



6550 N. High Street  
Worthington, Ohio 43085

T: 614-436-3100

## Worthington City Council Agenda

Louis J.R. Goorey Municipal Building  
John P. Coleman Council Chamber

Monday, March 2, 2020 ~ 7:30 PM

### CITY COUNCIL MEMBERS

**Bonnie D. Michael**  
President

**Scott Myers**  
President Pro-Tem

**Peter Bucher**  
Council Member

**Rachael Dorothy**  
Council Member

**Beth Kowalczyk**  
Council Member

**David Robinson**  
Council Member

**Douglas Smith**  
Council Member

### CITY STAFF MEMBERS

**Matthew Greeson**  
City Manager

**D. Kay Thress**  
Clerk of Council

#### 1. Call To Order

#### 2. Roll Call

#### 3. Pledge of Allegiance

#### 4. Visitor Comments

#### 5. Special Presentation(s)

- 5.A. American Legion - 100th Anniversary of Memorial Day Parade

*Executive Summary:* Representatives of the American Legion will attend to highlight the 100th Anniversary of the Memorial Day Parade

- 5.B. **Resolution No. 11-2020** Good Neighbor Award - Seth & Liam Keasel

To Congratulate Seth and Liam Keasel on Their Recognition as Recipients of the 2019 Good Neighbor Award from the Worthington Community Relations Commission.

*Executive Summary:* This Resolution congratulates Seth and Liam Keasel as recipients of the 2019 Good Neighbor Award from the Worthington Community Relations Commission.

*Recommendation:* Introduce and Approve as Presented

**5.C. Resolution No. 12-2020** Good Neighbor Award - George & Michelle Geissbuhler

To Congratulate George and Michelle Geissbuhler on Their Recognition as Recipients of the 2019 Good Neighbor Award from the Worthington Community Relations Commission.

Executive Summary: This Resolution congratulates George and Michelle Geissbuhler as recipients of the 2019 Good Neighbor Award from the Worthington Community Relations Commission.

Recommendation: Introduce and Approve as Presented

**6. Approval of the Minutes**

**6.A.** Meeting Minutes - February 10, 2020

**6.B.** Meeting Minutes - February 18, 2020 (Special)

**6.C.** Meeting Minutes - February 18, 2020

Recommendation: Motion

**7. New Legislation to Be Introduced**

**7.A. Resolution No. 13-2020** Appointments to Boards & Commissions

Appointing Members to Various City Boards and Commissions.

Executive Summary: This Resolution appoints individuals to serve on the Architectural Review Board, Parks & Recreation Commission and Bicycle & Pedestrian Advisory Board

Recommendation: Introduce and Approve as Presented

**7.B. Resolution No. 14-2020** Job Description - Support Services Technician

Adopting a Job Description for the Position of Support Services Technician, Amending the Staffing Chart and Pay Resolution to Accommodate Said Position, Authorizing the City Manager to Appoint at a Starting Rate in Excess of Step B for Support Services Technician and Authorizing a Shift Differential for this Position.

Executive Summary: This Resolution adopts a job description for Support Services Technician and amends the staffing chart and pay resolution to accommodate this position.

Recommendation: Introduce and Approve as Presented

**7.C. Resolution No. 15-2020** Job Description - Parks and Recreation Superintendent

Adopting a Job Description for Assistant Director/Parks and Recreation Superintendent and Amending the Staffing Chart to Accommodate Said Position.

Executive Summary: This Resolution adopts a job description for the unclassified position of Assistant Director/Parks and Recreation Superintendent and amends the staffing chart to accommodate this position.

Recommendation: Introduce and Approve as Presented

**7.D. Resolution No. 16-2020** Personnel Rules Amendment - Sexual Abuse and Molestation Prevention Policy

Amending the Personnel Rules and Regulations of the City of Worthington to include a Sexual Abuse and Molestation Prevention Policy

Executive Summary: This Resolution amends the City Personnel Rules and Regulations to include a Sexual Abuse and Molestation Prevention Policy

Recommendation: Introduce and Approve as Presented

**7.E. Ordinance No. 08-2020** Establish Salary for Vice Mayor

Establishing Compensation for the Vice Mayor of the Municipality of Worthington.

Executive Summary: This Ordinance establishes the salary for the Vice Mayor.

Recommendation: Approve as Presented

**7.F. Ordinance No. 09-2020** Rezoning - OhioHealth - Larrimer Avenue & High Street and Larrimer & Longfellow Avenue

To Amend the Official Zoning Map of the City of Worthington, Ohio, to Change Zoning of Certain Land from the R-10 District and S-1 District to the C-3 District

(Southwest corner of Larrimer Avenue & High Street and Larrimer & Longfellow Avenue)

*Executive Summary:* This Ordinance rezones a small portion of the southwest corner of Larrimer Avenue and North High Street and the two parcels on the southeast corner of Larrimer Avenue and Longfellow Avenue from the R-10 District (Low Density Residential) and S-1 District (Special) to the C-3 District (Institutions & Offices).

*Recommendation:* Motion to refer to the Municipal Planning Commission for a recommendation

**7.G. Ordinance No. 10-2020** Codified Ordinances Text Amendment - Transient Guest & Tourist Home Definition

To Amend Section 1123.73 to the Codified Ordinances of the City of Worthington to add a definition of Transient Guest to the Tourist Home definition found in the Definition Section of the Planning & Zoning Code.

*Executive Summary:* This Ordinance amends Section 1123.73 to the Codified Ordinances of the City of Worthington to add a definition of Transient Guest to the Tourist Home definition found in the Definition Section of the Planning & Zoning Code.

*Recommendation:* Motioned to refer to the Municipal Planning Commission for a recommendation

**7.H. Ordinance No. 11-2020** Codified Ordinances Text Amendment - PUD Tree Fee

To Amend Section 1174.05(c)(B) of the Codified Ordinances of the City of Worthington to amend the caliper inch fee associated with the Natural Features section of the Development Standards and Development Standards Text Found in the Planned Unit Development.

*Executive Summary:* This Ordinance amends Section 1174.05(c)(B) of the Codified Ordinances of the City of Worthington to amend the caliper inch fee associated with the Natural Features section of the Development Standards and Development Standards Text found in the Planned Unit Development.

*Recommendation:* Motion to refer to the Municipal Planning Commission for a recommendation



**7.I. Ordinance No. 12-2020** Establish Compensation - Assistant Director/Parks and Recreation Superintendent

Amending Ordinance 46-2019 to Establish Compensation for the Unclassified Position of Assistant Director/Parks and Recreation Superintendent.

Executive Summary: This Ordinance amends Ordinance 46-2019 to establish compensation for the Unclassified Position of Assistant Director/Parks and Recreation Superintendent.

Recommendation: Introduce for Public Hearing on March 16, 2020

**8. Reports of City Officials**

**8.A. Policy Item(s)**

**8.A.I. Permission to Bid - Community Center Swimming Pool Diamond Brite Replacement**

Executive Summary: Staff is seeking permission to bid the Community Center Swimming Pool Diamond Brite Replacement Project.

Recommendation: Motion to Authorize the City Manager Bid the Project

**9. Reports of Council Members**

**10. Other**

**11. Executive Session**

**12. Adjournment**



**STAFF MEMORANDUM**  
**City Council Meeting – March 2, 2020**

Date: February 26, 2020

To: Matthew H. Greeson

From: Lori Trego, Personnel Director

Subject: **Resolution No. 11-2020 - Good Neighbor Award**

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**EXECUTIVE SUMMARY**

This Resolution congratulates Seth and Liam Keasel as recipients of the 2019 Good Neighbor Award from the Worthington Community Relations Commission.

