Subdivision Without Plat – Property Transfer – 1890 W. Dublin-Granville Rd. & 6533 Plesenton Dr. S. – SUB 01-2023

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**EXECUTIVE SUMMARY**

This Ordinance approves the transfer of property from 1890 W. Dublin-Granville Rd. to 6533 Plesenton Dr. S. and grants variances to not require the installation of a sidewalk or a recreational path along the frontages.

**RECOMMENDATION**

Approve as presented.

On February 23, 2023, the Municipal Planning Commission reviewed and recommended **approval** of a Subdivision Without Plat to transfer property from 1890 W. Dublin-Granville Rd. to 6533 Plesenton Dr. S. and not require the installation of sidewalks or a recreational path. To view the meeting, please go to the [Video Archives for February 23, 2023, ARB & MPC Meeting](#).

Staff is recommending **approval** of this application with variances to not require sidewalks or recreational paths to be installed at this time. The transfer of property does not impact the public right-of-way, and the installation does not seem practical for either roadway.

**BACKGROUND/DESCRIPTION**

The applicant is proposing transferring the rear of this W. Dublin Granville Rd. (SR-161) property to 6533 Plesenton Dr. S. Both properties are in the R-16 Zoning District, have single family houses, and are owned by the same property owner.

**Project Details:**

1. The W. Dublin Granville Rd. (SR-161) property is 165' wide; 441.16' deep on the east side; 432.46' deep on the west side; and 1.655 acres in area.
2. The Plesenton Dr. S property is ~165' wide; ~466' deep on the east side; ~491' deep on the west side; and 1.85 acres in area.
3. The property to be transferred is 165.15' wide on the north side; 72.44' deep on the east side; 100' deep on the west side; 168.73' wide on the south side; and 0.327 acres in area.
4. The 0.327-acre tract would need to be combined with the lot on Plesenton Dr. S.
5. There is an existing 30-inch sanitary sewer line that runs west to east along a stream at the rear of the lots that front along W. Dublin-Granville Rd. (SR-161).
  - a. The transfer of property will not impact the existing sanitary sewer line or stream.
6. Dimensions of the lots and the location of the houses on the lots meet the dimensional requirements of the Code with this transfer.
7. Sidewalks or recreation paths would be required on both parcels as part of the subdivision. Neither street has curb and gutter or other sidewalks/recreation paths.

**Land Use Plans:**[Worthington Subdivision Regulations](#)

"Subdivision" means the division or combination of any parcel or parcels of land shown as a unit or as contiguous units on the latest tax roll. A proposed Subdivision of a parcel of land along an existing Public Street in any R-16 or R-10 Zoning District, not involving the opening, widening or extension of any street, road or access point and involving a tract of land from which no more than five Lots can be created after the original tract has been completely subdivided may be submitted to the Municipal Planning Commission for approval without Plat. The Commission may establish reasonably necessary procedures and requirements to be met by the owner desiring to subdivide property.

Sidewalks shall be provided on both sides of all streets in any Subdivision, except that along streets without curb and gutter either Recreation Paths or Sidewalks shall be constructed, and none are required in Alleys. Monuments and stakes, and street trees shall be required.

[Worthington Bicycle & Pedestrian Master Plan - 2019](#)

Represents the acknowledgement that the City streets should be designed to appropriately accommodate all forms of transportation, including vehicular, bicycle and pedestrian. With this Bicycle and Pedestrian Master Plan, the Worthington community is identifying pathways to a more resilient economy, healthier lifestyles and improved well-being. This Plan is intended to be used regularly to guide decisions regarding cycling, walkability, proposed development, capital improvements, and annual budgeting.

The Plan does not make a recommendation for Plesenton Dr. S. to have sidewalks or a recreational path in the future. The Plan does make recommendations for there to be a Multi-Use Path in the future along W. Dublin-Granville Rd. (SR-161), however final details of the future roadway improvements along W. Dublin-Granville Rd. (SR-161) between SR-315 and Sawmill Rd. are not finalized or funded at this time.

**Variances:****[Section 1101.07 Required Improvements](#)**

(d) Sidewalks shall be provided on both sides of all streets in any Subdivision, except that along streets without curb and gutter either Recreation Paths or Sidewalks shall be constructed, and none are required in Alleys.

**[Section 1103.10 Sidewalks](#)**

Sidewalks shall be provided in every subdivision or development according to specifications established in Chapter [905](#) of the Codified Ordinances. Sidewalks shall be constructed on both sides of the street and shall be completed prior to the release of the bond for public improvements, or as an alternative, within one year of the acceptance of the street by the City as per Section [1101.15](#)(c)

**Staff Analysis:**

1. The transfer of property does not impact the public right-of-way along W. Dublin-Granville Rd. (SR-161) and Plesenton Dr.
2. W. Dublin-Granville Rd. (SR-161) and Plesenton Dr. do not have curb and gutter and are currently open ditch to handle stormwater along the roadways.
3. The requirement for a sidewalk and/or recreational path would only be required along the property's frontage and would be out of character for the area.
4. There is a recommendation for a multi-use path along W. Dublin-Granville Rd., however there are future plans for roadway, streetscape, bicycle and pedestrian improvements in the corridor that are years away.
5. There are no plans for Plesenton Dr. S. to have bicycle and pedestrian improvements in the future.
6. The transfer of the property will not impact the existing sanitary sewer line or the existing stream at the rear of the property.
7. The area involved in the property transfer is north of the existing stream and is currently being utilized by the Plesenton Dr. S. property for their enjoyment.

**ATTACHMENTS**

- Ordinance & Exhibit A
- Application Materials

ORDINANCE NO. 09-2023

Approving a Subdivision Without Plat – Property Transfer –  
at 1890 W. Dublin-Granville Rd. and 6533 Plesenton Dr. S.  
and Authorizing Variances (Joe Myers/Benjamin Price)

WHEREAS, a request has been made by Joe Myers on behalf of Benjamin Price to transfer property located at 1890 W. Dublin-Granville Rd. to 6533 Plesenton Dr. S.; and,

WHEREAS, the request has received a complete and thorough review by the Municipal Planning Commission on February 23, 2023 for a Subdivision Without Plat (SWOP) with Variances and approval has been recommended by the Commission; and,

NOW, THEREFORE, BE IT ORDAINED by the Council of the Municipality of Worthington, County of Franklin and State of Ohio:

SECTION 1. That the Subdivision Without Plat to transfer the rear of the property located at 1890 W. Dublin-Granville Rd. to 6533 Plesenton Dr. S., as per Case No. SUB 01-2023, Drawings No. SUB 01-2023, dated January 27, 2023, attached hereto as Exhibit “A” be approved.

SECTION 2. That there be and hereby is granted variances from Section 1101.07 and Section 1103.10 of the Codified Ordinances to not require the installation of a sidewalk or a recreational path along the W. Dublin-Granville Rd. and Plesenton Dr. S. frontages.

SECTION 3. That notice of passage of the Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center, and the Worthington Community Center and shall set forth the title and effective date of the Ordinance and a statement that the Ordinance is on file in the office of the Clerk of Council. This Ordinance shall take effect and be in force from and after the earliest period allowed by law and by the Charter of the City of Worthington, Ohio.

Passed:

Attest:

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President of Council

Introduced March 13, 2023  
P.H. March 20, 2023  
Effective

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Clerk of Council





2740 East Main Street  
Bexley, Ohio 43209-2577  
(614) 235-8677  
Telefax (614) 235-4559  
Email: info@myerssurveying.com

**0.327 Acres (14,223 Square Feet)**

Situated in the State of Ohio, County of Franklin, City of Worthington, being in the Third Quarter of Township 2, Range 18, United States Military Lands and part of Lot No. 1 designated on the plat made by the Commissioners in partition in case wherein Arthur S. Vining was plaintiff and Sarah J. Vining, et.al., were defendants, in the Court of Common Pleas, Franklin County, Ohio, as it appears in the record of said Case in the Records of said Court in Complete Record 54, Page 1, also being part of the 1.655 Acre tract conveyed to Benjamin B. Price as shown of record in Instrument Number 199709170095290, Franklin County Recorder's Office and being more particularly described as follows:

Commencing at a found 1" diameter iron pipe at the southwest corner of Lot 16 of the Addition No. 2 to Plesenton Place (Plat Book 30 Page 41), also being on the north line of the 1.628 Acre tract conveyed to Juan Jose Q. Perez and Sarah Crabtree Perez (Instrument Number 201203230039879);

Thence, along part of the south line of said Lot 16, part of the north line of said 1.628 Acre tract, South 88° 12' 49" East, 131.92 feet to a found 1" diameter iron pipe at the northwest corner of said 1.655 Acre tract, the northeast corner of said 1.628 Acre tract and being the TRUE POINT OF BEGINNING;

Thence, along the north line of said 1.655 Acre tract, along part of the south line of said Lot 16 and part of the south line of Lot 15 of said Addition, South 88° 12' 49" East, 165.15 feet to a found 1" diameter iron pipe at the northeast corner of said 1.655 Acre tract, the northwest corner of a 1.710 Acre tract conveyed to Stephanie C. Price, Trustee (Instrument Number 201410030131351), passing a found 1" diameter iron pipe at the southeast corner of said Lot 16, the southwest corner of said Lot 15 at 33.08 feet;

Thence, along part of the east line of said 1.655 Acre tract, along part of the west line of said 1.710 Acre tract, South 04° 30' 43" West, 72.44 feet to a found 1" diameter iron pipe with an orange cap inscribed MYERS, P.S. #6579;

Thence, across said 1.655 Acre tract, South 82° 23' 47" West, 168.73 feet to a found 1" diameter iron pipe with an orange cap inscribed MYERS, P.S. #6579 on the west line of said 1.655 Acre tract, the east line of said 1.628 Acre tract;

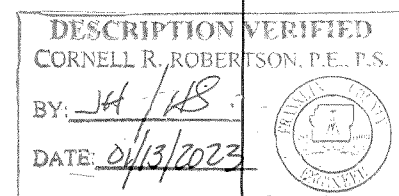
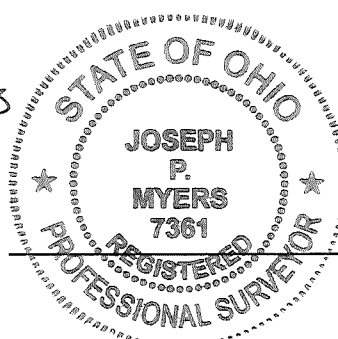
Thence, along part of the west line of said 1.655 Acre tract, along part of the east line of said 1.628 Acre tract, North 04° 31' 00" East, 100.00 feet to the place of beginning **CONTAINING 0.327 ACRES**, subject, however to all legal highways, easements, leases, restrictions of record and of records in the respective utility offices. Iron pipes set are 1" O.D. x 30" long with an orange cap inscribed MYERS P.S. #6579. Basis of bearings is the west line of said 1.655 Acre tract held as North 04° 31' 00" East per Instrument Number 199709170095290. The foregoing description was based by a boundary survey by Myers Surveying in October 2013.

Myers Surveying Company, Inc.

*Joseph P. Myers*  
Joseph P. Myers, P.S. #7361

JPM/kms (402022022)legal)

1/2/2023



D-099-A  
SPILT  
0.327 ACRES  
OUT OF  
(100)  
006315

Approved  
Municipal Planning Commission  
City of Worthington  
Date 02/23/2023

*Zynda Bitan*

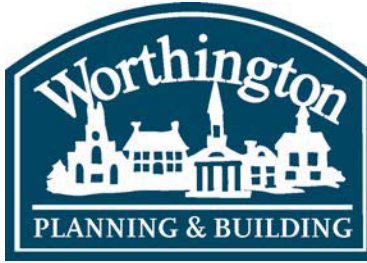
Clerk

CITY OF WORTHINGTON

SI

DRAWING NO. SUB 01-2023

DATE 01/27/2023




**MPC APPLICATION  
SUB 01-2023  
1890 W. Dublin-Granville Rd.**

<b>Plan Type:</b> Subdivision	<b>Project:</b>	<b>App Date:</b> 01/27/2023
<b>Work Class:</b> Without Plat Residential	<b>District:</b> City of Worthington	<b>Exp Date:</b>
<b>Status:</b> In Review		<b>Completed:</b>
<b>Valuation:</b> \$0.00		<b>Approval</b>
<b>Description:</b> Tax Parcel Split		<b>Expire Date:</b>

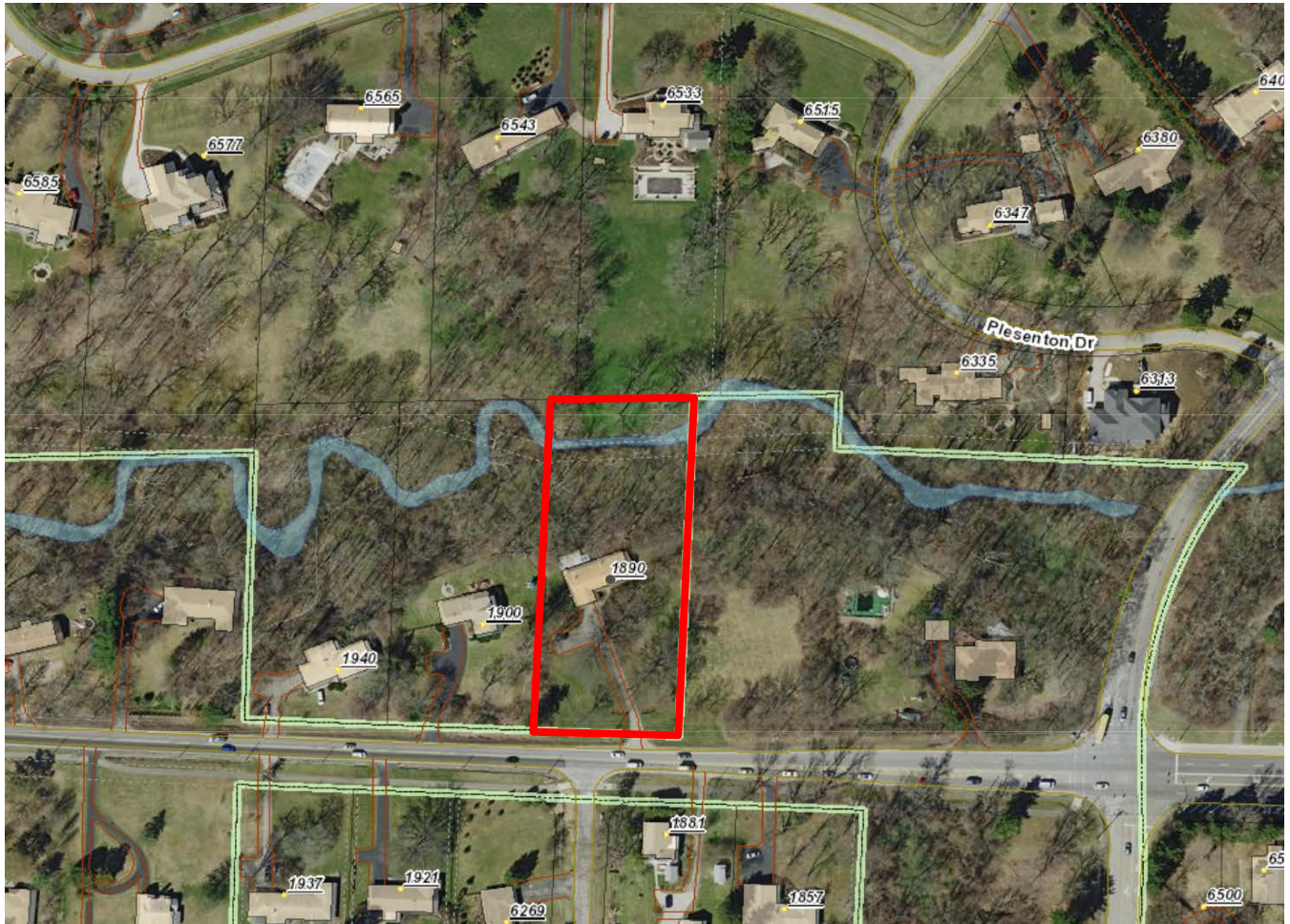
<b>Parcel:</b> 100-006315	Main	<b>Address:</b> 1890 W Dublin-Granville Rd	Main	<b>Zone:</b> R-16(Very Low Density Residential)
		Worthington, OH 43085		

Owner	Applicant
Benjamin Price	Joe Myers
1890 W DUBLIN-GRANVILLE RD	2740 E. Main Street
Worthington , OH 43085	Bexley, OH 43209
Home: (614) 846-9452	Business: (614) 235-8677

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003474	(Subdivision)Without Plat	\$50.00	\$50.00
Total for Invoice INV-00003474		\$50.00	\$50.00
Grand Total for Plan		\$50.00	\$50.00

Approved  
Municipal Planning Commission  
City of Worthington  
Date 02/23/2023  
  
Clerk

# 1890 W. Dublin-Granville Rd.



2740 East Main Street  
Bexley, Ohio 43209-2577  
(614) 235-8677  
Telefax (614) 235-4559  
Email: info@myerssurveying.com

January 27, 2023

To Whom It May Concern:

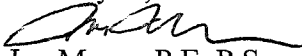
RE: Tax Parcel Split in rear of 1890 W. Dublin Granville Road  
**Subdivision Without Plat review/approval**

Background:

The owner would like to convey a small tract of vacant ground that contains the drainage ditch/creek that currently is situated on the 1890 site to his adjacent property at 6533 Plesenton Drive South.

