



City Council Agenda

Monday, December 13, 2021 at 7:30 pm

6550 N. High Street, Worthington, Ohio 43085

Virtual Meeting Information

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

Approval of the Minutes

5. Approval of Minutes - November 8, 2021

Recommendation: Approve as presented

Public Hearings on Legislation

6. Ordinance No. 58-2021 Former United Methodist Children's Home Rezoning Application

To Amend the Official Zoning Map of the City of Worthington, Ohio, to Change Zoning of Certain Land from R-10 (Low Density Residential), S-1 (Special), C-2 (Community Shopping Center) and C-3 (Institutions & Office) to PUD, Planned Use District at 1033 N. High St., 47 Larrimer Ave. and 57 Larrimer Ave. (100-006774, 100-002427 & 100-002425).

Executive Summary: This Ordinance is to rezone 37.8-acres at 1033 N. High St. from R-10 (Low Density Residential), S-1 (Special), C-2 (Community Shopping Center) and C-3 (Institutions & Office) to PUD, Planned Use District for the redevelopment of the United Methodist Children's Home site to a mixed-use development that would include detached single-family home sites, townhomes, apartments, retail, restaurants, office and greenspace.

Recommendation: On October 14, 2021, the Municipal Planning Commission reviewed and recommended **denial** of the proposed rezoning by a unanimous vote. The Commission discussed the need to significantly reduce density, height of buildings, increase contiguous usable open space and vehicular connections. To view the meeting, please go to the Video Archives for October 14, 2021 ARB & MPC Meeting.

Staff is recommending **denial** of this application. The proposal does not meet the

recommendations found in the Comprehensive Plan and 2005 Strategic Update - UMCH Focus Area – 2014, Bicycle & Pedestrian Plan – 2019 and the Park Master Plan - 2017. Please see Staff Comments/Analysis in the accompanied materials.

7. Ordinance No. 60-2021 Appropriation for New and Replacement Equipment and Various Projects

Amending Ordinance No. 53-2021 (As Amended) to Adjust the Annual Budget by Providing for Appropriations from the Capital Improvements Fund Unappropriated Balance to Pay the Cost of the 2022 New and Replacement Equipment Items and for Certain Projects as Identified in the 2022 Five-Year Capital Improvements Program and all Related Expenses and Determining to Proceed with said Projects.

Executive Summary: This Ordinance appropriates funds to procure the new and replacement equipment provided in the Capital Improvement Plan (CIP) for Fiscal Year 2022. This Ordinance also appropriates funds for multiple projects identified in the 2022-2026 CIP.

Recommendation: Approve as Presented

8. Ordinance No. 61-2021 Community Reinvestment Area Amendment

An Ordinance Authorizing the City Manager to Enter into an Amended Community Reinvestment Area Agreement with Worthington 17, LLC, an Ohio Limited Liability Company, to Change the Starting Year of the Existing Abatement Period from Tax Year 2021 to Tax Year 2024.

Executive Summary: This Ordinance authorizes the City Manager to enter into an amended Community Reinvestment Area (CRA) Agreement with Worthington 17, LLC to change the starting year of the existing abatement period for the property at 6700 N. High Street from tax year 2021 to tax year 2024.

Recommendation: Approve as Presented

New Legislation to Be Introduced

9. Resolution No. 67-2021 Premium Pay for Lifeguards

Authorizing a Temporary Premium Pay Rate for Part-Time Lifeguards (Class Specification Number 209)

Executive Summary: This Resolution authorizes up to an additional \$2.00 per hour for part-time lifeguards and head lifeguards in 2022 to address staffing shortages.

Recommendation: Introduce and Approve as Presented

10. Resolution No. 68-2021 Expense Reimbursement for Future Debt Issuance

Authorizing the Use of a Portion of the Proceeds of Bonds or Bond Anticipation Notes of the City of Worthington, in the Estimated Principal Amount of Not to Exceed \$2,550,000, to be Issued for the Purpose of (I) Designing, Replacing, and Constructing Waterline Improvements on Colonial and Foster Avenues; and (II) Designing, Repairing, Rehabilitating, and Replacing Sanitary Sewer System Infrastructure, to Reimburse the City's General, Permanent Improvement, or Bond Construction Fund for Moneys Previously Advanced for such Purpose.

Executive Summary: This resolution authorizes the use and advancement of Capital Improvement Funds for projects identified as "bonded" in the 2021-2025 Capital Improvements Program (CIP). Any expenditures made in 2021 for these projects will be reimbursed to the CIP Fund when the debt is issued.

Recommendation: Approve as Presented

11. Resolution No. 69-2021 Transfer of Funds

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

Executive Summary: This Resolution authorizes the transfer of previously appropriated funds to cover expenses as anticipated for the remainder of the year in appropriate accounts. Approval of this Resolution will not result in an increase of total appropriations.

Recommendation: Introduce and Approve as Presented

12. Ordinance No. 62-2021 Amend Code Chapters 1151 (Nonconforming Uses) and 1181 (Wilson Bridge Corridor)

To Amend Chapter 1151 Nonconforming Uses and Chapter 1181 Wilson Bridge Corridor Districts of the Codified Ordinances of the City of Worthington.

Executive Summary: On Monday, December 6, 2021, City Council directed staff to draft language to the Planning & Zoning Code to review the Repairs & Maintenance section of Chapter 1151 Nonconforming Uses and Chapter 1181 Wilson Bridge Corridor Districts to recommend amendments that would lessen the impact of the nonconforming uses of properties throughout the City and primarily within the Wilson Bridge Road Corridor affected by the rezoning of the southside of E. Wilson Bridge Rd.

Recommendation: Introduce and refer to the Municipal Planning Commission for review and recommendations back to City Council.

13. Ordinance No. 63-2021 Approving Revised Final Plat (6700 N High St)

Approving a Final Plat for the Subdivision, Platting of an Access Easement, and Dedication of Land Currently Used for Public Right-of-Way on a Property at 6700 N. High St. (Advanced Civil Design/Worthington 17 LLC)

Executive Summary: This Ordinance corrects the right-of-way platted as part of the approval of the creation of a new 1.3-acre lot, platting of an access easement and dedication of 0.068-acres as public right-of-way along N. High Street that was completed with Ordinance No. 52-2021.

Recommendation: Introduce for Public Hearing on December 20, 2021

Reports of City Officials

14. Policy Item(s)

a. Motion to Withdraw - Ordinance No. 09-202 (Rezone 47 and 57 Larrimer Ave, and a small portion of 1033 N. High St.)

Executive Summary: The City Clerk's office is reviewing old records and came across several that have never been approved or denied. In an effort to clean these up, staff is recommending council withdraw Ordinance No. 09-2020 from consideration.

Recommendation: Motion to withdraw Ordinance No. 09-2020 from consideration

b. Motion to Withdraw - Ordinance No. 06-2021 (Community Center Pool Resurfacing)

Executive Summary: The City Clerk's office is reviewing old records and came across several that have never been approved or denied. To clean these up, staff is recommending council withdraw Ordinance No. 06-2021 from consideration because the matter was approved by a previously introduced ordinance (Ordinance No. 13-2020).

Recommendation: Motion to withdraw Ordinance No. 06-2021 from consideration

c. Financial Report - November 2021

Executive Summary: The Financial Report for November 2021 is attached.

Recommendation: Motion to accept the report as presented.

Reports of Council Members

Other

Executive Session

Adjournment

15. Motion to Adjourn