**RECOMMENDATION**

Introduce and Approve as Presented

**BACKGROUND/DESCRIPTION**

The Community Relations Commission (CRC) established the Good Neighbor Award to recognize members of the community who promote cooperation and goodwill throughout their neighborhoods and the City of Worthington. The CRC voted to present the 2019 award to Seth and Liam Keasel and to George and Michelle Geissbuhler.

Commission Chair Eddie Pauline will attend to make the Good Neighbor Award presentations.

**ATTACHMENTS**

Resolution No. 11-2020

RESOLUTION NO. 11-2020

To Congratulate Seth and Liam Keasel on Their Recognition as  
Recipients of the 2019 Good Neighbor Award from the Worthington  
Community Relations Commission.

WHEREAS, the Worthington Community Relations Commission established the Good Neighbor Award to recognize members of the community who promote cooperation and goodwill throughout their neighborhoods; and,

WHEREAS, on March 2, 2020 the Worthington Community Relations Commission will present the 2019 Good Neighbor Award to Seth and Liam Keasel; and,

WHEREAS, Seth and Liam Keasel of Bryant Avenue exemplify the term “good neighbor” because of their helpfulness and generosity toward their neighbors; and,

WHEREAS, Seth and Liam Keasel faithfully shovel snow from the sidewalk and driveway of their elderly neighbors; and,

WHEREAS, Seth and Liam Keasel are said to magically appear when needed and will never accept any monetary reward; and,

WHEREAS, Seth and Liam Keasel recognize that even small gestures can make a great impact for a neighbor in need; and,

WHEREAS, through their many good deeds, Seth and Liam Keasel have set an example for all of us to follow;

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

SECTION 1. That this Council does hereby recognize Seth and Liam Keasel for the promotion of goodwill within their neighborhood and the City of Worthington.

SECTION 2. That the Clerk of Council be instructed to forward a duly certified copy of this Resolution to Seth and Liam Keasel and to record said Resolution in the appropriate record book.

Adopted \_\_\_\_\_

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

Attest

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



**STAFF MEMORANDUM**  
**City Council Meeting – March 2, 2020**

Date: February 26, 2020

To: Matthew H. Greeson, City Manager

From: Lori Trego, Personnel Director

Subject: **Resolution No. 12-2020 - Good Neighbor Award**

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**EXECUTIVE SUMMARY**

This Resolution congratulates George and Michelle Geissbuhler as recipients of the 2019 Good Neighbor Award from the Worthington Community Relations Commission.

**RECOMMENDATION**

Introduce and Approve as Presented

**BACKGROUND/DESCRIPTION**

As was mentioned with the previous agenda item, the Good Neighbor Award recognizes members of the community who promote cooperation and goodwill throughout their neighborhoods and the City of Worthington. The Community Relations Commission voted to present the 2019 award to Seth and Liam Keasel and to George and Michelle Geissbuhler.

**ATTACHMENTS**

Resolution No. 12-2020

RESOLUTION NO. 12-2020

To Congratulate George and Michelle Geissbuhler on Their  
Recognition as Recipients of the 2019 Good Neighbor Award from  
the Worthington Community Relations Commission.

WHEREAS, the Worthington Community Relations Commission established the Good Neighbor Award to recognize members of the community who promote cooperation and goodwill throughout their neighborhoods; and,

WHEREAS, on March 2, 2020, the Worthington Community Relations Commission will present the 2019 Good Neighbor Award to George and Michelle Geissbuhler; and,

WHEREAS, George and Michelle Geissbuhler of Medick Way exemplify the term “good neighbor” because of their kindness and generosity toward their neighbors; and,

WHEREAS, George and Michelle Geissbuhler take a genuine interest in the lives and activities of neighborhood kids and invite them to use their basketball hoop; and,

WHEREAS, George is the first in his neighborhood to respond to a fallen tree, often helps with clean up after a storm, and also shares his woodworking talents with neighbors and local charities; and,

WHEREAS, Michelle is always willing to help neighbors, greets and plays with neighborhood dogs and offers expert gardening tips and assistance; and,

WHEREAS, George and Michelle Geissbuhler share a warm, welcoming and generous spirit that enriches their neighborhood; and,

WHEREAS, through their many good deeds, George and Michelle Geissbuhler have set an example for all of us to follow;

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

SECTION 1. That this Council does hereby recognize George and Michelle Geissbuhler for their kindness, consideration and the promotion of goodwill within their neighborhood and the City of Worthington.

SECTION 2. That the Clerk of Council be instructed to forward a duly certified copy of this Resolution to George and Michelle Geissbuhler and to record said Resolution in the appropriate record book.

Adopted \_\_\_\_\_

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

Attest

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



**CITY OF WORTHINGTON**  
**Worthington City Council Minutes**  
February 10, 2020

6550 N. High Street  
Worthington, Ohio 43085

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**CALL TO ORDER – Roll Call, Pledge of Allegiance**

Worthington City Council met in Regular Session on Monday, February 10, 2020, in the John P. Coleman Council Chambers of the Louis J.R. Goorey Municipal Building, 6550 North High Street, Worthington, Ohio. President Michael called the meeting to order at or about 7:30 p.m.

**ROLL CALL**

**Members Present:** Peter Bucher, Rachael R. Dorothy, Beth Kowalczyk, David Robinson, Douglas K. Smith, and Bonnie D. Michael

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

**Also present:** City Manager Matt Greeson, Assistant City Manager Robyn Stewart, Law Director Tom Lindsey, Director of Finance Scott Bartter, Director of Service & Engineering Dan Whited, Director of Planning & Building Lee Brown, Director of Parks & Recreation Darren Hurley, Chief of Fire and EMS John Bailot, Chief of Police Robert Ware, Clerk of Council D. Kay Thress, Management Assistant Ethan Barnhardt

There were approximately 45 visitors present.

**PLEDGE OF ALLEGIANCE**

*President Michael invited all to stand and join in reciting the Pledge of Allegiance to the flag.*

**SPECIAL PRESENTATION(S)**

- Express Appreciation to Fire Chief John Bailot

**Resolution No. 08-2020**

Expressing the Appreciation and Best Wishes of the Worthington City Council to Chief John Bailot for his Outstanding Service to the Worthington Division of Fire & EMS and for his Service to the Community.

**Introduced by Mr. Bucher.**

**MOTION**

Ms. Kowalczyk made a motion to adopt Resolution No. 08-2020. The motion was seconded by Mr. Smith.

**There being no additional comments, the motion to adopt Resolution No. 08-2020 passed unanimously by a voice vote.**

*Mr. Greeson expressed how it is an honor for him to make a few remarks about Chief Bailot before he leaves us. He had the pleasure of hiring Chief Bailot as the Assistant Fire Chief several years ago as part of a succession plan. He came to us with extensive experience, bringing a lot of energy, drive, and passion. Because of Chief Bailot's efforts, the Division of Fire and EMS is a better organization where he has undertaken multiple important efforts and encouraged the professional development of multiple firefighters. He has been a proactive leader and partner to all of us. Chief Bailot is leaving Worthington to pursue a new opportunity and to be closer to his family. He expressed his thanks to Chief Bailot's wife for her support. We are grateful she has given her support to him and us while they have been in Worthington.*

President Michael read Resolution No. 08-2020 and presented a framed copy to Chief Bailot.