There will be no new construction or buildings added as part of this process on either parcel.

Thank you,

  
Joe Myers, P.E., P.S.  
Myers Surveying Company

Approved  
Municipal Planning Commission  
City of Worthington  
Date 02/23/2023



Clerk

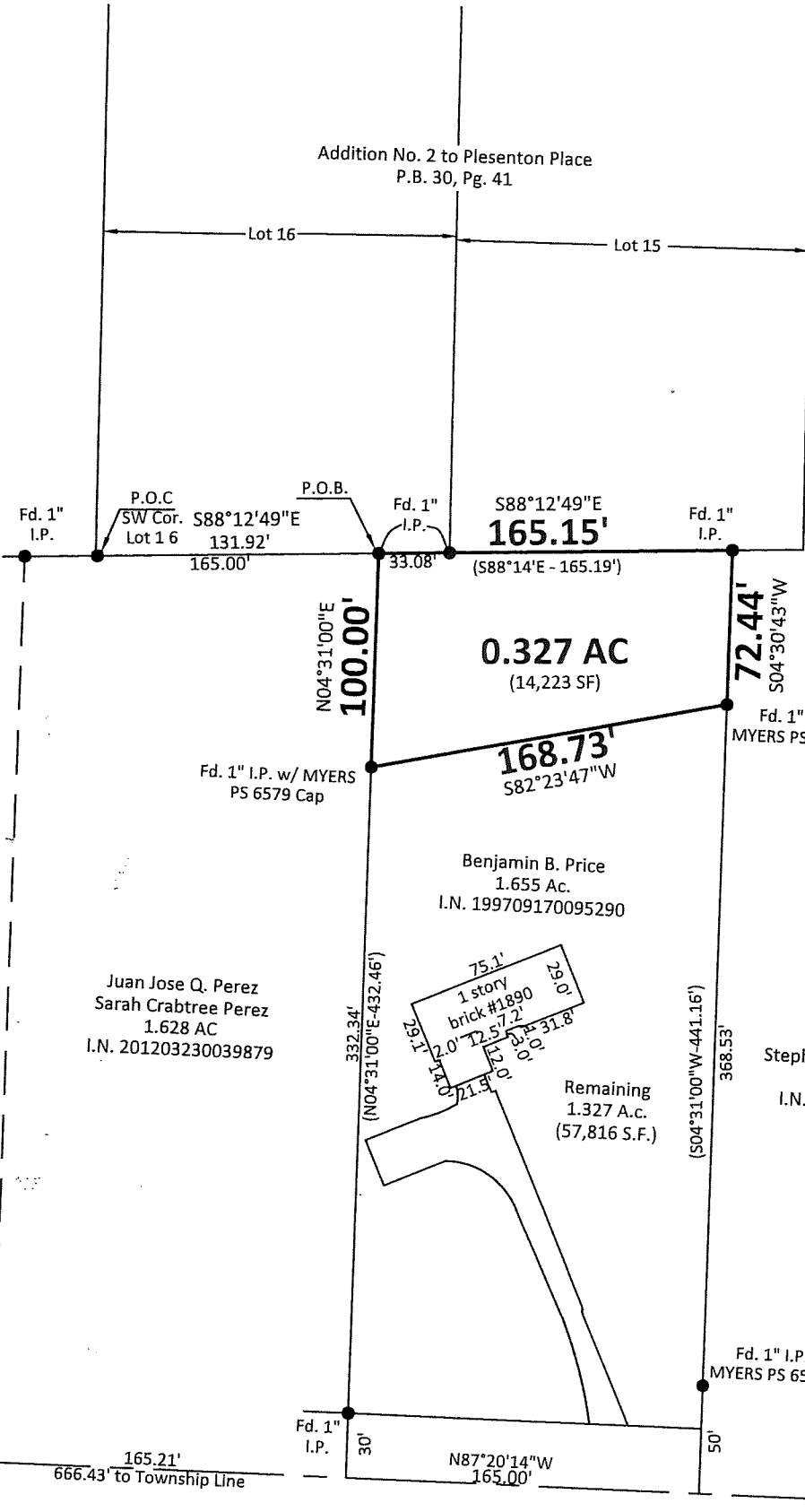
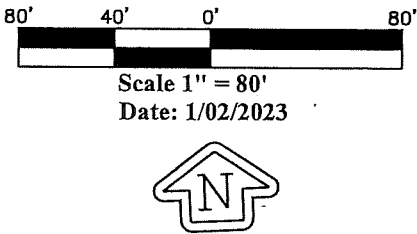
CITY OF WORTHINGTON  
DRAWING NO. SUB 01-2023  
DATE 01/27/2023

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio  
614-235-8677 FAX:614-235-4559

A Boundary Survey prepared for and certified to:  
Benjamin B. Price

Legal Description: Situated in The State of Ohio, County of Franklin, City of Worthington, 0.327 Acres in the Third Quarter of Township 2, Range 18, United States Military Lands  
Applicant:  
Posted Address: 1890 W. Dublin Granville Rd., Worthington, Ohio



Approved  
Municipal Planning Commission  
City of Worthington  
Date 02/23/2023  
*Jynda Butar*  
Clerk

CITY OF WORTHINGTON  
DRAWING NO. SUB 01-2023  
DATE 01/27/2023

Stephanie C. Price, Trustee  
1.710 AC.  
I.N. 201410030131351



DUBLIN-GRANVILLE ROAD  
(STATE ROUTE #161)

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pipes set are 30"x1" O.D. with an orange plastic plug inscribed "MYERS P.S. 6579", unless otherwise noted. Basis of bearings is the west line of I.N. 199709170095290 held as North 04°31'00" East.

Myers Surveying Co., Inc  
By *Joseph P. Myers*  
1/2/2023  
Professional Surveyor

Myers Order No.-4-02/02/2022

Rec.	Field	DWG.	Ltr.	Ck.



2740 East Main Street  
Bexley, Ohio 43209-2577  
(614) 235-8677  
Telefax (614) 235-4559  
Email: info@myerssurveying.com

**0.327 Acres (14,223 Square Feet)**

Situated in the State of Ohio, County of Franklin, City of Worthington, being in the Third Quarter of Township 2, Range 18, United States Military Lands and part of Lot No. 1 designated on the plat made by the Commissioners in partition in case wherein Arthur S. Vining was plaintiff and Sarah J. Vining, et.al., were defendants, in the Court of Common Pleas, Franklin County, Ohio, as it appears in the record of said Case in the Records of said Court in Complete Record 54, Page 1, also being part of the 1.655 Acre tract conveyed to Benjamin B. Price as shown of record in Instrument Number 199709170095290, Franklin County Recorder's Office and being more particularly described as follows:

Commencing at a found 1" diameter iron pipe at the southwest corner of Lot 16 of the Addition No. 2 to Plesenton Place (Plat Book 30 Page 41), also being on the north line of the 1.628 Acre tract conveyed to Juan Jose Q. Perez and Sarah Crabtree Perez (Instrument Number 201203230039879);

Thence, along part of the south line of said Lot 16, part of the north line of said 1.628 Acre tract, South 88° 12' 49" East, 131.92 feet to a found 1" diameter iron pipe at the northwest corner of said 1.655 Acre tract, the northeast corner of said 1.628 Acre tract and being the TRUE POINT OF BEGINNING;


Thence, along the north line of said 1.655 Acre tract, along part of the south line of said Lot 16 and part of the south line of Lot 15 of said Addition, South 88° 12' 49" East, 165.15 feet to a found 1" diameter iron pipe at the northeast corner of said 1.655 Acre tract, the northwest corner of a 1.710 Acre tract conveyed to Stephanie C. Price, Trustee (Instrument Number 201410030131351), passing a found 1" diameter iron pipe at the southeast corner of said Lot 16, the southwest corner of said Lot 15 at 33.08 feet;

Thence, along part of the east line of said 1.655 Acre tract, along part of the west line of said 1.710 Acre tract, South 04° 30' 43" West, 72.44 feet to a found 1" diameter iron pipe with an orange cap inscribed MYERS, P.S. #6579;

Thence, across said 1.655 Acre tract, South 82° 23' 47" West, 168.73 feet to a found 1" diameter iron pipe with an orange cap inscribed MYERS, P.S. #6579 on the west line of said 1.655 Acre tract, the east line of said 1.628 Acre tract;

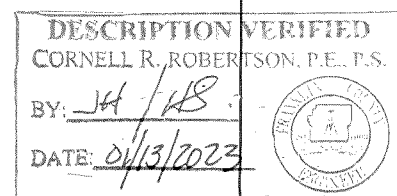
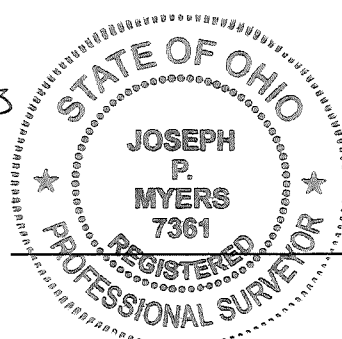
Thence, along part of the west line of said 1.655 Acre tract, along part of the east line of said 1.628 Acre tract, North 04° 31' 00" East, 100.00 feet to the place of beginning **CONTAINING 0.327 ACRES**, subject, however to all legal highways, easements, leases, restrictions of record and of records in the respective utility offices. Iron pipes set are 1" O.D. x 30" long with an orange cap inscribed MYERS P.S. #6579. Basis of bearings is the west line of said 1.655 Acre tract held as North 04° 31' 00" East per Instrument Number 199709170095290. The foregoing description was based by a boundary survey by Myers Surveying in October 2013.

Myers Surveying Company, Inc.

  
Joseph P. Myers, P.S. #7361

JPM/kms (402022022)legal)

1/2/2023



D-099-A  
SPLIT  
0.327 ACRES  
OUT OF  
(100)  
006315

Approved  
Municipal Planning Commission  
City of Worthington  
Date 02/23/2023



Clerk

CITY OF WORTHINGTON

DRAWING NO. SUB 01-2023

DATE 01/27/2023



**STAFF MEMORANDUM**  
**City Council Meeting – March 20, 2023**

Date: March 16, 2023

To: City Council

From: Robyn Stewart, Acting City Manager

Subject: ELECTRIC AGGREGATION PROGRAM RENEWAL

---

**EXECUTIVE SUMMARY**

This Resolution renews the City's supplier agreement for the electric aggregation program.

**RECOMMENDATION**

Approve as presented.

**BACKGROUND/DESCRIPTION**

The City of Worthington provides an electric aggregation program for residential and small business customers. Under this program, the electric usage is aggregated to take advantage of collective purchasing which can lower electric rates. The City of Worthington's aggregation program also includes the purchase of Renewable Energy Certificates (RECs) to offset the carbon footprint of the energy used. The electric generation portion of the bill is aggregated and bid out.

Worthington utilizes Energy Alliances as the City's advisor and consultant for the electric aggregation program. Background on this program was presented to City Council in February. Since its inception, the City's program has entered into two-year terms for the energy purchase. We are coming up on the end of our second two-year term, so Energy Alliances has been receiving bids from suppliers. Rich Surace with Energy Alliances will provide information about the recommended supplier (AEP Energy), how the cost compares to the anticipated AEP default rate (the "price to compare"), and options for moving forward related to the type of RECs available for purchase (Green-e or Non Green-e) and the term of the supply agreement (12 or 24 months).

**ATTACHMENT(S)**

Ordinance No. 14-2023  
Presentation Slides from Energy Alliances

## RESOLUTION NO. 14-2023

To Authorize the City Manager to Enter into an Agreement with AEP Energy, Inc. for the Provision of Competitive Retail Electric Aggregation Services and Electric Power Supply for Eligible Customers within the City of Worthington.

WHEREAS, on November 6, 2018 the electors of the City of Worthington approved a ballot issue authorizing the City to establish an opt-out electric governmental aggregation program pursuant to Ohio Revised Code § 4928.20; and,

WHEREAS, the Public Utilities Commission of Ohio granted the City a certificate to provide governmental aggregation services based on the plan of operation and governance for the implementation of the City's electric aggregation program (the Governance Plan") adopted by City Council in Ordinance No. 01-2019; and,

WHEREAS, on April 9, 2019 the City entered into a 24-month agreement with AEP Energy, Inc. to serve as the City's Competitive Retail Electric Service Provider as authorized by City Council in Resolution No. 18-2019; and,

WHEREAS, on March 16, 2021 the City entered into a 24-month agreement with AEP Energy, Inc. to serve as the City's Competitive Retail Electric Service Provider as authorized by City Council in Resolution No. 12-2021; and,

WHEREAS, Energy Alliances, the City's electric aggregation consultant, has evaluated the responses to its recent request for proposals and has recommended that the City enter into an agreement for a term not to exceed 24 months with AEP Energy, Inc. as the Competitive Retail Electric Service Provider for the City's electric aggregation program.

NOW THEREFORE, BE IT RESOLVED by the Council of the Municipality of Worthington, Franklin County, State of Ohio:

SECTION 1. That Council hereby authorizes the City Manager to enter into an electric energy supply agreement ("Agreement") with AEP Energy, Inc. (the "Provider") for the provision of competitive electric aggregation services for a term not to exceed 24 months. The Agreement shall, at a minimum, include the following terms and conditions:

(a) The Provider shall provide power and related services to customers of the City's electric aggregation program at the rate approved by the City Manager upon consultation with Energy Alliances.