*Chief Bailot explained how he stood here two years ago when sworn in as Chief and was excited to work with such a strong and professional leadership group. He expressed how it is the men and women of the Division of Fire and EMS who have helped get the Division to where they are today. They have come a long way in a short period of time. It has been his pleasure to lead the Division. Assistant Chief Zambito is taking over for him and the Division is in great hands. He shared his thanks to Mr. Greeson, Ms. Stewart, and the other department heads for their leadership.*

- Community Visioning Update

*Mr. Sherman updated Council about how the Visioning Committee is at a key juncture. He explained how Mr. Boring came in and gave updated macro trends of the area and answered several questions the Committee members had. One key question asked was about how density impacts communities and the potential impact if Worthington does not allow for more density. This is an example of the type of questions they have been asking. Their next step is to go out into the community. They have been looking at past document summaries because it is important to know where you have been in order to know where you want to go. The Worthington 360 document is important to look at because there were concerns then that are still concerns today. Looking at the Comprehensive Plan helps to give an understanding of issues. However, the Committee came to the understanding that the Comprehensive Plan is tactical, looking at zoning, land use, and other issues. It is not the Committee's task to update that document. He thinks these past documents will set a baseline for us.*

*He explained how the Committee is ready to go out into the community and they have taken a lot of time to get ready to go. Part of this will be the Farmers Market and he noted that*

*Ms. Parini has been great to work with. The post cards have been an interesting opportunity and they are looking at different spots in the community to place them. He talked to Dr. Bowers about using their social media to spread the word about the Committee's work. There is also a pastor's organization they hope to engage with to get in front of the church community. He expressed his thanks to Anne Brown for all of her help.*

*The interview process is currently underway. The Visioning Committee members were interviewed by Poggemeyer. Councilmembers will be interviewed soon. They want to have those interviews done by February 24<sup>th</sup>.*

*Ms. Dorothy asked about multifamily housing being excluded from the Worthington market profile. Mr. Sherman said that they caught that as well and asked Mr. Boring to come back to present that information. He explained how he had a conversation with Mr. Robinson centered around education and they did a brainstorming session. It comes down to staying focused on the how, the what, and the where around education. This will be accomplished through 30 presentations around the community and the first 10 minutes of each presentation will be around education. It is going to be dynamic.*

*President Michael explained the background of the Visioning Process to the audience members and how it will include online and in person interviews. Mr. Sherman explained how the Committee wants young people to be involved in the visioning process and they have talked with Dr. Bowers about how to do that. He encouraged everyone to visit [VisionWorthington.org](http://VisionWorthington.org) and to sign up.*

*Ms. Kowalczyk asked when something concrete would be brought back because she is not sure of the deadlines. Mr. Sherman said they have not had deadlines yet. With the interviews starting, they will have data to put together, and they hope for the interviews to be completed the first part of March. After their next meeting they will have itinerary of dates to show Council.*

*Mr. Robinson brought up the subconsultant Mr. Boring and questioned his role. Mr. Sherman said that Mr. Boring has given a macro look of issues and questions around where we are going to be in 10-20 years. He has gone to MORPC documents. He is a strategist who gave a 15 page report on different trends and strategies. He would be happy to distribute that information to Council. Mr. Robinson asked how Mr. Boring was hired. Ms. Stewart responded that he is a subconsultant for demographic research hired by Poggemeyer.*

*Mr. Bucher asked for a rough timeline for the in-person interaction timelines. Mr. Sherman said he thinks that they will have baseline to go forward by the end of the month. The website has lots of interactive tiles with ongoing questions being asked.*

*Mr. Robinson asked about the subconsultant Mr. Boring and Boulevard Strategies and their added fees. Ms. Stewart said that was captured under Poggemeyer of which he is a*



*subconsultant under. President Michael added that he was included in the Poggemeyer proposal from the beginning.*

*President Michael thanked Mr. Sherman and the whole committee for their work. She asked about the Council interviews and who would conduct them. Mr. Sherman replied that it would be the person who you appointed.*

## **PUBLIC HEARINGS ON LEGISLATION**

### **Ordinance No. 06-2020**

Amending Ordinance No. 45-2019 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay for the Tree Clearing for Northbrook Relief Sewer Improvements and all Related Expenses and Determining to Proceed with said Project. (Project No. 656-17)

**The foregoing Ordinance Title was read.**

*Mr. Greeson explained how this ordinance is time sensitive due to the nature of the project. This is for south Worthington east of High Street in Northbrook subdivision. We need to authorize \$49,000 for tree clearing associated with the project.*

*Mr. Whited noted how the area needs to be cleared before March 31 so that the project does not impact Indiana bats.*

*Ms. Dorothy asked when it would start. Mr. Whited responded it would begin in about 21 days from today.*

*Ms. Kowalczyk asked about progress of the project and the expected timeline. Mr. Whited said that they have had some delays they did not anticipate, but construction should begin in the April-May timeframe.*

**There being no comments, the clerk called the roll on Ordinance No. 06-2020. The motion carried by the following vote:**

**Yes     6            Kowalczyk, Bucher, Dorothy, Smith, Robinson, and Michael**

**No       0**

**Ordinance No. 06-2020 was thereupon declared duly passed and is recorded in full in the appropriate record book.**

## REPORTS OF CITY OFFICIALS

### Discussion Item(s)

- Support for Worthington Pools/Swiminc

*Mr. Greeson explained how tonight, he wants to discuss the creation of a Joint Recreation District (JRD) whose purpose would be to put before the wider Worthington area voters a levy to fund the replacement of the Worthington Pools facilities. We have heard from Ms. Hudson on the school board that they are open to considering a JRD, but they want to see a proposal from the City with the City taking a leadership role.*

*Staff does not have a specific recommendation tonight, rather he would like to talk about the JRD concept and seek general direction from Council if staff should work to further develop this concept and any potential legislation. Additionally, it would be helpful to understand what questions Council might like answered before making a final decision. Staff would like to bring back that information in early March. That would include a concept proposal and draft legislation for review by Council and the school board. Creation of the JRD would require passage of identical resolutions by both entities. If both Council and the schools feel good about the concepts discussed they could potentially adopt legislation as early as sometime in March and then proceed with the appointment of the JRD board.*

*Ms. Dorothy asked if there needs to be a vote from the community. Mr. Greeson responded that for the creation of the JRD only a vote of Council and schools is required. However, there would be a vote from the community required to put a levy in place.*

*Mr. Greeson said that staff has sourced multiple examples of legislation and bylaws. Each community sets up their JRD similarly, but they do different things to serve their community's unique needs. Our reality is that the Worthington area has the need to replace its outdoor pools and natatorium. There might be other needs long term that exceed our jurisdictional boundaries that cannot be easily or equitably addressed by one governmental entity. Ohio law provides for the creation of JRDs for these situations where different communities within an area share the same interests and goal.*

*According to our research, we could appoint a board made up of people from within the district and can place before the voters a levy to fund the pools. That would ensure that the potential beneficiaries of the pools pay for it. It ensures that the cost to the individual taxpayer is lower because costs are spread across a larger area and taxpayers in one jurisdiction are not burdened with a cost that benefits more than just the one jurisdiction. Many beneficiaries of the Worthington Pools reside throughout the Worthington school district. A JRD has the potential to create a shared commitment to address the aquatic needs of the entire community.*

*The creation of a JRD could also reduce the inefficiency and uncertainty from splitting apart the outdoor pools project from the indoor natatorium. For instance, if the City helps*

*to fund an outdoor pool in the next year and then the natatorium is saved for inclusion in a future bond issue, you will have two separate construction projects. There is the potential for greater efficiencies if the projects are planned together.*

*A concept staff is exploring is that the JRD would not be set up to become another governmental operating entity. The need here is primarily a capital financing need. We see a capable operator in Swiminc. When we look at the broader operational needs, we see several capable operators including the Worthington Youth Boosters, Worthington Parks and Recreation, and Columbus Parks and Recreation. We are not looking for a new entity for programmatic resources.*

*A potential model could be that the JRD grants money to Swiminc to build and manage a pool. This is like the model the City utilizes with the McConnell Arts Center where we own the building and private funds were raised to improve the facility. We then granted money to a not for profit to construct improvements and we also provide an operating grant. It is an example of a public-private partnership. We have been looking at Sylvania outside of Toledo which has a similar set-up. We see the potential of extending a model that already exists and has served Worthington well over the years. The JRD would contribute primarily capital financing. We will need to research the necessity of there being an operating levy as well.*

*President Michael brought up how the schools are currently providing funding for their use of the pools and asked how that may be impacted by the JRD. Mr. Greeson said that would be a discussion for the JRD board. They would need to draft a memorandum of understanding that explains how all of that would occur. Entities that use any new facilities would have to pay their appropriate share.*

*Ms. Kowalczyk asked about the process of granting money in contrast to a contractual relationship. Mr. Greeson responded that there would be a series of agreements. He views it as contracts where we are giving public funds to a not for profit and the agreement spells out what the JRD expects them to do with the funding.*

*Mr. Lindsey explained how he would not use the word "grant". His conceptual understanding is that it would be a contractual agreement where the JRD would be providing the funds as part of a contractual agreement with Swiminc to provide specific services. The money would come from that pool of tax funds from the levy.*

*Mr. Bucher brought up how the code does not specify the size of the boards and he asked what is typical. Mr. Barnhardt explained how it varies from community to community, from anywhere from three to seven or more members. Under the Ohio Revised Code, the only requirement is that there is one representative from each jurisdiction entering into creating a JRD. Mr. Bucher asked if this would be extremely prescriptive going forward. Mr. Greeson responded that this could be written as narrowly as needed but can cover any recreational needs in the community. Mr. Lindsey explained how the scope would be a matter of the two entities creating it to initially make it broad or narrower. The benefit of creating a broader scope is that it could expand with future needs without creating new*

entities. In terms of the bond levy itself, while not fully researched, that is another place you could make it more specific. Mr. Greeson presented how the key strategic question is whether or not you want to create this for the purpose of solving this unique opportunity or in the long term is it seen serving recreational needs of the broader Worthington community. Mr. Bucher said that he would generally like to leave ourselves open. He then asked whether the City would have much input on the potential levy. Mr. Greeson responded that you would be empowering the board and the Council would have a number of appointments to represent the community's interests.

Mr. Robinson prefaced his questions with a positive statement of his support of the continued vitality of the pool facilities. Water activities have been a central part of his own life. He expressed how he understands why success stories have been presented but asked if there were any examples that were not successful. Mr. Greeson explained how Upper Arlington a number of years ago created a JRD for the potential construction of a community center. Mr. Lindsey detailed how that effort was unsuccessful and the legislation included express language in its creation for the JRD to sunset if the public was not supportive. For purposes of this JRD, that could be an option. Mr. Robinson asked about if the levy does not pass what would then happen to the immediate needs of the facility. Mr. Greeson explained that one recourse is to go back to the other option presented where the City works with Swiminc to support to the degree possible the outdoor pool complex. The schools would then consider inclusion of the natatorium in a future levy. The limited dollar amounts the City could contribute may not achieve the level of outdoor pool that people expect. Another option would be for there to be a City millage increase to support just the outdoor pool.

President Michael explained how a JRD is very similar to a park district such as the Metro Parks. A JRD is able to fundraise, seek donations, and get loans in addition to whatever the city can do.

Mr. Robinson asked if a foundation could be set up under the purview of the JRD. Mr. Greeson said there could be a separate foundation as well. Mr. Robinson asked if we proceed down this road, how that affects Swiminc and the state Capital Bill funding. Mr. Greeson responded that in terms of activity at Swiminc, we would defer to them. We would have to figure out exactly how to handle eligible expenditures for the \$1 million. He would think those dollars could be used to fully design, do consulting work, and essentially lay groundwork for the facility contemplated here.

President Michael acknowledged it being a balancing act on how much you ask for. There is the question if the bond issue passes whether you may do more than one levy. She wondered if there is the potential to get funds for the outdoor pool first and then get funding for the natatorium later.

Mr. Greeson laid out how the next steps are that staff will continue to interact with Swiminc and the schools. Staff has set up a weekly meeting with the goal of bringing back more details written around any questions raised. Staff will also build out our research from other communities we are looking at and begin to prepare some draft legislation. Those

*documents would be shared with all our partners ahead of time, so it is a working document.*

*If that information is shared at the first meeting in March, we could get it before the schools relatively quickly. We would prepare a consensus joint resolution and we would have to act on mirror resolutions. That could be done in the next month. Staff will answer as many questions about the project scope and whether an operating levy companion piece is necessary. In some legislation we have looked at, the governing entities give by-laws along with the legislation so the new board wouldn't have to spend a month crafting operating procedures. Another thing we need to consider is to support the JRD board. Many need some sort of seed money to access financial advisors and legal counsel. We will make recommendation on that as well.*

**Katie Minister – 1282 Harran Avenue, Columbus, OH 43235**

Ms. Minister explained how she is personally passionate about this issue. She is here to say thank you for taking the time to continue to review solutions for funding the pools. She is representing a large group of people supporting a positive outcome for the pools including students, residents of the City of Worthington, residents of the school district, and people with ties to the Worthington Pools. They are willing to support this effort through volunteering time, campaigning, and fundraising. She expressed her thanks for being able to come and speak. The pools are a very important community asset to many in Worthington. She gave out her email address: katie.minister@gmail.com

*President Michael asked if Council wants staff to move forward on this.*

*Ms. Dorothy asked whether this would push other Council priorities down the list. Mr. Greeson said whoever is appointed to this would have a significant amount of work to do, but there is an opportunity and need here.*

Council agreed there is a general consensus to move forward.

- Parks and Recreation Cost Recovery

*Mr. Hurley detailed how over the past year, staff has worked closely with Revenue and Cost Specialists to complete the cost recovery report that was distributed to Council a couple weeks ago. He recognized Holly Keller and Colleen Light for doing a lot of the detailed work that built out this report. He also thanked Finance Director Bartter and his staff for their efforts.*

**Eric Johnson – Revenue and Cost Specialists**

Mr. Johnson provided a background of how they have been doing costing studies for over 30 years. In this study they costed out all of the services that the Worthington Parks and Recreation provides to their customers and looked at what are the full costs of providing those services. They identified 30 different services in 5 different groups. Information

came from City staff on how operating expenses and salaries are allocated to those services. They also accounted for overhead costs and fully allocated the hourly rate for every position including departmental and divisional overheads. They also identified program costs for facilities and fields, maintenance costs, facility costs, and allocated facility management and maintenance based on these allocations.

When looking at the summary report, you will see program costs or part-time cost including benefits and the direct operating expenses as well as the pool lifeguard cost. Most of that is made up of part-time salaries. There are direct supply services and supply costs related to individual programs.

*Ms. Kowalczyk asked if the fitness floor includes equipment. Mr. Johnson said they did not get into that level of detail, but equipment is included in the costs.*

*Ms. Dorothy asked if these categories are something our Parks and Recreation director helped to group together. Mr. Johnson said the first step was everyone sitting down together to come up with the list. It was a combination of what he has seen and what staff wanted to see.*

*Ms. Kowalczyk said she was surprised about the cost of the Silver Sneakers program. Mr. Johnson said that does not account for revenues.*

Mr. Johnson explained facility costs including facility management and staff costs and facility and field maintenance costs. There is also the addition of overhead costs with department management and administrative costs.

Revenues recover 120% of direct costs. When adding in facility costs that recovery goes down to 65%. Then add in overhead costs, that goes down further to 58% just for recreation programs.

He posed the question of what to do with this information. He introduced the “Service Level Pyramid” that shows the highest level of community support at the bottom and the lowest subsidies at the top. The bottom of the pyramid are programs that most enhance the community quality of life. The levels in the middle of the pyramid have more balanced benefits to both the individual and to the community. The top levels are where the benefit is more for the individual. The question is to determine where the community wants to be. They have identified what the costs are and what the recovery is, the question is what that recovery should be and where do things fit on the pyramid.