(b) The Provider shall purchase renewable energy certificates representing one hundred percent of the total kWh supplied to customers.

(c) The Provider shall permit customers to leave the program at any time with no termination fee or other charges for leaving the program.

(d) The Provider shall not charge a termination fee for customers leaving the City's electric aggregation program.

(e) The Provider shall allow eligible customers to enter the program at any time at the same rate per kWh and terms as other customers already in the program and to not charge any application fee or other charges for entering the program.

(f) The Provider shall be responsible for providing opt-out notifications to all eligible customers.

(g) The Provider shall be responsible for developing the customer list and ongoing maintenance of the list.

(h) The Provider shall provide a customer call center with a toll-free number staffed by knowledgeable service representatives specifically trained as to the City's electric aggregation program.

(i) The Agreement shall not be transferred or assigned by the Provider without the prior authorization of City Council.

(j) All actions of the Provider shall be in full compliance with Ohio Revised Code § 4928.20, the regulations of the Public Utilities Commission of Ohio, and the City's Governance Plan.

SECTION 2. That the City Manager, Finance Director, and Law Director are each hereby authorized, acting singly or jointly, to take all actions, including the execution of the Agreement and any amendments, notifications and forms required by the State of Ohio, or any other documents, necessary to implement the City's electric aggregation program consistent with this Ordinance, Ohio Revised Code § 4928.20, the regulations of the Public Utilities Commission of Ohio, and the City's Governance Plan.

SECTION 3. That all formal actions of this Council concerning and related to the adoption of this Ordinance were taken in an open meeting of said Council, and that all deliberations of this Council that resulted in such formal action were made in meetings open to the public, when required by law, in full compliance with all legal requirements, including without limitation, provisions of the Charter of the City of Worthington, Chapter 109 of the Codified Ordinances of the City and Section 121.22 of the Ohio Revised Code.

SECTION 4. That the Clerk be and hereby is instructed to record this Resolution in the appropriate record book.

Adopted \_\_\_\_\_

\_\_\_\_\_  
President of Council

Attest:

\_\_\_\_\_  
Clerk of Council

# ENERGY ALLIANCES

**OHIO'S MOST TRUSTED  
ENERGY ADVISER.**

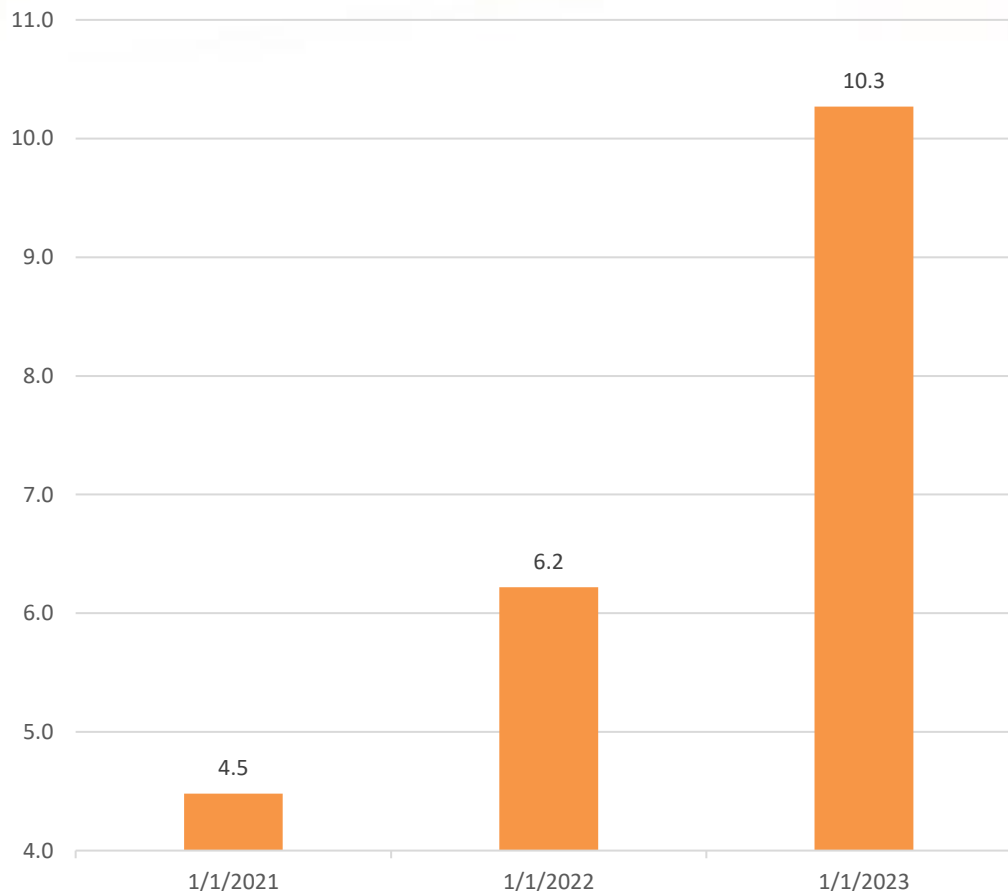
City of Worthington  
Electric Aggregation

March 20, 2023



# AEP Ohio Default Rate

AEP Ohio Auction Results - ¢ per kWh



- AEP Ohio runs an auction to set their default rates.
- Auctions Run Twice a Year (Nov & Mar)
- Term: June '23 - May '24
- Est. AEP Residential Rate:
  - > 11.5¢ per kWh

# Aggregation Renewal

## Energy Alliances suggest remaining with AEP Energy

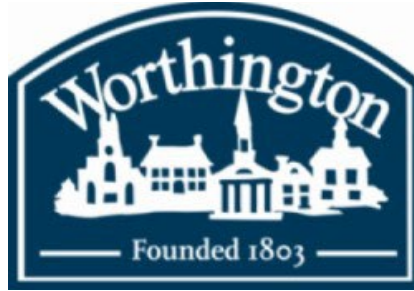
Term	Non-Renewable Energy	Non Green-e RECs	Green-e RECs
12 -Month	6.7¢	6.85¢	7.1¢
24 -Month	6.8¢	6.95¢	7.25¢

- Indicative Price as of 3/15. Price will be refreshed before contract execution
- Non Green-e rate finalized upon availability of RECs

	Pros	Cons
12 Month Program	Ties to known utility rate	Market Volatility beyond June 2024
24 Month Program	Price Certainty until June 2025	Unknown utility rate beyond May 2024

# Aggregation Considerations

- What Term?
- Which type of Renewable Energy Certificate?
  - Pay premium for Green-e?



**STAFF MEMORANDUM**  
**City Council Meeting – March 20, 2023**

Date: March 10, 2023

To: Robyn Stewart, Acting City Manager  
David McCorkle, Assistant City Manager

From: R. Lee Brown, Director of Planning & Building

Subject: Resolution for an Amendment to Development Plan with Variances for a  
Property at 6797 & 6827 N. High St. – ADP 01-2023

---

**EXECUTIVE SUMMARY**

This Resolution is for an Amendment to Development Plan with Variances for signage at 6797 & 6827 N. High St.

**RECOMMENDATION**

On March 9, 2023, the Municipal Planning Commission reviewed and recommended **approval** of an Amendment to Development Plan with Variances.

To view the meeting, please go to the [Video Archives for March 9, 2023, ARB & MPC Meeting](#).

Staff is recommending **approval** of the proposed Amendment to Development Plan with variances as the proposed signage meets the Design Guidelines and keeps the character of the Development Plan for the site even with the requested variances.

**BACKGROUND/DESCRIPTION**

These multi-tenant office buildings were built as part of the same development in the early 1970's. The entire development is over 6 acres. The architecture is very linear, with flat roofs and square and rectangular building elements that are made of stone and metal. The freestanding signs installed with the development are designed as cube shaped structures and have recently been refurbished.

The owner cites the lack of visibility as an obstacle for attracting larger businesses to the site. Approval of this application would allow a new multi-tenant freestanding sign and two multi-tenant directional signs to be added to the site.

### **Project Details:**

1. Freestanding Sign: A new freestanding sign would be installed south of the drive that runs between the buildings, 10' from the right-of-way. The sign would be 76" wide by 81" high with the bottom 2' being a stone base to match the buildings. A gray aluminum cabinet is proposed with sign faces that have gray backgrounds and white push through lettering. The lettering would be internally illuminated and say "Executive House" at the top and have 6 tenant panels underneath. The address is proposed to be mounted on the base.
2. Directional Signs: Two directional signs are proposed near the buildings. The signs would be 48" high x 25" wide for area of 8.3 square feet each. Gray aluminum cabinets would have the address at the top and six 4" high tenant panels below that would stand out from the signs 1".
3. Variances:
  - The development already has the 2 freestanding signs allowed for the site and would be adding a third with this request.
  - No more than 3 tenants can be displayed on a freestanding joint identification and this proposal is asking for 6.
  - The display area of the directional signs would be larger than 24" x 24" and the above grade height would exceed 36".

### **Land Use Plan:**

#### Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. The Architectural District Ordinance calls for design and materials to be compatible.

#### Sign Code

C-3 and I-1 Zoning Districts – Integrated Institutional, Office or Industrial Uses - Integrated Institutional, Office or Industrial Uses in the C-3 and I-1 zoning districts as provided for in Section 1170.05(e) shall be permitted a maximum of two freestanding signs per development. Each sign shall not be over fifteen feet in height and shall have a maximum total area of 60 square feet. Freestanding joint identification signs shall display no more than three businesses or listings.

(f) "Directional sign" means a sign used to direct on-site traffic and identify services such as restrooms, hours of operation, etc., and of which no more than fifty percent of the graphic area is non-directional information. The display area for such signs shall not exceed twenty-four inches in height or width, and the above grade height for freestanding directional signs

shall not exceed thirty-six inches. The total area for all such signage shall be no more than 20 square feet per parcel. Directional signs are excluded in the computation of sign area.

[\(j\) "Joint identification sign"](#) means a sign displaying more than one business or listing more than one associate, partner, employee or agent of any business.

(1) Freestanding joint identification signs shall display no more than three businesses or listings.

#### Worthington Comprehensive Plan

The 2005 Worthington Comprehensive Plan identifies the High Street Corridor (Extents Area) as a place where consistent site design should be encouraged. The plan recommends promoting a high-quality physical environment, encouraging the City to continue to emphasize strong physical and aesthetic design, and high-quality development.

#### Development Plan Amendment Ordinance

When an applicant wishes to make modifications following approval of a Final Development Plan, and variances are included, the modification must be approved by the City Council.

#### **Staff Analysis:**

- On December 12, 2019, the previous property owner went before the Board and Commission for new signage on the site. The Board and Commission eventually tabled the application after a lengthy discussion related to the two existing cubed shaped structures out along N. High St. The Board and Commission felt that the existing signs matched the character of the existing buildings and wanted to see if the cubes could be refurbished and/or repurposed.
- The new proposal saves the existing cubes and adds a freestanding sign that would identify the tenants.
- The new owner has refurbished the existing cubes with a fresh coat of paint and new lettering. The southern cube is "The Executive House" and the northern cube is "Executive Corporate Center", both signs match the character of the existing buildings.
- The proposed new sign incorporates the stoney material and roof line of the existing building.
- The proposed new sign proposes six tenants.
  - The proposed 2023 Sign Code recommends changing this to six tenants, so this would be in keeping with the proposed changes.
- Variances Needed:
  - Section 1170.02(j)(1) Joint Identification Sign
    - Freestanding joint identification signs shall display no more than three business or listings.
  - Section 1170.02(f) Directional Sign
    - Fifty percent of the graphic is non-directional information.
    - Display area shall not exceed twenty-four inches in height and width., and the above grade height shall not exceed thirty-six inches.
    - No more than 20 square feet per parcel.

- Section 1170.05(e) C-3 & I-1 Zoning Districts
  - Permits a maximum of two freestanding signs per development.
  - Maximum height of fifteen feet.
  - Maximum total area of 60 square feet.

#### **ATTACHMENTS**

- Resolution 15-2023 & Exhibit A
- Application & Materials

RESOLUTION NO. 15-2023

Authorizing an Amendment to the Final Development Plan for 6797 and 6827 N. High St. and Authorizing Variances (Moore Signs/Alex Alahakoon).

WHEREAS, Steve Moore with Moore Signs on behalf of Alex Alahakoon has submitted a request for an amendment to the Final Development Plan for 6797 and 6827 N. High St.; and,

WHEREAS, Sections 1175.02(f) and 1107.01 of the Codified Ordinances of the City of Worthington provide that when an applicant wishes to change, adjust or rearrange buildings, parking areas, entrances, heights or yards, following approval of a Final Development Plan, and variances are included, the modification must be approved by the City Council; and,

WHEREAS, the proposal has received a complete and thorough review by the Municipal Planning Commission on March 9, 2023 and approval has been recommended by the Commission.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That the amendment to the approved Final Development Plan at 6797 and 6827 N. High St. as per Case No. ADP 01-2023, Drawings No. ADP 01-2023 dated February 22, 2023, attached hereto as Exhibit "A" be approved.

SECTION 2. That there be and hereby is granted variances from Code Sections 1170.02(f), 1170.02(j)(1) and 1170.05(e) to permit the installation of an additional freestanding joint identification sign that includes six business and directional signage that would exceed the permitted size and height permitted on a property located in the C-3 District.

SECTION 3. That the Clerk of Council be and hereby is instructed to record this Resolution in the appropriate record book.

Adopted: \_\_\_\_\_

\_\_\_\_\_  
President of Council

Attest:

\_\_\_\_\_  
Clerk of Council

# EXECUTIVE HOUSE MONUMENT SIGNS EXHIBIT "A"



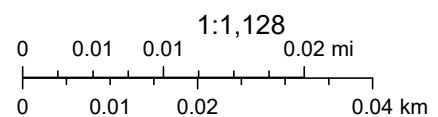
10/27/2019, 2:36:40 PM

- Road Centerlines
- Addresses
- Right of Way
- Parcels

Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 03/09/2023

*Zynda Bitar*

Clerk



City of Columbus GIS

CITY OF WORTHINGTON  
DRAWINGS NO. ARB10-2023  
ADP 01-2023  
DATE 02-22-2023

6797 & 6827 N. HIGH ST.