The next steps are to refer the study and its results to the Parks and Recreation Commission. They would then work with staff to develop recommendations for program placement on the pyramid. Then the Parks and Recreation Commission and staff will return to Council with their recommendations.

*Ms. Kowalczyk expressed how she is fascinated by the pyramid and whether we should have anything at the top of the pyramid. Ms. Dorothy said she agrees it is sort of like a*

*matrix and we want to have the definitions correct. Mr. Johnson replied even though called exclusive there could be a broader definition. Ms. Kowalczyk explained how even looking at people using something it is not just about the numbers of who actively uses something. She is interested to hear what the commission has to say.*

*Mr. Hurley explained how Mr. Greeson has given the example of swim lessons. In some areas with bodies of water, swim lessons could be at bottom of the pyramid in that community. Or in another community it could be at the top of the pyramid. It is a decision about what you want to pay and what you value. Ms. Kowalczyk said that it is about our priorities of where we want to put our funding.*

*Ms. Kowalczyk asked about the percentages that were given and how we compare to other communities. Mr. Johnson said it is hard to do comparisons, but he can say Worthington is doing well. The pools are doing well in the 50% cost recovery range. At this point it is more about doing tweaks and looking at individual programs. Ms. Kowalczyk asked if there are communities with more cost recovery. Mr. Johnson said cost recovery comes down to facilities. In Dublin, they wanted to simplify and take facilities off the table, looking only at direct costs making it easier for them to reproduce year to year. Most use the model shown here tonight and want to know all costs. It really comes down to if this is something to be produced year to year.*

*Mr. Smith asked if we have a gauge on full time employees and what percentage they are working in aggregate. Mr. Johnson said they were looking at all their time. For a lot of the full-time staff it was 80-85% spent on programs, for some staff it was 100%.*

*Ms. Dorothy said she is excited to send this to the Parks and Recreation Commission to look at.*

*Mr. Bucher asked if in comparison to other similar size cities if there was anything negative that jumped out or seemed out of whack. Mr. Johnson said the City could be doing more on rentals, but it is all about how you want to use your resources. Mr. Hurley noted there is some opportunity for nonresident rentals for parties.*

*President Michael brought up the idea that has been floated around about getting a liquor permit for the Griswold and rent the facility when it is otherwise not being used. That could fit in the discussion about rentals and the need for an events center in the community.*

#### Policy Item(s)

- Financial Report – January 2020

*Mr. Greeson brought up how the City's Comprehensive Annual Financial Report was given the budget award by the Government Finance Officers Association. Mr. Bartter thanked his staff for their hard work.*

*Mr. Robinson asked what happened to the fund balance in this financial report. Mr. Bartter explained how one thing is that when reporting monthly there are ebbs and flows of fund balance. There was a significant drop in unencumbered balance because departments encumber a large portion of their budget. There was also a \$1.2 million transfer for the 911 dispatching services. January was also a 3-pay month. He anticipates that the fund balance will build back up over the year as we receive property tax revenues.*

*Mr. Robinson clarified that tax revenues were up 2.4% versus last year. Mr. Barter said that was correct.*

**MOTION** Ms. Dorothy moved, Mr. Robinson seconded a motion to accept the January 2020 Financial Report as presented.

**The motion carried unanimously by a voice vote.**

- General Fund Balance Discussion

*Mr. Bartter explained how this is the requested Council discussion on the General Fund balance. In 2018 Council updated the General Fund Carryover Balance Policy. The updated policy targeted the unencumbered fund balance to be between 35-50% of the prior year. Also established is a financial action plan to be implemented if the balance goes under or over the targeted amount. If the balance exceeds 50%, the City Manager will schedule a discussion to oversee the current financial landscape. On December 31, 2019, the City finished the year with an unencumbered balance of 54% triggering this discussion.*

*He showed a chart that showed the General Fund balance finishing 2019 at 54% and staying above 35% into 2024. Items having an effect on the balance includes the transition to the Northwest Center for 911 call answering. Projections assume a 5% increase of income tax revenue and the return of employers to Anthem building.*

*The question is whether we should use a portion of the fund balance for one time use. Considering the 911 transition, the potential need to fund Swiminc, and the continued vacancy of the Anthem building, staff does not recommend expenditure changes. We need to maintain fund balance to borrow between funds which helps us save issuance and interest costs on reimbursable expenses.*

*Mr. Robinson said he stumbled across a report from July 2018 where it shows the fund balance 5 year forecast. He was struck that projections back in July 2018 were more pessimistic than they are now, which is surprising to him. He asked why the outlook now looks better than it did a year and a half ago. Mr. Bartter said there two overarching events hovering which are the transition to the Northwest Center and Anthem. In 2018 we did not have that transition occurring. In 2018 we were not projecting Anthem revenues to come back. Now we are showing a 5% increase when we have full employment going on.*



*Mr. Bucher asked how frequently we could discuss this topic. Mr. Bartter said that it is at Council's pleasure and staff is happy to discuss it at any time.*

*Ms. Dorothy brought up how we are getting rated again soon. Mr. Barter said if we do move forward with a full bond issuance we will get rated. Ms. Dorothy said the memo notes we do have neighboring municipalities and their priorities for fund balance are at 50%. We are in the middle at 35%.*

*Mr. Greeson brought up how there will be a meeting in the Council Chamber on Wednesday about Gypsy Moths. Public information was provided about why they are spraying. Ms. Stewart explained how Council may recall the spraying is done in the summer and involves a lot of low flying planes. We took several calls asking about why planes were flying so low overhead last time. They are asking for a notification response back that we are ok with the treatment. The treatment suppresses pheromones and disrupts the mating cycle for the gypsy moths.*

**MOTION** Mr. Bucher moved, Ms. Kowalczyk seconded a motion to acknowledge and accept the treatment plan.

**The motion carried unanimously by a voice vote.**

## **REPORT OF COUNCIL MEMBERS**

*Mr. Robinson explained how he has three items he would like to discuss.*

*The first item relates to the UMCH Comprehensive Plan update in response to City Manager Greeson's email. He would like to advocate that Council discuss that on an upcoming agenda. He sees the continued existence of the Comprehensive Plan update, which was the basis of and referenced by Lifestyle Communities, not serving us well at this point in time. It is a critical thing that we do not remain passive. His sense is that the public will be incredulous if they see the same comprehensive plan referenced.*

*President Michael brought up how the retreat would be based on issue orientation and this would fit into something with that and could be discussed then.*

*Mr. Robinson explained that the second item he wishes to discuss pertains to the issue brought up last week about the campaign contribution that President Michael accepted. He has received several questions from persons in the public and he would like to serve the public, so they know where other councilmembers stand on this issue.*

**MOTION** Mr. Robinson moved, Mr. Smith seconded a motion to request Councilmember Michael recuse herself from the forthcoming discussion and vote on the NCR proposal at Stafford Village.