SOUTH SIGN

NEW MONUMENT  
SIGN LOCATION

NORTH SIGN

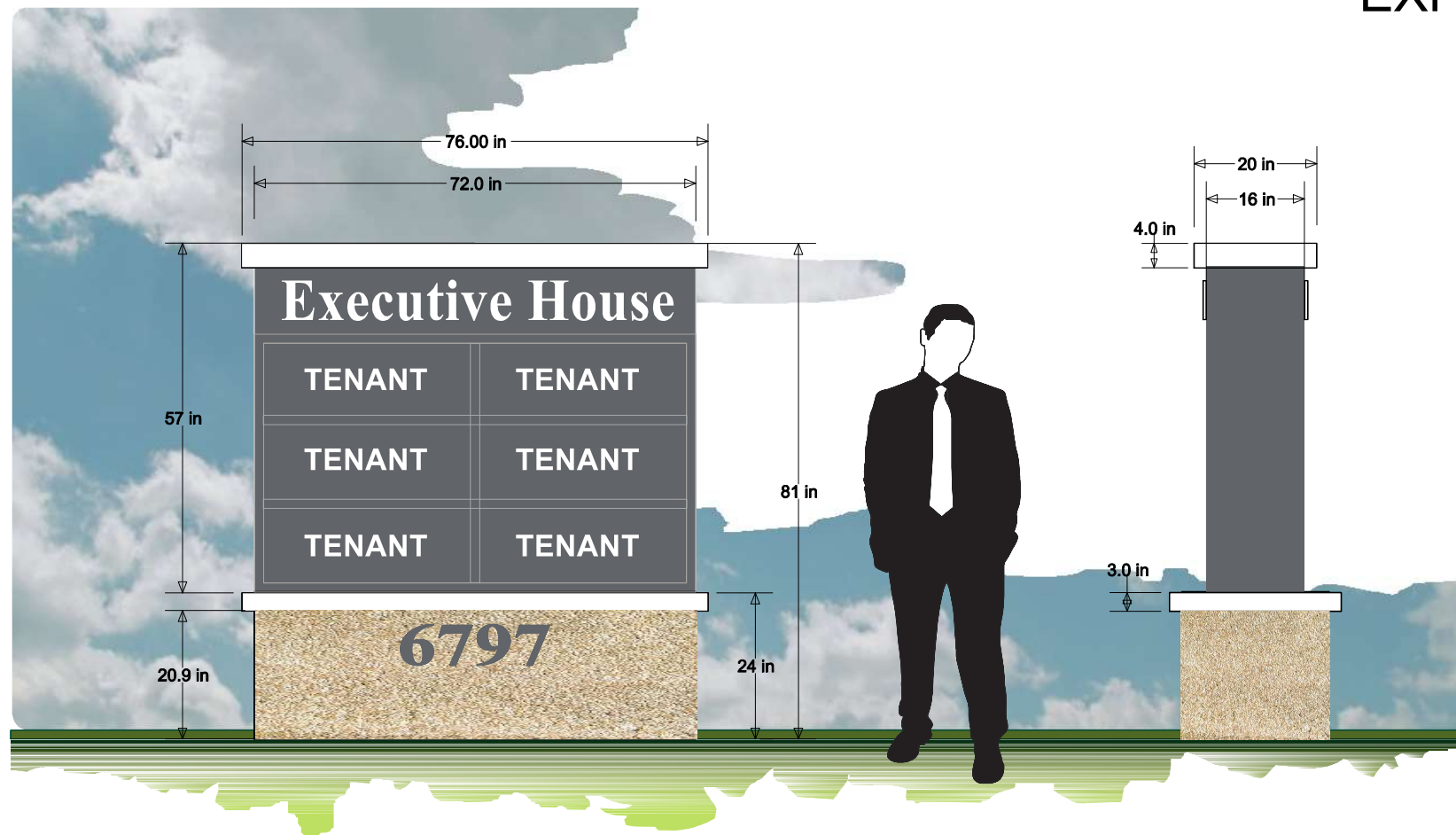
20 ft

Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 03/09/2023

*Zynda Butar*

Clerk


CITY OF WORTHINGTON  
DRAWINGS NO. ARB10-2023  
ADP 01-2023  
DATE 02-22-2023



## NEW D/F ILLUMINATED MONUMENT SIGNS

FABRICATED ALUM. CABINET, CAP AND BASE.  
 ROUTED ALUM. HEADER WITH .5" WHITE ACRYLIC PUSH THRU LETTERING.  
 ROUTED ALUM TENANT PANELS WITH WHITE ACRYLIC BACKED ARIAL BOLD COPY.  
 DIVIDER BAR SEPARATION. INTERNAL WHITE LED ILLUMINATION.  
 SADDLE MOUNT TO 3" SCHD 40 STEEL SUPPORT POLE.  
 CONCRETE FOUNDATION 2' DIA. X 5' DEEP  
 POLE COVER BASE WITH PEBBLE FINISH VENEER.  
 DIMENSIONAL PIN MOUNT ADDRESS NUMBERS.  
 LOW GROWING LANDSCAPING EXTENDING FROM ALL FOUR SIDES OF BASE

 PMS COOL GREY 11C

 7328 WHITE

Approved  
 Architectural Review Board  
 Municipal Planning Commission  
 City of Worthington  
 Date 03/09/2023

*Zynda Butler*

Clerk

CITY OF WORTHINGTON

DRAWINGS NO. ARB10-2023  
 ADP 01-2023

DATE 02-22-2023

EXCTV HS MNMNT 23 ELVN ARB  
 2.7.23 MOE

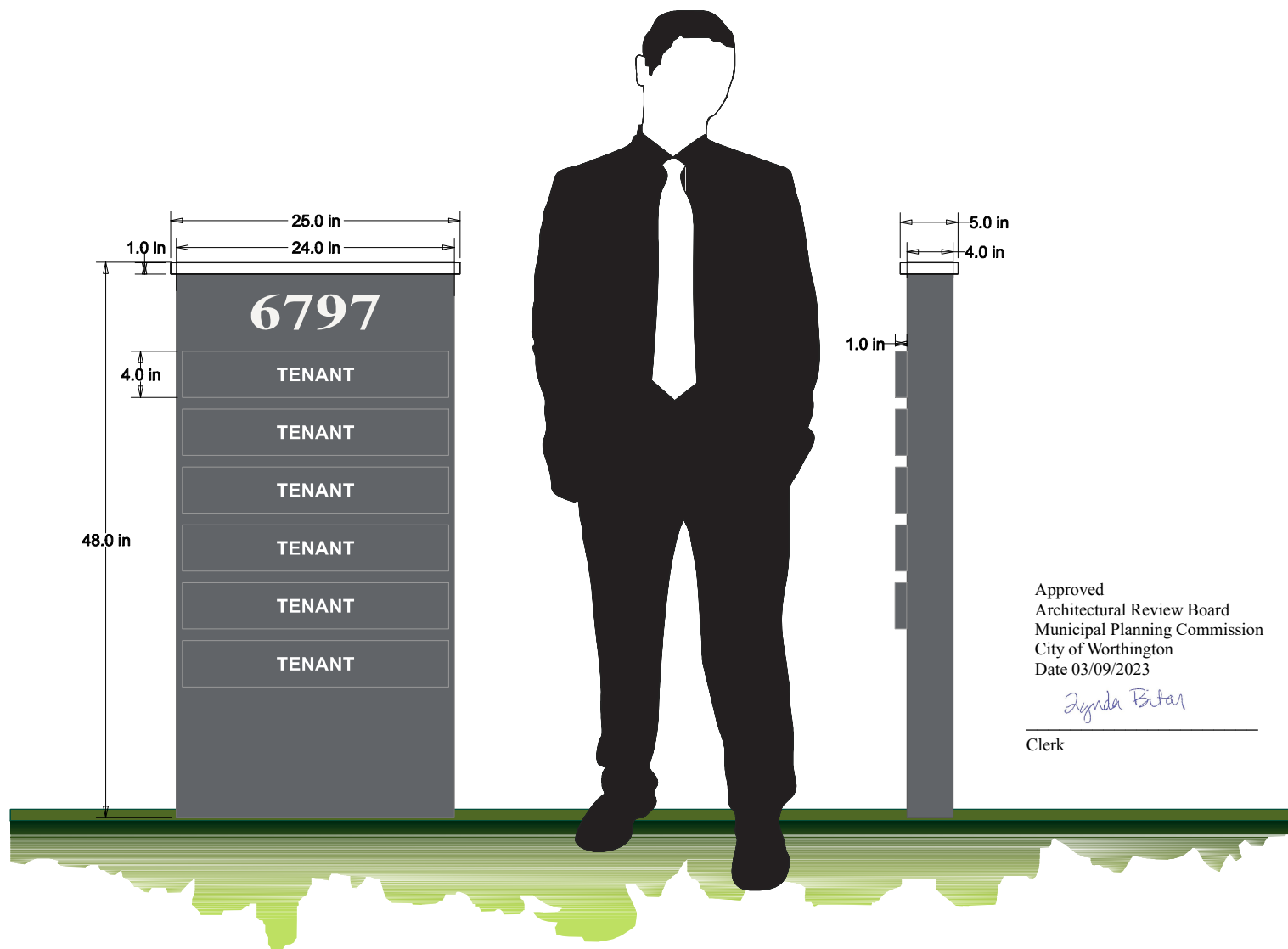
**MOORE**

**SIGNS**

Westerville, Ohio 614.882.1110 [www.mooresigns.biz](http://www.mooresigns.biz)

PERMIT 2341RT

ADP 01-2023



Approved  
 Architectural Review Board  
 Municipal Planning Commission  
 City of Worthington  
 Date 03/09/2023

*Synda Butar*

Clerk

### NEW S/F NON ILLUMINATED DIRECTIONAL SIGNS

FABRICATED ALUM. CABINET, CAP AND BASE.  
 FCO DIMENSIONAL FCO .5" WHITE ACRYLIC ADDRESS NUMBERS.  
 PAN FORMED ALUM TENANT PANELS WITH APPLIED VINYL GRAPHIC.  
 LOW GROWING LANDSCAPING EXTENDING FROM ALL FOUR SIDES.

 PMS COOL GREY 11C  
 7328 WHITE

CITY OF WORTHINGTON  
 DRAWINGS NO. ARB10-2023  
 ADP 01-2023  
 DATE 02-22-2023

**MOORE**

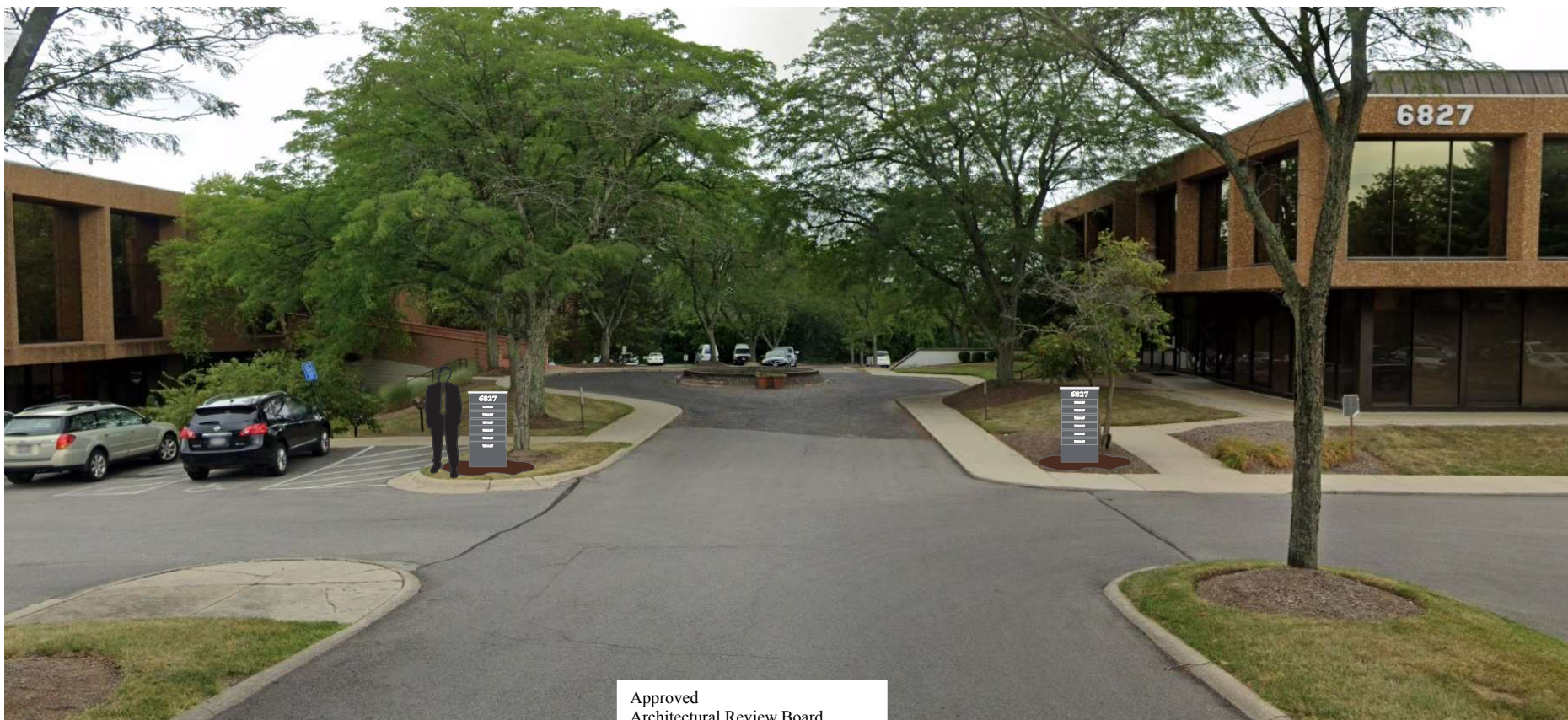
**SIGNS**

Westerville, Ohio 614.882.1110 [www.moore-signs.biz](http://www.moore-signs.biz)

EXCTV HS DRCTNL 23 ELVN ARB  
 2.7.23 MOE

PERMIT Page 03 of 102

ADP 01-2023



Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 03/09/2023

*Zynda Butar*

Clerk

CITY OF WORTHINGTON

DRAWINGS NO. ARB10-2023  
ADP 01-2023

DATE 02-22-2023

**MOORE**

**SIGNS**

Westerville, Ohio 614.882.1110 [www.mooresigns.biz](http://www.mooresigns.biz)

EXCTV HS DRCTNL 23 SITE PIC ARB  
2.7.23 MOE

**PERMIT ART**



## ARB & ADP APPLICATIONS

### ARB 0010-2023, ADP 01-2023

### 6797 N. HIGH ST. & 6827 N. HIGH ST.

<b>Plan Type:</b> Architectural Review Board Amendment to Development Plan <b>Status:</b> In Review <b>Work Class:</b> Certificate of Appropriateness, Amendment to Development Plan <b>Valuation:</b> \$10,000.00	<b>Project:</b> District: City of Worthington	<b>App Date:</b> 02/22/2023 <b>Exp Date:</b> <b>Completed:</b> <b>Approval</b> MPC 03-09-2023 <b>Expire Date:</b>
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**Description:** Installation of new monument sign and small directional way finding sign.

<b>Parcel:</b> 100-005052	<b>Address:</b> 6797 N High St Main	<b>Zone:</b> C-3(Institutions and Offices)
100-005053 Main	Worthington, OH 43085	
	6827 N High St	
	Worthington, OH 43085	

<b>Applicant</b> STEVE P MOORE 6060 WESTERVILLE RD. WESTERVILLE, OH 43081 Business: (614) 882-1110 Mobile: (614) 432-5965	<b>Owner</b> ALEX ALAHAKOON 2503 E. Broad St. Columbus, OH 43209 Mobile: (740) 408-3688
--	---

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003572	Architectural Review Board	\$10.00	\$10.00
<b>Total for Invoice INV-00003572</b>		<b>\$10.00</b>	<b>\$10.00</b>
<b>Grand Total for Plan</b>		<b>\$10.00</b>	<b>\$10.00</b>

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003573	Amendment to Development Plan	\$50.00	\$50.00
<b>Total for Invoice INV-00003573</b>		<b>\$50.00</b>	<b>\$50.00</b>
<b>Grand Total for Plan</b>		<b>\$50.00</b>	<b>\$50.00</b>

Approved  
 Architectural Review Board  
 Municipal Planning Commission  
 City of Worthington  
 Date 03/09/2023

*Zynda Butar*

Clerk

# 6797 & 6827 N. High St.



February 9, 2023

## Request for approval of variances

The owner is requesting an approval to install a newly designed monument sign which displays six tenant panel signs.