*Ms. Kowalczyk said she thought Mr. Robinson wanted to hear councilmembers' opinions, not wanting to make a motion as a body. It does not make sense for Council to make*

*decisions on this issue. She is not in support of such a motion, but happy to have a discussion.*

*Mr. Robinson said nothing brings greater clarity than a vote.*

*Mr. Bucher asked staff if there is anything binding about the motion on this matter. Mr. Robinson said the intent of the motion was not meant to be binding. It is about our norms and assumed ethical standards as a body. Mr. Smith explained that the motion would be a request by the body for President Michael to recuse herself, not a mandate.*

*President Michael asserted that our law director has stated there were no violations of campaign finance or ethics. The Ohio Ethics Commission has ruled that when someone gets a contribution it is not a gift; it is not treated as that person getting personal gain. This issue was sent to every single voter and she came in first in the election. They supported her in getting elected.*

*Ms. Kowalczyk said that we should have that conversation about if we need to have limits generally across the board on campaign contributions. She is concerned we are going down a slippery slope. Let us talk about the issue not this particular project. She does not agree we should have a motion. She brought up that Mr. Myers is not here and in consideration of the importance of this issue he should have his voice heard.*

*Mr. Robinson said he is all for having a discussion, but he will not withdraw his motion. This is an important issue about money in politics.*

*Ms. Dorothy said this is more of a global topic Mr. Robinson sent out a letter that cost thousands of dollars from his own pocket and we as candidates ask for contributions to fund campaigns because we do not have that kind of money on hand. She does not think this motion is adequate to meet the overall conversation we should have on this topic.*

*Mr. Robinson explained that he is all for a robust discussion, but the specific issue is about a contribution from a CEO who is someone with business before the City. The public realizes it is an apparent conflict of interest. President Michael responded that it was raised in a letter by Mr. Robinson to everyone in the city and yet she voted first.*

*Mr. Smith called the question.*

**The motion failed by a split voice vote.**

*Mr. Robinson presented that his third item for discussion is about an email Council received from Suzanne Seals about how she and another resident were unable to make comments at the beginning of the meeting last week. He does not understand why they were not allowed to speak. President Michael said that she is working to provide a response to Ms. Seals.*

*Ms. Dorothy said she wanted to remind everyone that there is a WIFA program tomorrow at 7pm at the Old Worthington Library. The Colonial Hills Civic Association is working with the Griswold for a presentation about undertaking home renovations without sacrificing historic integrity.*

*Ms. Kowalczyk noted that the Chocolate Walk will be held on Thursday the 13<sup>th</sup>.*

*Mr. Bucher said as of 12:30pm today that Power a Clean Future Ohio has launched. He will send around documents to Council and staff for the Ohio Clean Energy Summit: Local Communities Lead in Cincinnati on April 30th. They are working with local communities where there is interest. It could be a good resource going forwards.*

## **EXECUTIVE SESSION**

**MOTION** Ms. Kowalczyk moved, Mr. Smith seconded a motion to meet in Executive Session for the purpose of board and commission appointment interviews.

**The clerk called the roll on Executive Session. The motion carried by the following vote:**

**Yes     6**     Bucher, Robinson, Dorothy, Kowalczyk, Smith, and Michael

**No     0**

Council recessed at 9:54 p.m. from the Regular meeting session

**MOTION** Ms. Kowalczyk moved, Mr. Smith seconded a motion to return to open session at 10:21 p.m.

**The motion carried unanimously by a voice vote.**

## **ADJOURNMENT**

**MOTION** Mr. Robinson moved, Ms. Dorothy seconded a motion to adjourn.

President Michael declared the meeting adjourned at 10:21 p.m.

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Management Assistant

*APPROVED by the City Council, this  
2<sup>nd</sup> day of March 2020.*

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Council President



**Worthington City Council**  
**Special Meeting Minutes**  
Tuesday, February 18, 2020 ~ 6:15 p.m.

6550 N. High Street  
Worthington, Ohio 43085

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**CALL TO ORDER – Roll Call, Pledge of Allegiance**

Worthington City Council met in Regular Session on Tuesday, February 18, 2020, in the John P. Coleman Council Chambers of the Louis J.R. Goorey Municipal Building, 6550 North High Street, Worthington, Ohio. President Michael called the meeting to order at or about 6:15 p.m.

**Roll Call**

**Members Present:** Pete Bucher, Rachael Dorothy, Scott Myers, David Robinson and Bonnie Michael (Doug Smith arrived shortly after roll call and David Robinson left prior to the meeting concluding)

**Absent:** Beth Kowalczyk,

**Also present:** Clerk of Council D. Kay Thress

**MOTION** Mr. Robinson made a motion to meet in Executive Session to consider appointments of public officials. The motion was seconded by Mr. Bucher.

**The motion carried by the following vote:**

**Yes 5** Bucher, Dorothy, Myers, Robinson, Michael

**No 0**

Council recessed at 6:15 p.m. from the Regular meeting session.

**ADJOURNMENT**

**MOTION** Mr. Smith made a motion to return to open session and adjourn the Special Meeting. The motion was seconded by Mr. Bucher.

President Michael declared the meeting adjourned at 7:15 p.m.

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Clerk of Council

*APPROVED by the City Council, this  
2<sup>nd</sup> day of March, 2020.*

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President of Council



**CITY OF WORTHINGTON**  
**Worthington City Council Minutes**  
February 18, 2020

6550 N. High Street  
Worthington, Ohio 43085

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**CALL TO ORDER – Roll Call, Pledge of Allegiance**

Worthington City Council met in Regular Session on Tuesday, February 18, 2020, in the John P. Coleman Council Chambers of the Louis J.R. Goorey Municipal Building, 6550 North High Street, Worthington, Ohio. President Michael called the meeting to order at or about 7:30 p.m.

**ROLL CALL**

**Members Present:** Peter Bucher, Rachael R. Dorothy, Beth Kowalczyk, Scott Myers David Robinson, Douglas K. Smith, and Bonnie D. Michael

**Member(s) Absent:**

**Also present:** City Manager Matt Greeson, Assistant City Manager Robyn Stewart, Law Director Tom Lindsey, Director of Finance Scott Bartter, Director of Service & Engineering Dan Whited, Director of Planning & Building Lee Brown, Director of Parks and Recreation Darren Hurley, Chief of Police Robert Ware, Acting Chief of Fire Mark Zambito, Clerk of Council D. Kay Thress, Management Assistant Ethan Barnhardt

There were approximately 65 visitors present.

**PLEDGE OF ALLEGIANCE**

*President Michael invited all to stand and join in reciting the Pledge of Allegiance to the flag.*

**VISITOR COMMENTS**

*There were no visitor comments.*

**APPROVAL OF THE MINUTES**

- Meeting Minutes (Special Meeting) – February 3, 2020
- Meeting Minutes – February 3, 2020
- Meeting Minutes (Special Meeting) – February 10, 2020

**MOTION**

Mr. Bucher moved, and Ms. Kowalczyk seconded a motion to approve the meeting minutes as presented.

**The motion to approve the minutes as presented carried unanimously by a voice vote.**

**PUBLIC HEARINGS ON LEGISLATION**

*President Michael declared public hearings and voting on legislation previously introduced to be in order.*

**Ordinance No. 04-2020**

Amending Ordinance No. 45-2019 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Cost of the Selby Park Playground Replacement Project and all Related Expenses and Determining to Proceed with said Project. (Project No. 704-20)

**The foregoing Ordinance Title was read.**

*Mr. Hurley detailed how the Selby Park playground is about 19 years old and has begun deteriorating. They have replaced some components to try to extend the life of the playground, but it has become apparent that it needs to be moved up in the playground replacement cycle. There will be a community engagement process conducted in the design of the new playground. This appropriation will allow them to begin looking for contractors and begin the planning process. The Parks Master Plan previously identified playgrounds as a challenge. This playground is planned to remain similar in scope and size.*

*Ms. Dorothy asked about the replacement cycle for the playgrounds. Mr. Hurley explained how the City has 14 playgrounds in 16 parks. Typically, we are able to get 20-25 years of use from the playground equipment. However, safety surfacing has been a recent problem contributing to the decreased length of life at the playgrounds. We are looking at different alternatives to make sure that the surfacing matches the life cycle of the playground equipment.*

*Mr. Hurley confirmed for Mr. Myers that this appropriation is only for the playground and not the shelter house.*

*Ms. Dorothy asked how quickly this process would begin to get public input and when we would see the replacement. Mr. Hurley explained that they anticipate getting input during the spring and summer and the replacement would be in the summer and fall timeframe.*

**There being no additional comments, the clerk called the roll on Ordinance No. 04-2020. The motion carried by the following vote:**

**Yes     7** Bucher, Robinson, Kowalczyk, Dorothy, Smith, Myers, Michael

**No       0**

**Ordinance No. 04-2020 was thereupon declared duly passed and is recorded in full in the appropriate record book.**

**Ordinance No. 05-2020**                      Amending Ordinance No. 45-2019 (As Amended) to Adjust the Annual Budget by Providing for an Appropriation from the Capital Improvements Fund Unappropriated Balance to Pay the Cost of the Perry Park Backflow Preventer Project and all Related Expenses and Determining to Proceed with said Project. (Project No. 705-20)

**The foregoing Ordinance Title was read.**

*Mr. Greeson presented how this appropriates \$70,000 from the CIP to do backflow prevention at Perry Park.*

*Ms. Dorothy expressed how this is exciting for keeping our water clean. Mr. Hurley explained that this will move everything out to the streets. Ms. Dorothy emphasized how it is critical to have water at this location. Mr. Hurley said this park gets a lot of use and this will complement some of the aesthetic improvements being done there.*

**There being no additional comments, the clerk called the roll on Ordinance No. 05-2020. The motion carried by the following vote:**

**Yes     7** Robinson, Kowalczyk, Dorothy, Smith, Myers, Bucher, Michael

**No       0**

**Ordinance No. 05-2020 was thereupon declared duly passed and is recorded in full in the appropriate record book.**

**Ordinance No. 07-2020**                      To Amend the Official Zoning Map of the City of Worthington, Ohio, to Change Zoning of Certain Land from the R-10 District, R-6.5 District and the AR-4.5 District to PUD, Planned Use District (Northeast Corner of Hartford Street & East Stafford Avenue)

**The foregoing Ordinance Title was read.**

*President Michael commented on how the subject of this ordinance is very near and dear to many people in this room who have varied views and thoughts on the project. She complimented those who spoke at Municipal Planning Commission/Architectural Review Board (MPC/ARB) for how much respect they showed their fellow neighbors and residents. She asked that the same respect be given tonight.*

*Mr. Greeson explained how there are two items on the agenda referring to the Stafford Village project. The first is an ordinance rezoning the area to a Planned Unit Development (PUD). Second is a resolution dealing with NCR's affordable housing commitment, an issue related to tree fees, and tax increment financing. If the ordinance does not pass, the following resolution becomes moot.*

*Mr. Brown detailed how this request rezones multiple parcels to a PUD with an accompanying development plan and development text. Any modifications or changes must go back to MPC/ARB or potentially City Council for approval. This proposal has been going on for about two years. Over the summer, the MPC did walking tours of the site and National Church Residences (NCR) revised their plans, which came before the MPC/ARB in December 2019 and January 2020.*

*Mr. Robinson asked when dialogue first started with NCR. Mr. Brown clarified that the first conversations were in late 2017 and early 2018.*

*Mr. Brown described how the proposal includes a new two to three story building containing 85 new units. It will be a mixture of one bedroom, one bedroom plus, and two-bedroom units. The property currently has three separate zoning areas in it. The existing Stafford Village is AR 4.5 and contains 61 units for density of 20 units per acre. The proposed 85 units brings that up to 28 units per acre. Using only the AR 4.5 zoning, only 10 units would be allowed. The issue the Board struggled with was looking at the existing zoning, along with the Design Guidelines, and the Comprehensive Plan in order to determine where they go hand in hand or butt heads.*

*This proposal has gone through multiple MPC meetings throughout 2019 and in to 2020. During the walking tour, the City Arborist looked at trees. The Applicant submitted a revised proposal in December that incorporated comments received from the community and they made multiple revisions.*

*All the parking will be coming off East Stafford Avenue. Emergency access to the property will be incorporated. The PUD required 85 parking spaces which will be included. Several trees will be preserved.*

*The applicant is proposing that the surrounding edges of the buildings will be two stories. The height steps up to three stories in the middle of the site. Due to requirement to have onsite parking there will be first floor parking with exterior parking on the eastern side of the building.*



*The current buildings have a footprint of approximately 32,000 sq. ft. and the proposed building has a footprint of 57,000 sq. ft. When looking at the square footage, this is a larger building in our Historic District of 136,000 square feet. A traffic analysis was completed as part of the review process.*

*If this is approved, there is sewer line that will be required to be relocated at the applicant's expense. Additionally, as part of their stormwater proposal they must meet modern EPA requirements and they are proposing underwater tanks that will capture water and gradually release it.*

*Existing trees were identified for protection and there will also be the addition of new trees. Any reduction in trees will have a tree fee associated with that. Some fencing will be placed in response to a neighbor's concerns.*

*There are multiple public amenities including three courtyards, decorative benches, bike racks, and all sidewalks will be replaced. There will be decorative lighting along Hartford and Stafford. They are working with the City Arborist and additional street trees can also be added as part of the process.*

*Mr. Brown discussed how the current tree fee is \$450 per caliper inch. However, in comparison to other cities, that number is high. Previously we have adjusted the tree fee in the Wilson Bridge Corridor (WBC) to \$150. The applicant is asking for a reduced tree fee in line with what is approved by Council in the WBC plan.*

#### **Mikel Coulter – Chair, Municipal Planning Commission**

Mr. Coulter detailed the process that City staff and Commission members went through for this proposal. It has been in front of the Commission for a little over a year but there was a lot of groundwork that went on before that.

For this project, they received a significant amount of input which was positive. They have heard both positive and negative comments, but people have been very respectful. What is there currently is abysmal. He explained that Council is going to hear about how this is a very dense project. But a PUD gives the City a great deal of flexibility. They have looked at the architecture from day one, but that is not up for discussion this evening. However, if this goes forward, there will be changes to the architecture.

This is a tough project for Worthington being in the heart of the Historic District. This addresses a need for the City and the entire community. When it came down to the final vote of the MPC, it was not unanimous and that is okay. If the applicant had not been willing to make some very costly changes, the project would not have gotten to where it is today.

**George Tabit – Vice President, National Church Residences**

Mr. Tabit stated how he is honored to be here and described the process in getting to this point. He emphasized that this is an opportunity for Worthington to show its commitment to inclusivity and diversity, including older adults. He then provided a historical background of NCR as a non-profit provider of senior housing.

He described how their philosophy is centered around the idea that retirement can be divided in three seasons. The first is the “Go-Go” retirement years where seniors are very active and healthy. Moving into their mid to late 70s they start to slow down and begin to think about changes they have to make to their lives and learning to live with limitations. This is what they call the “Slow-Go” retirement years. They then move in to the “No-Go” retirement years where NCR focuses on creating social communities for seniors, focusing on physical health, spirituality, lifelong learning, and purposeful living. They undertake program standards in order to assess performance. That report card tells them how they are doing to serve their residents and create healthy environment for seniors to live fulfilling lives.

NCR utilizes an internet-based platform for senior residents to check in through. If they do not sign in, they will get a courtesy visit. Another measure is that everyone gets an emergency pendant with GPS so a proper emergency response can be made if needed. He shares all of this to illuminate how far above and beyond they go in comparison to conventional apartment housing, providing a holistic approach for seniors to age in place and to live well-rounded, fulfilling lives.

When Worthington Presbyterian Church realized there were some long-term capital needs at Stafford Village, they reached out to NCR who took over the property in 2015 with a promise to carry forward their affordable housing mission. At that point, they began to study carefully what they were going to do. One concern was the size of the current apartments. All 38 of the studio apartments are only 330 square feet which is unworkable for many older people who have mobility limitations.

NCR began their outreach process at the end of 2017. Before beginning the design process, they began meeting with neighbors and stakeholders including churches, the library, the Griswold Center, and the schools. They also met with local elected representatives. In early 2019 there was the first MPC public hearing. In late 2019 there was a second set of plans submitted with significant modifications. They gathered a tremendous amount of community feedback and they are proud that the MPC recognized a plan they thought was appropriate for the community, recommending approval to the City Council.