The biggest challenge with these two buildings- 6797 and 6827 N. High St. is leasing. The previous ownership acquired the property in 2014 with over 90% occupancy. Since then many tenants had vacated and in spite of the leasing being managed by a highly professional team from CBRE, they were not able to attract new tenants to sign leases. The reduction in rental income stream led to budget shortfalls and deferred maintenance which exacerbated the situation that set the property on a downward spiral. This culminated last year with the occupancy falling to 50% and being forced to sell on auction by prior owner's lender.

The main reason for poor leasing is lack of visibility and signage to attract larger tenants. These two buildings –almost 100,000 in leasable square feet, are unique as they currently have numerous small space tenants-local small businesses who want to have a physical office presence. The owner needs to attract at least a few larger tenants who would occupy substantial square footage to have a significant increase in the occupancy. Such tenants are reluctant to sign leases without visible street signs. For them to be successful in this property they need to have visible signage. The situation was further aggravated as the office environment has changed significantly recently, especially after Covid pandemic. The current code specifications may be from before the pandemic.

The new ownership is determined to turn the property around and is risking substantial capital to do so. The new monument sign is actually serving two buildings. If it's only three tenant spaces allowed, to serve 100,000 square feet, the cost of installing a new sign may not be worth it, as the owner's biggest problem and need is not being addressed. It does not make much sense with adhering to a code, if the sign is not serving its main purpose and the buildings are 50% vacant and end up being bank auctioned.

I hope the City can allow some flexibility and approve the request for variances, factoring the unique tenant needs of the buildings and the proven past failures in spite of all other attempts to succeed.

I believe the new ownership and the City of Worthington, both want the buildings to be filled with successful businesses and contribute to the local economy. I request the City's understanding and assistance to make this happen.

Thank you for your consideration.

Alex Alahakoon  
Owner, Executive House

Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 03/09/2023



---

Clerk

# EXECUTIVE HOUSE MONUMENT SIGNS



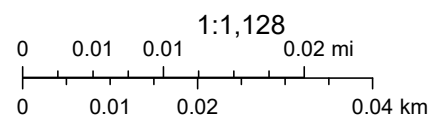
10/27/2019, 2:36:40 PM

- Road Centerlines
- Addresses
- Right of Way
- Parcels

Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 03/09/2023

*Zynda Bitar*

Clerk



City of Columbus GIS

CITY OF WORTHINGTON  
DRAWINGS NO. ARB10-2023  
ADP 01-2023  
DATE 02-22-2023

6797 & 6827 N. HIGH ST.



SOUTH SIGN

NEW MONUMENT  
SIGN LOCATION

NORTH SIGN

Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 03/09/2023

*Zynda Butar*

Clerk


CITY OF WORTHINGTON  
DRAWINGS NO. ARB10-2023  
ADP 01-2023  
DATE 02-22-2023



## NEW D/F ILLUMINATED MONUMENT SIGNS

FABRICATED ALUM. CABINET, CAP AND BASE.  
 ROUTED ALUM. HEADER WITH .5" WHITE ACRYLIC PUSH THRU LETTERING.  
 ROUTED ALUM TENANT PANELS WITH WHITE ACRYLIC BACKED ARIAL BOLD COPY.  
 DIVIDER BAR SEPARATION. INTERNAL WHITE LED ILLUMINATION.  
 SADDLE MOUNT TO 3" SCHD 40 STEEL SUPPORT POLE.  
 CONCRETE FOUNDATION 2' DIA. X 5' DEEP  
 POLE COVER BASE WITH PEBBLE FINISH VENEER.  
 DIMENSIONAL PIN MOUNT ADDRESS NUMBERS.  
 LOW GROWING LANDSCAPING EXTENDING FROM ALL FOUR SIDES OF BASE

 PMS COOL GREY 11C

 7328 WHITE

Approved  
 Architectural Review Board  
 Municipal Planning Commission  
 City of Worthington  
 Date 03/09/2023

*Zynda Butar*

Clerk

CITY OF WORTHINGTON

DRAWINGS NO. ARB10-2023  
 ADP 01-2023

DATE 02-22-2023

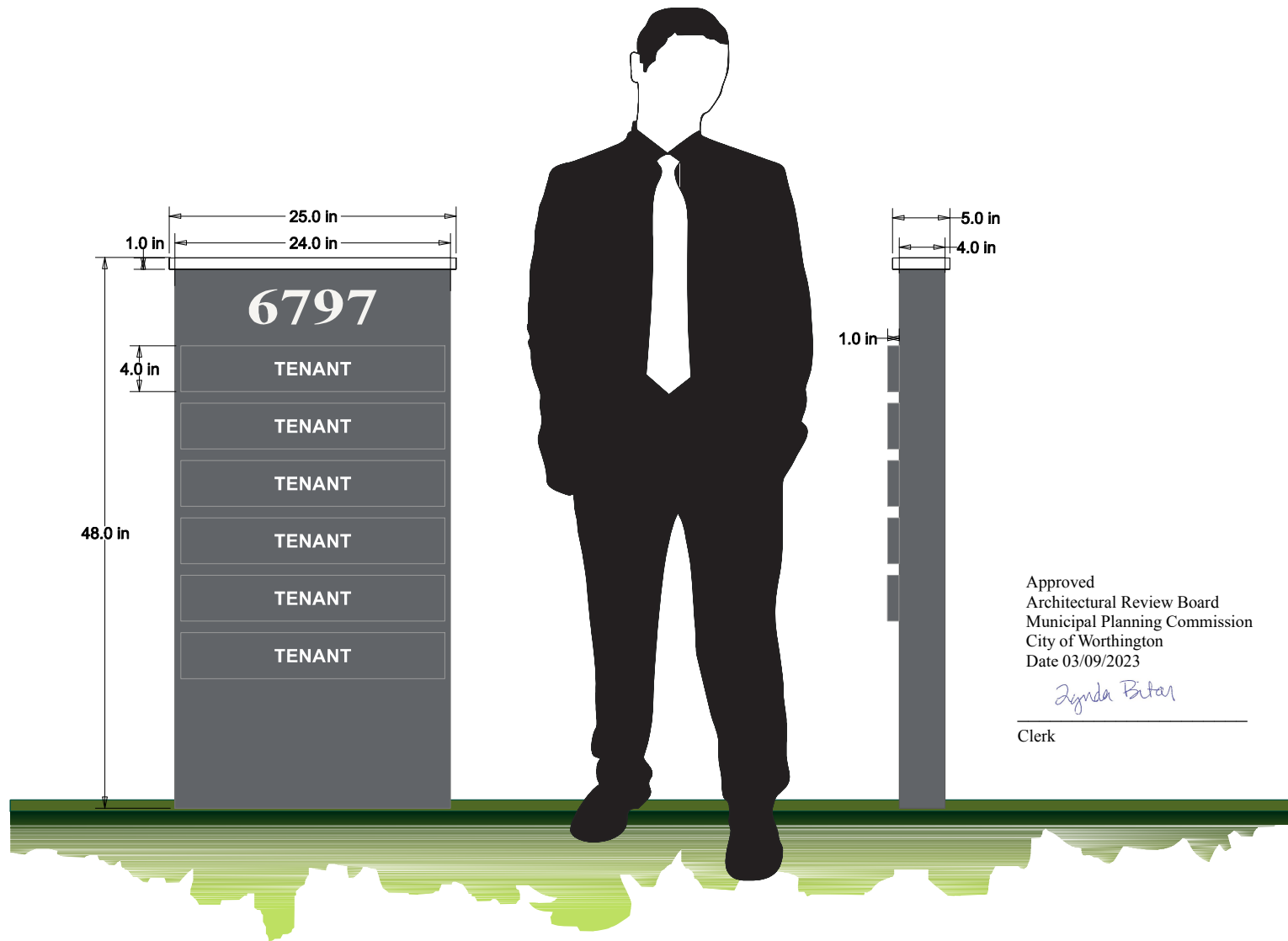
**MOORE**

**SIGNS**

Westerville, Ohio 614.882.1110 [www.mooresigns.biz](http://www.mooresigns.biz)

EXCTV HS MNMNT 23 ELVN ARB  
 2.7.23 MOE

**PERMIT ART**



Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 03/09/2023

*Synda Butar*

Clerk

## NEW S/F NON ILLUMINATED DIRECTIONAL SIGNS

FABRICATED ALUM. CABINET, CAP AND BASE.  
FCO DIMENSIONAL FCO .5" WHITE ACRYLIC ADDRESS NUMBERS.  
PAN FORMED ALUM TENANT PANELS WITH APPLIED VINYL GRAPHIC.  
LOW GROWING LANDSCAPING EXTENDING FROM ALL FOUR SIDES.

 PMS COOL GREY 11C  
 7328 WHITE

CITY OF WORTHINGTON

DRAWINGS NO. ARB10-2023  
ADP 01-2023

DATE 02-22-2023

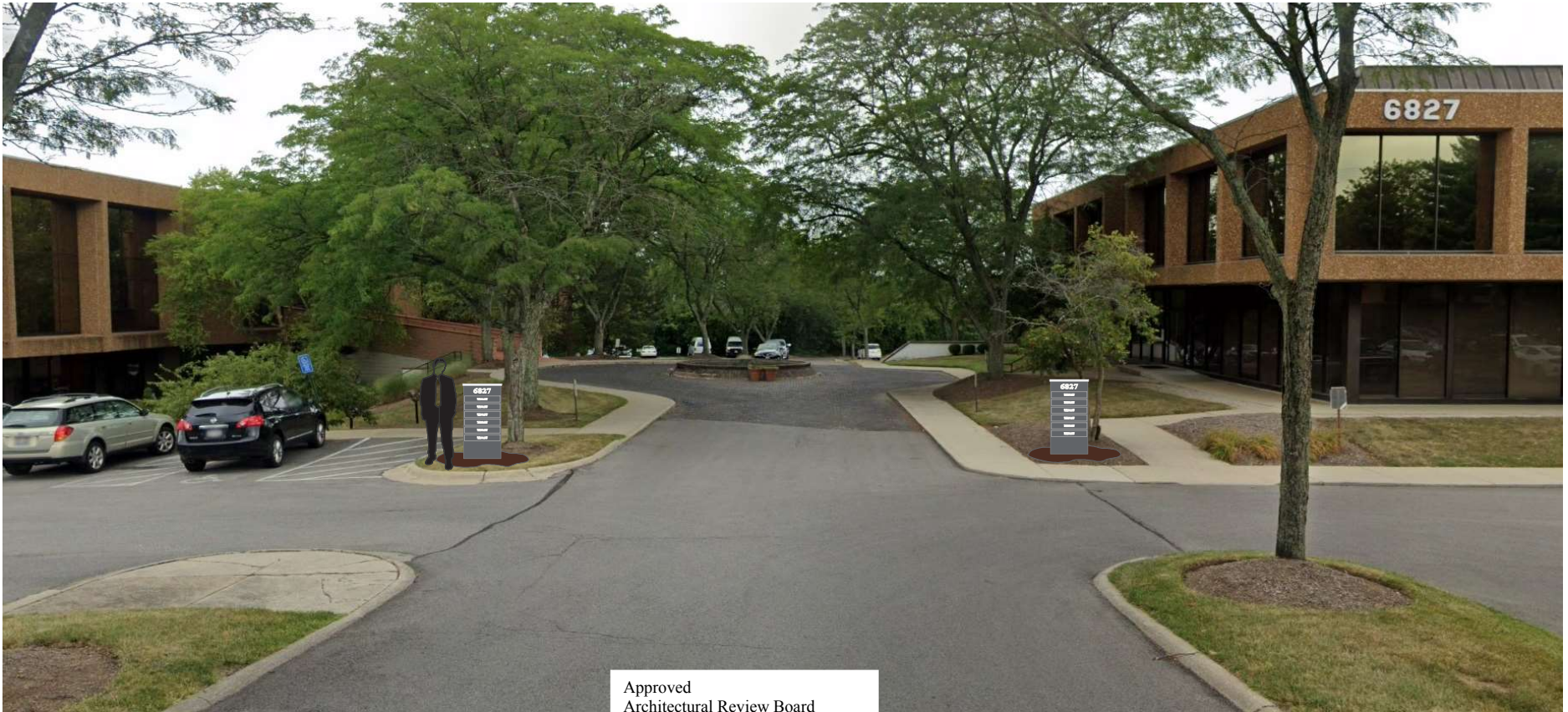
**MOORE**

**SIGNS**

Westerville, Ohio 614.882.1110 [www.moore signs.biz](http://www.moore signs.biz)

EXCTV HS DRCTNL 23 ELVN ARB  
2.7.23 MOE

**PERMIT** Page 2 of 102



Approved  
Architectural Review Board  
Municipal Planning Commission  
City of Worthington  
Date 03/09/2023

*Synda Butar*

Clerk

CITY OF WORTHINGTON

DRAWINGS NO. ARB10-2023  
ADP 01-2023

DATE 02-22-2023

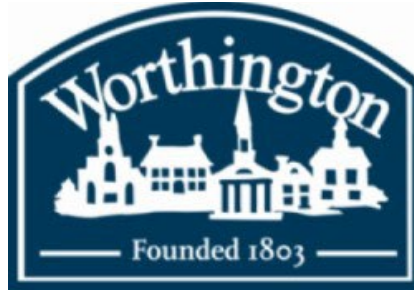
**MOORE**

**SIGNS**

Westerville, Ohio 614.882.1110 [www.moore-signs.biz](http://www.moore-signs.biz)

EXCTV HS DRCTNL 23 SITE PIC ARB  
2.7.23 MOE

**PERMIT ART**



**STAFF MEMORANDUM**  
**City Council Meeting – March 20, 2023**

Date: March 13, 2023

To: Robyn Stewart, Acting City Manager  
David McCorkle, Assistant City Manager

From: R. Lee Brown, Director of Planning & Building

Subject: Resolution for an Amendment to Development Plan with Variances for a  
Property at 300 E. Wilson Bridge Rd. – ADP 02-2023

---

**EXECUTIVE SUMMARY**

This Resolution is for an Amendment to Development Plan with Variances for signage at 300 E. Wilson Bridge Rd.

**RECOMMENDATION**

On March 9, 2023, the Municipal Planning Commission reviewed and recommended **approval** of an Amendment to Development Plan with Variances.

To view the meeting, please go to the [Video Archives for March 9, 2023, ARB & MPC Meeting](#).

Staff is recommending **approval** of the proposed Amendment to Development Plan with variances as the proposed sign is small and would not alter the character of the property.

**BACKGROUND/DESCRIPTION**

The building at 300 E. Wilson Bridge Rd. was constructed in 1979 along with the neighboring building at 250 E. Wilson Bridge Rd. Medvet purchased and renovated the 300 property in 2002, and has periodically made changes to the building and signs. Variances have been granted over the years for number and size of signs on the property.

This is a request to place a new sign on the rear of the building to honor MedVet's founder, Dr. William D. DeHoff.

**Project Details:**

1. The proposed sign would consist of non-illuminated blue acrylic letters with the founder's name that are 6 7/8" and 7 1/8" letters "SURGERY CENTER" below. The lettering would be mounted on the rear of the building near the main entrance. Overall sign dimensions are

- shown as 9'8" wide x 23 ¾" high for area of about 19 square feet.
2. A variance would be needed to install an additional wall-mounted sign.
  3. There are currently two existing wall-mounted signs on the building. One facing E. Wilson Bridge Rd. and one facing I-270.
    - a. The existing wall-mounted sign facing I-270 is not highly visible from the public right-of-way of I-270 as will be the proposed new wall-mounted sign, however both signs would be visible from the rear parking lot towards the entrance to MedVet.

### **Land Use Plans:**

#### 2005 Worthington Comprehensive Plan

This area is designated as the commercial office center of Worthington. The advantage of this area is the freeway visibility and access. Reinvestment in the existing buildings is encouraged to make the buildings more competitive in the marketplace.

#### 2011 Wilson Bridge Road Corridor Study

The study recognizes the corridor can provide vital support for the future of the City's economy and quality of life. The site is recommended as Office to accommodate large-scale office development/redevelopment with freeway visibility and smaller offices to support the streetscape along Wilson Bridge Road.

#### [Code Section 1181.05 Development Standards.](#) (Wilson Bridge Corridor)

##### (e) Signs.

##### (1) General.

- A. All new signs, including sign face replacement, shall be subject to the provisions herein.
- B. The provisions in Chapter [1170](#) shall apply to all signs in the WBC unless otherwise stated in this section.
- C. Exterior lighting fixtures are the preferred source of illumination.

##### (3) Wall-mounted Signs

- A. Each business occupying 25% or more of a building may have one wall sign and one projection sign. Wall-mounted signs shall not exceed 40 square feet in area, and projection signs shall not exceed 12 square feet in area per side.
- B. Businesses occupying 25% or more of a building on a parcel abutting more than of Right-of-Way may have a wall sign facing each Right-of-Way.
- C. Businesses occupying 25% or more of a building abutting the I-270 Right-of-Way may have a wall sign facing each Right-of-Way. Such signs may have a non-illuminated background up to 200 square feet in area. The graphic portion of such signs shall not exceed 100 square feet in area.
- D. Wall-mounted and projection signs shall be designed appropriately for the building and shall not be constructed as cabinet box signs or have exposed raceways.

### **ATTACHMENTS**

- Resolution No. 16-2023 & Exhibit A
- Application & Materials

RESOLUTION NO. 16-2023

Authorizing an Amendment to the Final  
Development Plan for 300 E. Wilson Bridge Rd.  
and Authorizing Variances (Moore Signs/MedVet).

WHEREAS, Steve Moore with Moore Signs on behalf of MedVet has submitted a request for an amendment to the Final Development Plan with variances for 300 E Wilson Bridge Rd.; and,

WHEREAS, Sections 1175.02(f) and 1107.01 of the Codified Ordinances of the City of Worthington provide that when an applicant wishes to change, adjust or rearrange buildings, parking areas, entrances, heights or yards, following approval of a Final Development Plan, and variances are included, the modification must be approved by the City Council; and,

WHEREAS, the proposal has received a complete and thorough review by the Municipal Planning Commission on March 9, 2023 and approval has been recommended by the Commission.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That the amendment to the approved Final Development Plan with variances at 300 E. Wilson Bridge Rd. as per Case No. ADP 02-2023, Drawings No. ADP 02-2023 dated February 24, 2023, attached hereto as Exhibit "A" be approved.

SECTION 2. That there be and hereby is granted a variance from Code Section 1181.05(e)(3)(c) to permit the installation of an additional wall-mounted sign on a property located in the C-3 District.

SECTION 3. That the Clerk of Council be and hereby is instructed to record this Resolution in the appropriate record book.

Adopted:

\_\_\_\_\_  
President of Council

Attest:

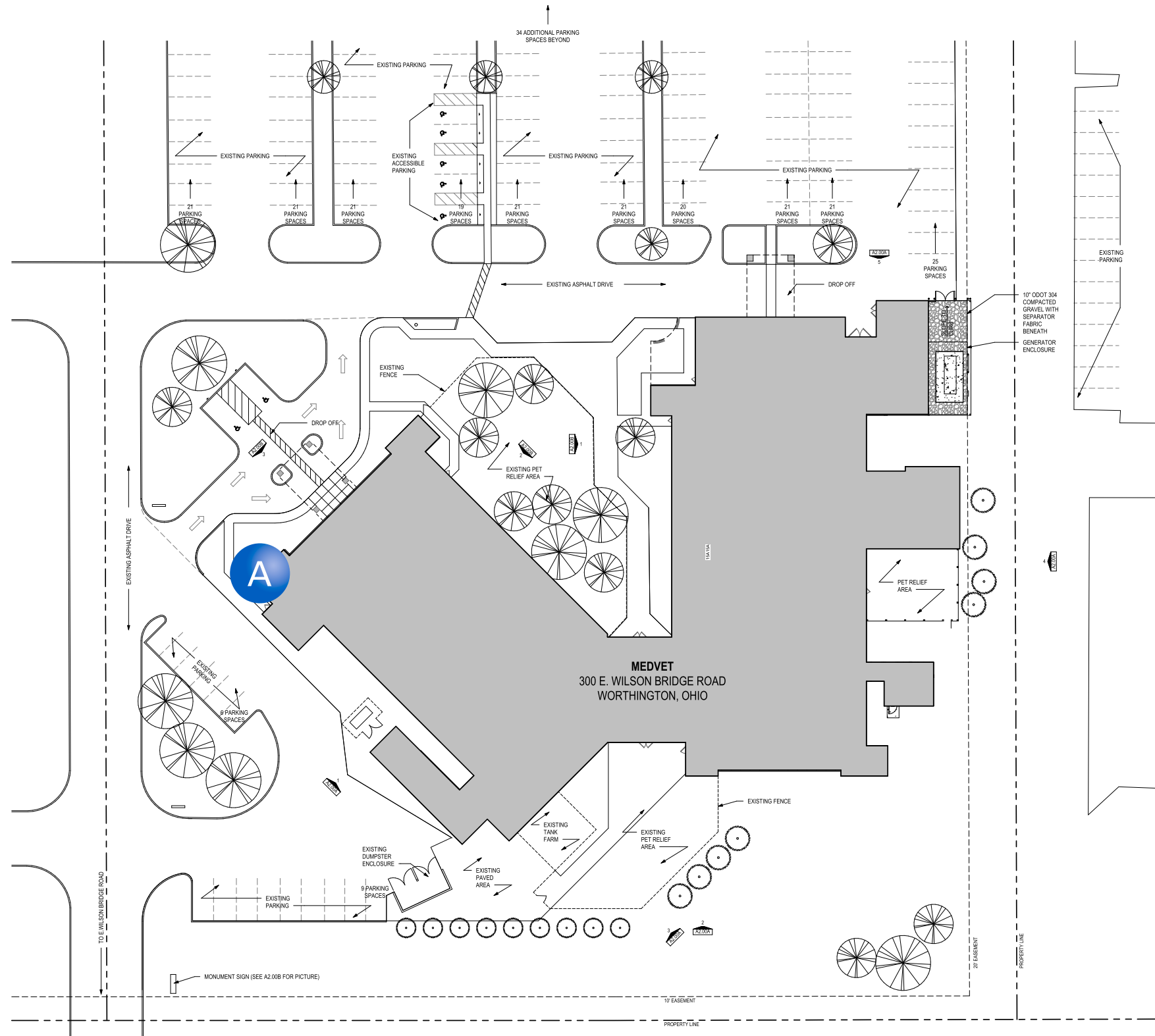
\_\_\_\_\_  
Clerk of Council

Approved  
Municipal Planning Commission  
City of Worthington  
Date 03/09/2023  
*Zynda Butar*  
Clerk



SIGN KEY

- A EXTERIOR NON ILLUMINATED FCO LETTERS
- B INTERIOR NON ILLUMINATED FCO LETTERS



Approved  
Municipal Planning Commission  
City of Worthington  
Date 03/09/2023

*Zynda Butar*

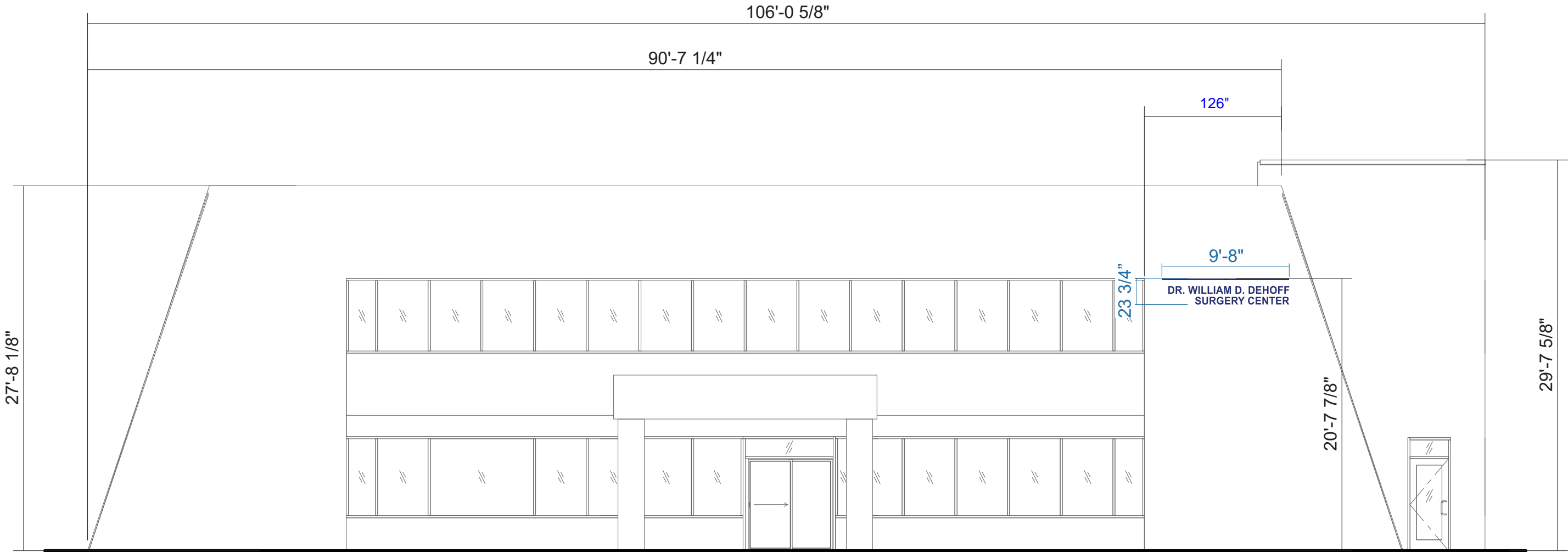
Clerk


CITY OF WORTHINGTON

DRAWING NO. ADP 02-2023

DATE 02/24/2023

NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



Approved  
Municipal Planning Commission  
City of Worthington  
Date 03/09/2023  
  
Clerk

CITY OF WORTHINGTON  
DRAWING NO. ADP 02-2023  
DATE 02/24/2023

EXISTING



PROPOSED



Approved  
Municipal Planning Commission  
City of Worthington  
Date 03/09/2023  
  
Clerk

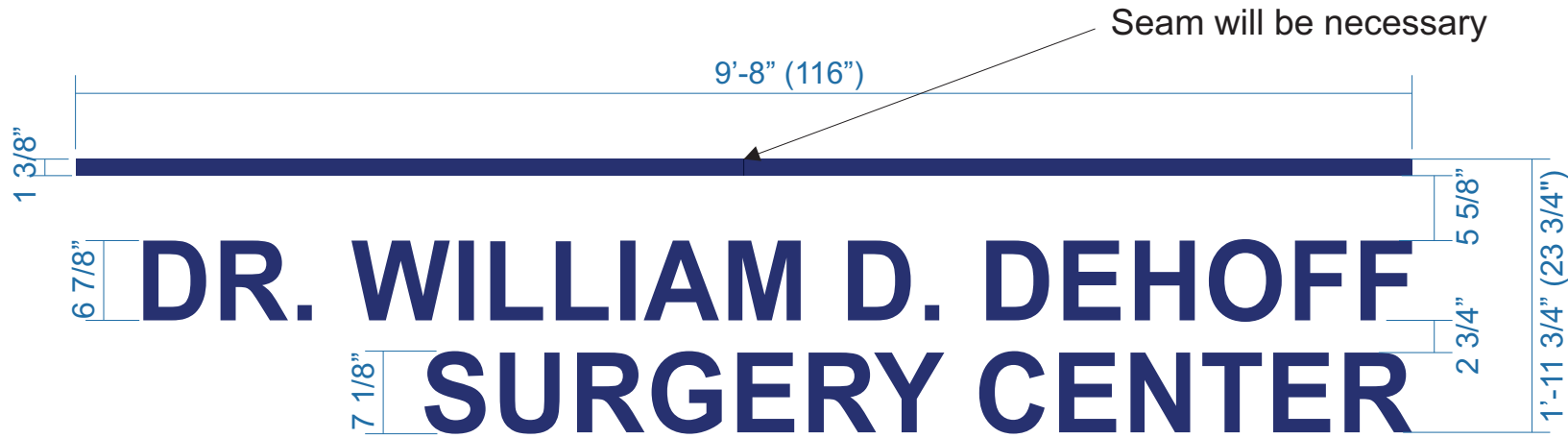
CITY OF WORTHINGTON  
DRAWING NO. ADP 02-2023  
DATE 02/24/2023

QTY (1)

SIGN A

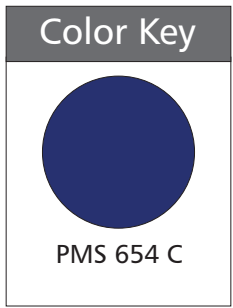
NON ILLUMINATED ACRYLIC FCO LETTERS  
SCALE: 3/4"=1'-0"

19.13 Sq. Ft.



SPECIFICATIONS

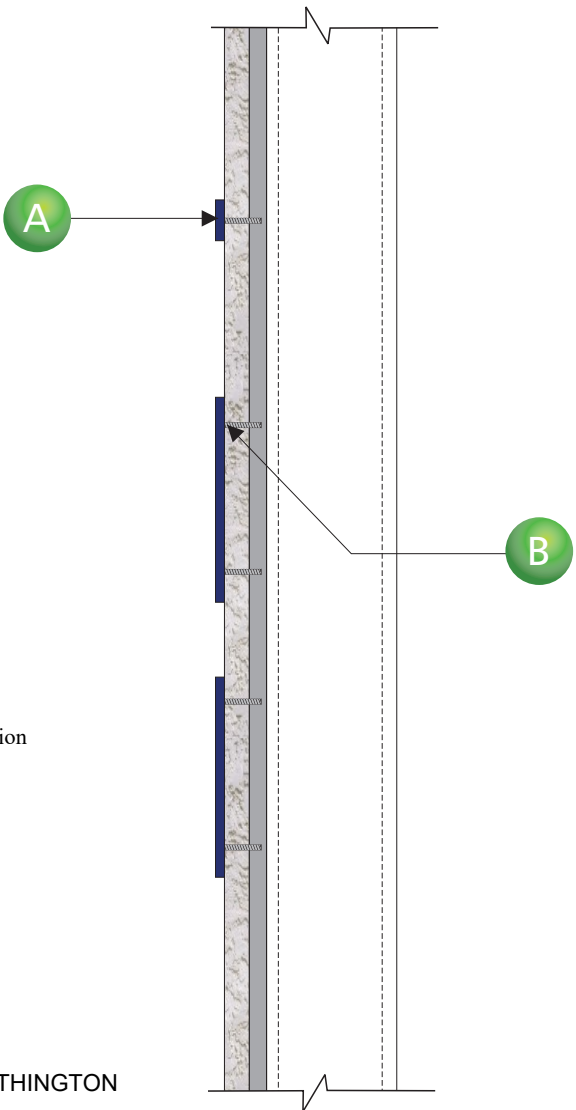
- A 1/4"D acrylic FCO letters ptm PMS 654 C
- B Flush mounted to wall w/ threaded rods and silicone



Approved  
Municipal Planning Commission  
City of Worthington  
Date 03/09/2023  
*Synda Bitar*  
Clerk

CITY OF WORTHINGTON  
DRAWING NO. ADP 02-2023  
DATE 02/24/2023

SECTION DETAIL  
SCALE: NTS






# Amendment to Development Plan Application

Case # ADP 02-2023  
Date Received 02-24-2023  
Fee \$50 pd  
Meeting Date  
Filing Deadline

1. **Property Location** 300 E WILSON BRIDGE RD, WORTHINGTON, OH 43085
2. **Present Use & Proposed Use** VETERINARY HOSPITAL / NO CHANGE
3. **Present & Proposed Zoning** NO CHANGE
4. **Applicant** MEDVET C/O MOORE SIGNS / STEVE MOORE  
**Address** 6060 WESTERVILLE RD WESTERVILLE, OH 43081  
**Phone** 614.432.5965  
**Email** STEVE@MOORESIGNS.BIZ
5. **Property Owner** Broadstone MV Portfolio, LLC  
**Address** 800 Clinton Square, Rochester, NY 14604  
**Phone** 585.287.6482  
**Email** John.Maguire@broadstone.com
6. **Project Description** ADDITIONAL NON-ILLUMINATED EXTERIOR SIGNAGE
7. **Variances Requested** ADDITIONAL NON-ILLUMINATED EXTERIOR SIGNAGE


## PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.


  
Applicant (Signature)

2.13.23  
Date

Approved  
Municipal Planning Commission  
City of Worthington  
Date 03/09/2023

  
Property Owner (Signature)  
John Maguire, VP, Property Management

2/14/2023  
Date

  
Clerk

**MPC Approval Date:** 3/9/2023

**City Council Approval Date:**

# 300 E. Wilson Bridge Rd.



MedVet  
300 E Wilson Bridge Rd.  
Amendment to Development Plan

Request for wall sign installation.

Dear Board Members

We are requesting the variance to honor MedVet's founder, Dr. William D. DeHoff. It was he who originated the idea and spearheaded our organization, and we would be unable to support pets, their loving families, and the veterinary community without him. We also would not be enjoying our 35<sup>th</sup> year as a member of the City of Worthington community, which we love. He's given so much of himself to our organization and the broader veterinary profession, and we would really like to honor him in a way that is special to us, and visible to clients coming to our hospital.

Logistically, the signage also is in the back of the building so visible to those entering the hospital once parked. There is no impact to the driveway or roadway signage, so we do not foresee any detriment to our neighborhood. The approach is similar to human healthcare in naming their buildings, though in our case we are not honoring a financial donor, but rather a dear colleague

We thank you for your consideration.

MedVet Staff

Approved  
Municipal Planning Commission  
City of Worthington  
Date 03/09/2023



Clerk

CITY OF WORTHINGTON

DRAWING NO. ADP 02-2023

DATE 02/24/2023



# MEDVET

*Leading Specialty Healthcare for Pets*

STORE #300

300 E WILSON BRIDGE RD

WORTHINGTON, OH 43085

Job Number: 32377



Approved  
Municipal Planning Commission  
City of Worthington  
Date 03/09/2023

*Zynda Butar*

Clerk

CITY OF WORTHINGTON

DRAWING NO. ADP 02-2023

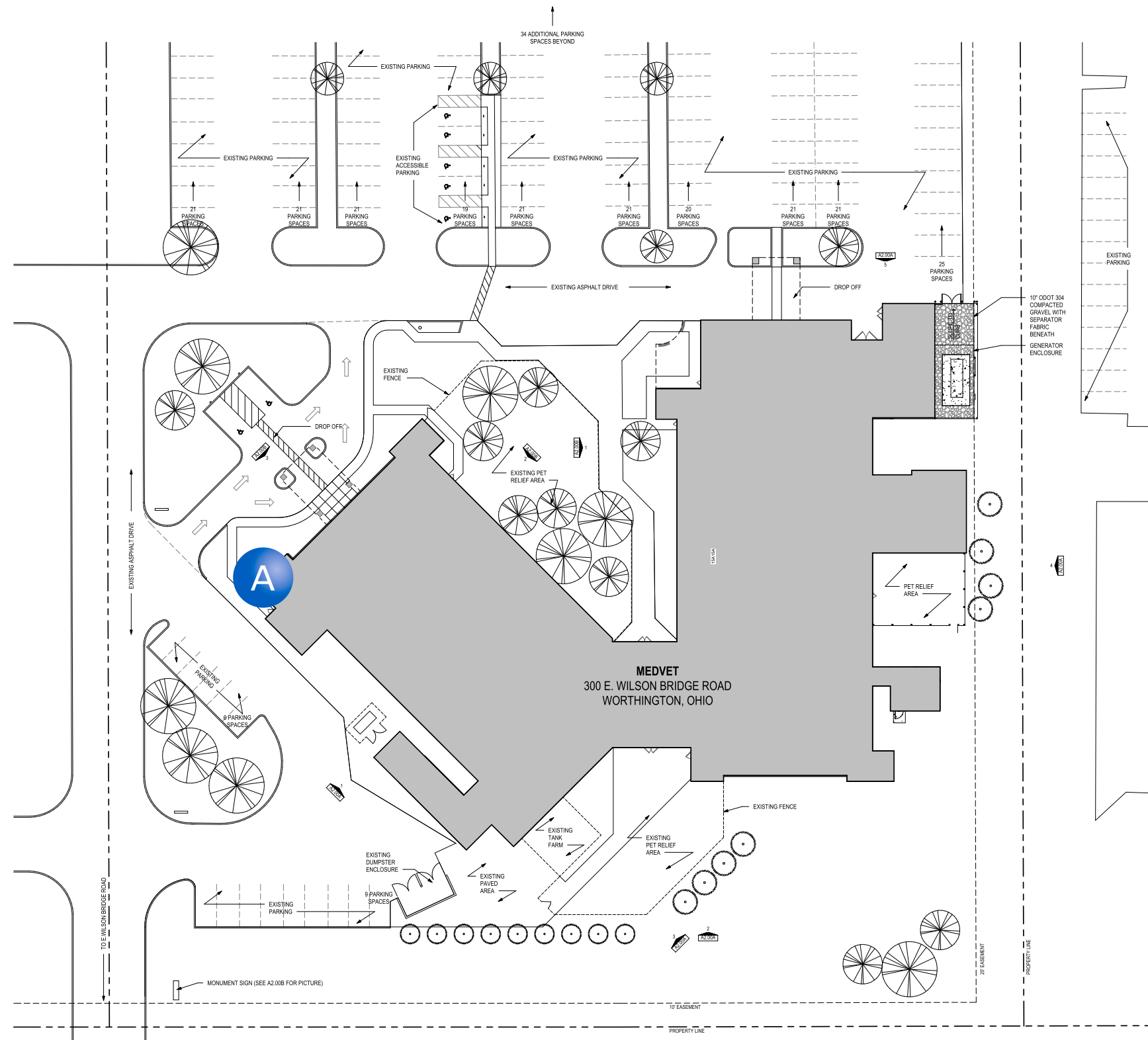
DATE 02/24/2023

Approved  
Municipal Planning Commission  
City of Worthington  
Date 03/09/2023  
*Zynda Butar*  
Clerk



# SIGN KEY

- A** EXTERIOR NON ILLUMINATED FCO LETTERS
- B** INTERIOR NON ILLUMINATED FCO LETTERS

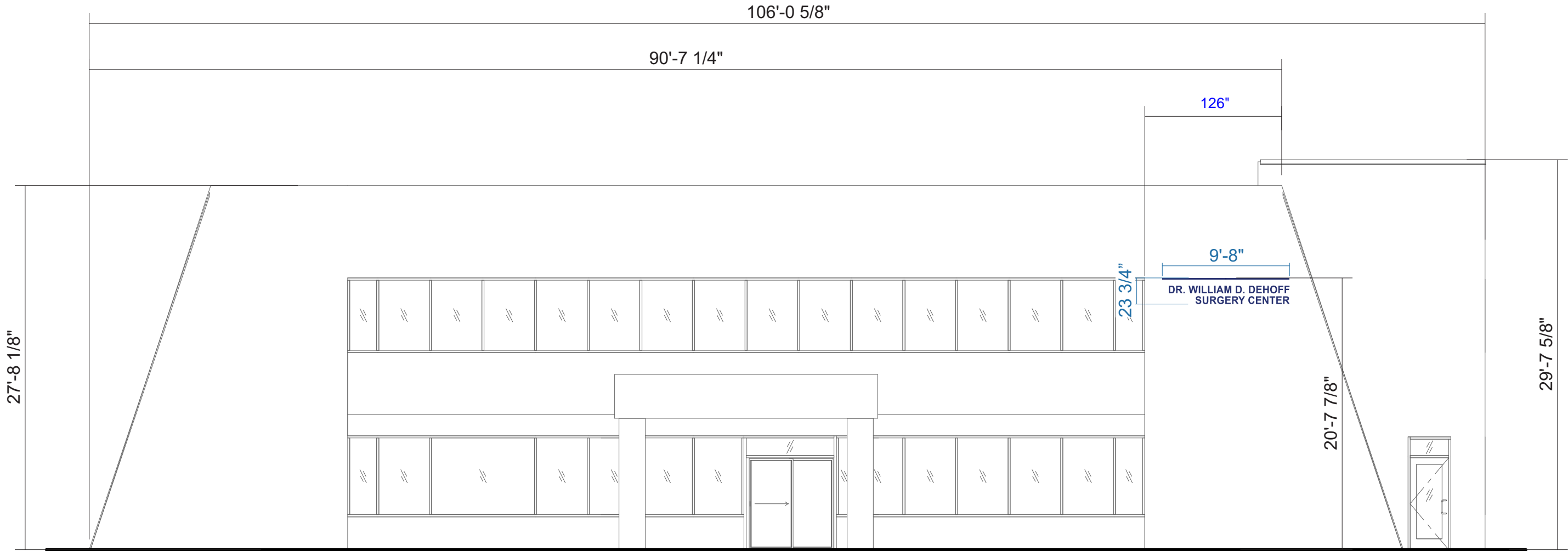


Approved  
Municipal Planning Commission  
City of Worthington  
Date 03/09/2023

*Zynda Butar*

Clerk

CITY OF WORTHINGTON  
DRAWING NO. ADP 02-2023  
DATE 02/24/2023



Approved  
Municipal Planning Commission  
City of Worthington  
Date 03/09/2023  
*Zynda Butler*  
Clerk

CITY OF WORTHINGTON  
DRAWING NO. ADP 02-2023  
DATE 02/24/2023

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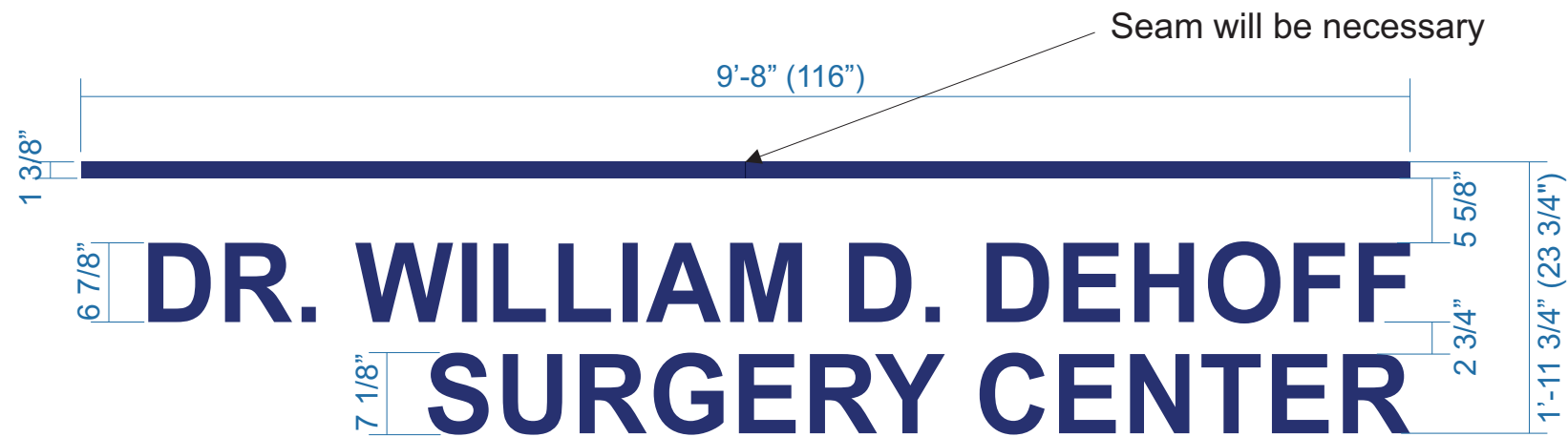


PROPOSED



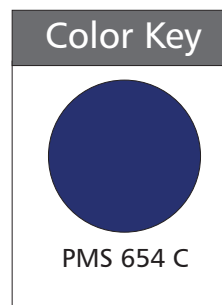
Approved  
Municipal Planning Commission  
City of Worthington  
Date 03/09/2023  
*Zynda Buter*  
Clerk

CITY OF WORTHINGTON  
DRAWING NO. ADP 02-2023  
DATE 02/24/2023



SPECIFICATIONS

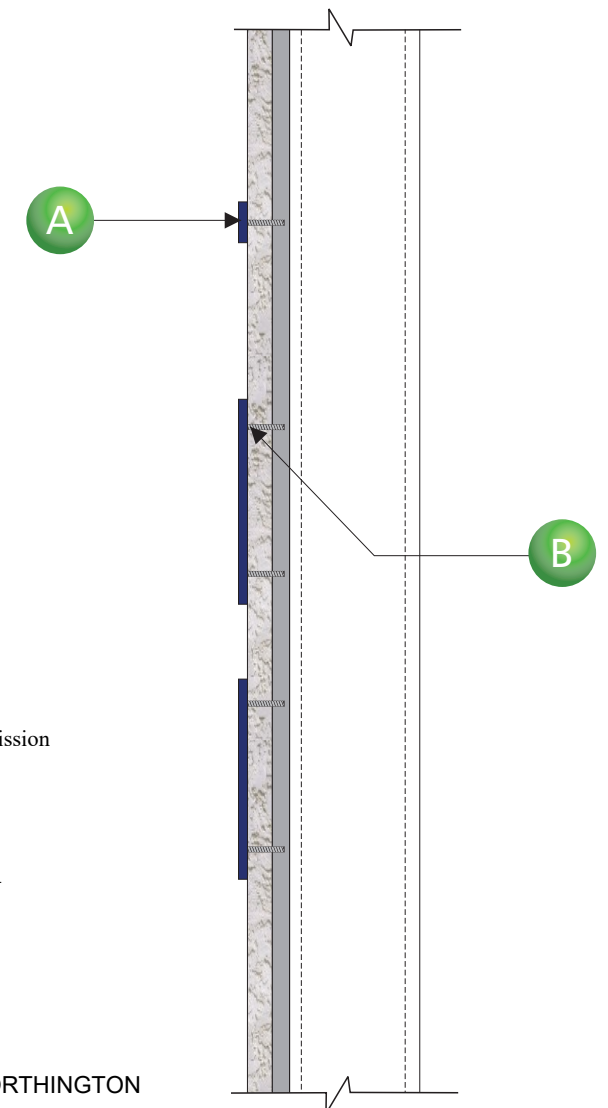
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- B Flush mounted to wall w/ threaded rods and silicone



Approved  
Municipal Planning Commission  
City of Worthington  
Date 03/09/2023  
*Synda Bitar*  
Clerk

CITY OF WORTHINGTON  
DRAWING NO. ADP 02-2023  
DATE 02/24/2023

SECTION DETAIL  
SCALE: NTS





**STAFF MEMORANDUM**  
**City Council Meeting – March 20th, 2023**

Date: March 14, 2023

To: Robyn Stewart, Acting City Manager

From: Scott F. Bartter, Finance Director

Subject: Ordinance No. 10-2023 – Capital Transfer and Appropriation for the Purchase of Fire Apparatuses

---

**EXECUTIVE SUMMARY**

This Ordinance would appropriate funds in the General Fund to transfer into the Capital Improvement Fund and appropriate funds in the Capital Improvement Fund for the purchase of a Ladder Truck and Engine Rescue in the Division of Fire.

**RECOMMENDATION**

Introduce for Public Hearing on April 3<sup>rd</sup>, 2023

**BACKGROUND/DESCRIPTION**

The 2023-2027 Capital Improvement Program proposed the purchase of two major pieces of equipment in the Division of Fire. The first is replacement of the current ladder truck, originally purchased in 2012. The anticipated cost of replacement is \$1,611,071, the City does expect to trade in the existing ladder truck for a credit of \$175,000. Current anticipated delivery time is thirty-four months.

The second purchase is an Engine Rescue. This is replacement of a 2006 Spartan Gladiator Engine that has collected over 121,000 miles and is becoming expensive to maintain. The anticipated cost of replacement is \$842,670, with a build time of forty-four months.

The legislation appropriates funds for the purchase of both of these vehicles.

Additionally, this legislation appropriates funds in the General Fund to transfer into

the Capital Improvement Fund. Once the transfer is complete, these funds will be encumbered in the Capital Improvement Fund to enter into a purchase contract with the selected vendor. No payment is due until delivery of the vehicles in three to four years. At that time, the City may choose to issue debt to make the payment and either repay the General Fund or leave the transferred funds in the Capital Improvement Fund.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES**

Moves \$2,500,000 from the General Fund into the Capital Improvement Fund at least until delivery of the first vehicle.

Appropriates \$2,500,000 in the CIP to encumber for the purchase of the ladder truck and engine rescue.

**ATTACHMENTS**

Ordinance 10-2023

## ORDINANCE NO. 10-2023

Amending Ordinance No. 39-2022 (As Amended) to  
Adjust the Annual Budget by Providing for an  
Appropriation from the General Fund and Capital  
Improvement Fund Unappropriated Balance.

WHEREAS, the 2023-2027 Capital Improvement Program, adopted by Resolution No. 53-2022, proposes the purchase of a replacement Ladder Truck (Ladder 101) and Engine Rescue (Engine 102), and;

WHEREAS, the Sutphen Corporation was selected as the vendor and pricing obtained through the use of a joint purchasing cooperative as authorized by City of Worthington Codified Ordinance Section 111.05 (a), and;

WHEREAS, the anticipated cost of these vehicles is \$1,611,071 for the Ladder Truck and \$842,670 for the Engine Rescue, and;

WHEREAS, staff has requested Council to transfer \$2,500,000 from the General Fund to the Capital Improvement Fund and to encumber these funds so the City can enter into contract for the purchase of these two vehicles, with the possibility that debt may be issued for final payment upon delivery of these vehicles, and;

WHEREAS, the Charter of the City of Worthington, Ohio, provides that City Council may at any time amend or revise the Budget by Ordinance, providing that such amendment does not authorize the expenditure of more revenue than will be available.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That there be and hereby is appropriated from the General Fund unappropriated balance to Account No. 101.6070.560987 an amount not to exceed two million five hundred thousand dollars (\$2,500,000.00) to be transferred to the Capital Improvement Fund unappropriated balance.

SECTION 2. That there be and hereby is appropriated from the Capital Improvement Fund unappropriated balance to Account No. 308.8120.533475 an amount not to exceed one million six hundred fifty thousand dollars (\$1,650,000.00) for the acquisition of a Ladder Truck.

SECTION 3. That there be and hereby is appropriated from the Capital Improvement Fund unappropriated balance to Account No. 308.8120.533476 an amount not to exceed eight hundred fifty thousand dollars (\$850,000.00) for the acquisition of an Engine Rescue vehicle.

SECTION 4. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center and the Worthington Community Center and shall set forth the title and effective date of the Ordinance and a statement that the Ordinance is on file in the office of the Clerk of Council. This Ordinance shall take effect and be in force from and after the earliest period allowed by law and by the Charter of the City of Worthington, Ohio.

Passed \_\_\_\_\_

\_\_\_\_\_  
President of Council

Attest:

\_\_\_\_\_  
Clerk of Council

Introduced  
P.H



**STAFF MEMORANDUM**  
**City Council Meeting – March 20, 2023**

Date: March 16, 2023

To: City Council

From: Robyn Stewart, Acting City Manager

Subject: VISION IMPLEMENTATION TEAMS – PROFILE & JOB DESCRIPTION

---

**EXECUTIVE SUMMARY**

Consideration of the adoption of a profile and job description for the Vision Implementation Teams

**RECOMMENDATION**

Discussion of the proposed profile and job description;  
Motion to adopt the documents once they reflect Council's expectations

**BACKGROUND/DESCRIPTION**

On March 13, 2023, City Council discussed Council Member Brewer's proposal for Vision Implementation Teams (VITs). During the discussion, members of Council suggested documents be prepared to describe the expectations of the VITs. The two-page summary and job descriptions prepared two years ago when Council discussed the appointment of a vision implementation steering committee have been revised to match the proposal for the VITs. These documents are presented for consideration and approval by City Council.

**ATTACHMENT(S)**

Profile – Vision Implementation Teams

Job Description – Vision Implementation Team Member

# **Vision Implementation Team**

## **Purpose**

Vision Worthington, in its report adopted by City Council, has set forth a set of principles that seek to capture the core aspirational values of Worthington. City Council has determined that the creation of action steps to realize these values is a high priority.

City Council is creating seven Vision Implementation Teams (VITs), one focused on each vision. The purpose of the VITs will be to assist City Council in implementing the vision statements set forth in the Vision Worthington Report. This should involve the documentation of existing efforts, solicitation of public input, the evaluation of ideas, and the formulation of recommendations for Council's review and approval with a goal of Council adopting actionable steps to implement the vision statements.

It is Council's intent to set forth, as outlined below, a general process framework for the VITs to accomplish their purpose. Council acknowledges that as the work progresses, some modification of the process may prove beneficial. City Council will coordinate the activities of the seven VITs and encourages the VITs to work together in engaging the public. Towards this end, a City Council Member will serve as a co-lead for each VIT and City Council will receive regular detailed reports from the VITs. City Council will provide the VITs with further guidance as the process continues.

## **Process**

Each VIT will first create an inventory of actions already being pursued in support of the vision statements and will report its inventory to Council before proceeding to the next step.

Each VIT will next evaluate the action ideas suggested during the visioning process and identify new ideas that could help achieve the visions.

It is anticipated that each VIT will then solicit public input on how best to formulate and prioritize action ideas. This public engagement should be coordinated with the other VITs to identify opportunities to work together on the engagement. Council envisions that this process may involve strategies such as workshops, focus groups and/or statistically valid surveys. Regardless of the measures taken, City Council expects the VITs to report back to Council in a timely fashion its implementation plans and measures.

VITs may invite other members of the public to assist in their duties through the possible creation of subcommittees, workshop or working teams assigned to explore more directed ideas for more in-depth consideration.

The VITs will identify and recommend actions that Council could choose to pursue to achieve the vision. The VITs will consider the public input received, the current resources available and the potential to obtain additional resources and/or partner with other organizations when identifying recommended action steps.

The Steering Committee will be vested with broad latitude to explore possible ideas, to invite members of the public to participate and to creatively use its collective knowledge and experience to make recommendations to the City Council.

### **Timeframe**

The action planning will focus on steps to be taken in the next 12 months as well as the next 12-24 months.

### **Deliverables**

The VITs will advise City Council on potential action steps and performance metrics that can be used to track progress toward achievement of the visions.

## **Vision Implementation Team Job Description**

Vision Worthington, in its report adopted by City Council, has set forth a set of principles that seek to capture the core aspirational values of Worthington. City Council has determined that the creation of action steps to realize these values is of the highest priority.

The purpose of the Vision Implementation Teams (VITs) will be to assist City Council in implementing the vision statements set forth in the Vision Worthington Report. This should involve the documentation of existing efforts, solicitation of public input, the evaluation of ideas, and the formulation of recommendations for Council's review and approval with a goal of Council adopting actionable steps to implement the vision statements.

It is Council's intent to set forth, as outlined below, a general process framework for the VITs to accomplish their purpose. Council acknowledges that as the work progresses, some modification of the process may prove beneficial. City Council will coordinate the activities of the seven VITs and encourages the VITs to work together in engaging the public. Towards this end, a City Council Member will serve on each VIT and City Council will receive regular detailed reports from the VITs. City Council will provide the VITs with further guidance as the process continues.

### **Tasks**

1. Create an inventory of actions already being pursued in support of the vision statements and report the inventory to City Council before proceeding to the next step.
2. Meet regularly with City Council to receive information about priorities related to the visions and any other direction City Council wishes to provide.
3. Evaluate the action ideas suggested during the visioning process.
4. Identify new ideas that could help achieve the visions.
5. Solicit public input on how best to formulate and prioritize action ideas workshops, focus groups, statistically valid surveys and/or other means deemed beneficial.
6. Invite other members of the public to assist in these duties through subcommittees, workshops or working teams as needed.
7. Combine the public's input with the priorities determined by City Council to identify and recommend to Council actions that Council could choose to pursue to achieve the vision.

### **Expected Time Commitment**

The VITs' work is expected to take 6 to 9 months. Each VIT is expected to report regularly to City Council and will determine the frequency of its meetings and activities.

## **Desired Skills and Abilities**

Members of the VITs should be good process and organizational thinkers who can effectively facilitate and manage the variety of input and ideas generated through the process and shape them into workable actions that align with City Council's priorities. While VIT members will be connected with specific organizations, the intent is for them to be liaisons to share information back and forth rather than delegates of those organizations.



**STAFF MEMORANDUM**  
**City Council Meeting – March 20, 2023**

Date: March 15, 2023

To: Robyn Stewart, Acting City Manager

From: John Moorehead, P.E., Director of Service & Engineering

Subject: 2023 Bicycle and Pedestrian Implementation Consulting

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**EXECUTIVE SUMMARY**

This memo provides an update to Council regarding the Bicycle and Pedestrian Advisory Board's recommendation to secure the services of a consultant to aide with implementation of the Bicycle and Pedestrian Master Plan.

**RECOMMENDATION**

Motion to approve the Bicycle and Pedestrian Board's recommendation to engage Burton Planning Services.

**BACKGROUND/DESCRIPTION**

The City's Capital Improvement Program includes an annual allocation for Bicycle and Pedestrian Improvements. The City's Bicycle and Pedestrian Advisory Board makes recommendations on the use of those funds, taking into consideration the guidance of the Bicycle and Pedestrian Master Plan.

Capital Improvement projects such as street repaving or waterline replacement, can present opportunities to make targeted bicycle and pedestrian improvements. These opportunities typically fall outside the scope of the overarching project and require additional planning effort to identify and implement. In January 2023, the Service and Engineering Department solicited a proposal from Burton Planning Services to aid the City in implementing the goals of the Bicycle and Pedestrian Master Plan through ongoing Capital Improvements.

Staff's proposal requested three primary tasks, Bicycle Boulevard Design Recommendations, Bicycle and Pedestrian Enhancements to planned CIP projects,

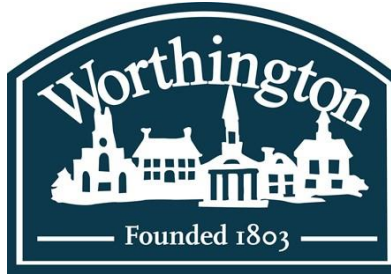
and hourly consulting services. Hourly consulting would be provided on an as-needed basis to support staff efforts related to project planning, grant assistance, and related tasks. Based on a review of Burton's proposal, interviews with their staff, and discussion with the Bicycle and Pedestrian Advisory Board, staff recommends entering into a professional services agreement with Burton Planning Services.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES** (if applicable)

\$49,700 from the already appropriated funds of the 2021 CIP's annual allocation of \$100,000 for Bike & Pedestrian Improvements.

**ATTACHMENTS**

None



**STAFF MEMORANDUM**  
**City Council Meeting – March 20, 2023**

Date: March 15, 2023

To: Robyn Stewart, Acting City Manager

From: Darren Hurley, Parks & Recreation Director

Subject: Parks & Recreation Foundation Application Update

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**EXECUTIVE SUMMARY**

Staff update on the status of board member applications for the new Parks and Recreation Foundation.

**RECOMMENDATION**

Direction to staff on desired approach for next steps.

**BACKGROUND/DESCRIPTION**

Applications for the inaugural Parks and Recreation Foundation Board were accepted on-line between February 10 and March 6, 2023. We received 17 applications. The staff and consultant recommendation for the initial board would be nine appointees.

The Parks and Recreation Foundation Board Member Position Description listed the following as desirable expertise:

- Finance/Certified Public Accountant (CPA)
- Legal/Attorney
- Marketing
- Graphic Design
- Event Management
- Fundraising
- Nonprofit or Previous Board Experience/Leadership
- Parks and Recreation/Natural Resources Experience

In an initial review by staff, applicants most heavily possess Nonprofit or Previous

Board Experience/Leadership, Parks and Recreation/Natural Resources Experience, Fundraising, Event Management, and Marketing. Applications were much lighter in the areas of Legal/Attorney, Graphic Design, and actual Certified Public Accountants (although we did have several indicating a background in Finance).

Since we received 17 applications and are seeking nine appointments, staff believe there are a couple options for City Council to move forward:

***Option A***

*We previously discussed having a review panel to narrow possible appointees to 15 to 18 which would be forwarded to Council for consideration. Since we received 17 applications staff could provide all those applications to the full Council for review, interviews, and selection, skipping the review panel step since we are already in the targeted range of total applications.*

***Option B***

*The original process included a next step of forming a review panel to review applications and forward a set of 15 to 18 on to Council for final selections. Even though the total number of applications is already in that range, Council might still benefit from an initial review and sorting of the applications by a review panel consisting of two or three Council members, two or three Parks and Recreation Commission members, and two staff members. This could provide a narrowed list for Council follow-up and/or some initial assessment of any missing or lowly represented qualifications. The review panel might also be called upon to recruit additional applicants around those identified qualifications that are not well represented in the candidate pool to provide Council with more options for appointment.*

Staff will be prepared to overview the process to date and discuss the options for moving forward with City Council at the March 20 Council meeting.