He explained how there is a need for senior housing in Worthington and the City Council recognized that need 15 years ago. They conducted a community wide statistically valid survey where one in three residents said they knew someone who moved out of Worthington because they could not find age appropriate housing. Stafford Village is the City’s only affordable housing community.

**Paula Ryan – 1044 Firth Avenue, Worthington, Ohio 43085**

Ms. Ryan explained how when she was two years old in 1960 she moved to East Clearview. She went to elementary school at Wilson Hill. She moved away when she first got married, but then got divorced and moved to Pingree. She and her husband are now looking at the “Go-Go” stage of retirement and they do not have options available to them in Worthington. She wants nothing more than to come home and stay in her community. Stafford Village is nice and walkable, and she does not need her car. It would help her live a more sustainable life. She spent her career putting together design award submittals. While she is not architect, she understands what is contextually appropriate and NCR has done a fabulous job. The word density thrown around, but she does not believe it is a bad word. She wants to live in a community, not in a yard away. She would encourage Council to vote to change the zoning and let people like her have a cradle to grave life in Worthington. She concluded by making the point that if Worthington does not approve this, she is afraid that we are developing a bad reputation with developers. If we do not change, we will die. If developers do not want to work with us, she is unsure what that will mean for our future.

**Mick Ball – 925 Robbins Way, Worthington, Ohio 43085**

Mr. Ball said that he and his wife have been in Worthington for about 33 years. This is a very important site because of the proximity to all the things people who will live here will need. It is centrally located, and it is important for us to take advantage of the location. The more people who can take advantage of this great asset the better. He has seen a lot of design over his career but has rarely seen a developer go to the lengths NCR has to design a product to fit in to a community. This is a great project and he encourages its approval.

NCR has already worked with some of the residents to relocate them with the promise they can come back to a new home. He is concerned about those residents who were given a stipend to do that, but it will not last forever. This process is time consuming. He worries about what we are doing to these residents if we cannot move forward with this project. For their sake, he thinks we should move forward to let them know what their future is.

**Matt Gregory – 48 Howard Avenue, Worthington, Ohio 43085**

Mr. Gregory described how he is a resident of Worthington just a few blocks south of here and a member of the Community Improvement Corporation. He is a commercial real estate agent by trade. He seconded Ms. Ryan’s comments about our reputation. If we do not approve projects that have followed the process and made changes, it will hurt our reputation with developers. He also emphasized the need for senior housing. Lastly, in the discussion about affordability, there is the trickledown effect from what is built opening up housing for other people.

**John Drago – 6795 Hayhurst Street, Worthington, Ohio 43085**

Mr. Drago expressed that he supports Stafford Village and supports Worthington's revitalization as a whole. This is a great project and continues with affordable housing. He feels that some of the opponents to this proposal are not looking at the alternatives. There is a problem in our city where opponents do not come up with fiscally reasonable solutions. Say yes to Stafford and yes to moving forward in Worthington.

**Scott Green – 74 Glen Drive, Worthington, Ohio 43085**

Mr. Green voiced support for this project. The existing structures are not functional and in its current state it cannot meet needs of Worthington's aging population. If this does not go forward the property will go into further decline and they will sell to another developer who will not build residences that meet the senior or affordable housing needs.

**Cinda Shumaker – 60 Wilson Drive, Worthington, Ohio 43085**

Ms. Shumaker said she supports but does not support part of this. She explained how she has lived here her whole life and remembers when City Hall was farmland. Stafford Village has fallen into decline, but her objection is that you will be able to see these buildings. They are too big and too tall. She appreciates how they have been made smaller, but they are still too dense. She walks into Old Worthington all the time and it is a very congested area already. Try to drive down Hartford, you cannot go to the library or park anywhere. The middle school is growing and expanding. We have all of this with more people moving into the area. She does not know if it was thought about the people who will be workers and the people who live there who wants to have cars there. We do need this and want this type of project, but she is concerned about the density and the height. She does not want to be able to see this from the Village Green.

**Peter Macrae – 74 Orchard Drive, Worthington, Ohio 43085**

Mr. Macrae detailed how he is an architect with his business here in Worthington. He brought his family here in 1989 from Charlotte, North Carolina. Rarely does a project dovetail with a community the way this project does. As an architect, this is gorgeous. It dovetails because the City of Worthington has one of the highest populations of people over 65 in the entire Columbus metropolitan area. We need to have a place where you can remain in Old Worthington and still enjoy what you have come to learn to love being right here. He wants to be able to stay here. This project as dense as it is, barely scratches the surface of the needs of seniors in Worthington. We need a lot more projects like this proposal for Stafford Village. He encourages City Council to support this project. The developer has done a commendable job responding to feedback from the community.

**Therese Leach – 908 Hartford Street, Worthington, Ohio 43085**

Ms. Leach said she is a part of Stafford Village and has lived there since 2002. Her mother could not live close to her and it would have been great to have her mother live close to

help take care of her. She was taught to respect your elders because one day you will be older, or your parents may need these. Compared to what is there now, this proposal is beautiful. She appreciates that they are proposing to continue having trees. Seniors need this place. Seniors will bring business. Worthington needs to grow. Worthington people are very loving people and that needs to be extended to senior citizens also. She would hate to see empty buildings. NCR could just leave these buildings or tear them down and leave an empty lot. She wants there to be something beneficial to the community.

**Tom Burns – 1006 Kilbourne Drive, Worthington, Ohio 43085**

Mr. Burns conveyed how he is extremely supportive of this project and how it is necessary in this community. Moving forward, the neighborhood is changing and evolving to resident's needs. The over 65 population is growing. The neighborhood is already changing to suit the needs of the citizens of Worthington. When looking at affordable living, this is right in line and is plenty affordable. It is important to note that the only way to overcome unaffordable housing is building a lot of new housing. That is the only way to make it truly affordable for everyone out there.

**Frank Shepherd - 600 Keyes Lane, Worthington, Ohio 43085**

Mr. Shepherd said he and his wife walk in this area all the time and would like to be able to be closer. After serving on a senior village board for ten years and as chair of the board for two, he has learned a lot about senior living and what they expect. The rents being discussed are not out of line by any stretch. People are looking for more flexibility and that is why they are looking to rent. They want to be able to walk around while they still can and want the amenities that Mr. Tabit said they are providing. From his experience this is a perfect planned senior project from inside out.

**Lenny Jesuele – 217 Pingree Drive, Worthington, Ohio 43085**

Mr. Jesuele brought up how he has been in the construction industry for 30 years and has managed \$10 million projects, so he has a fundamental background. In discussing Stafford Village, he was on board with this project until a month ago and he found out that this is a single 134,000 sq. ft. building. He was shocked to discover that. He has worked with the City before and thought there was no way they would allow this to happen. He sent emails to staff and Council to explain how this building does not line up with any of the buildings in the immediate area. There is nothing bad to say about how it is designed, but it is too big.

He did some size comparisons since all references were only height references, not mass references. The mass is gigantic compared to other buildings in Worthington. They have admitted that it is huge, they cannot hide it.

When he reads the City of Worthington standards in Old Worthington, it should take special care for scale, form, and facet. He does not see it.

**Sandra DiCenzo – 876 Hartford Street, Worthington, Ohio 43085**

Ms. DiCenzo wanted to comment that NCR did quite a bit of outreach, including to her. She does not recall she ever stated she wants to live 43 feet from a parking garage with 2 residential stories about it and with air conditioners on top of it. This is just too big. There is nothing wrong with the design, but where is the respect for her and the rest of her neighbors. She cannot support this amount of traffic and wants to know where you're going to put all the snow from this property. She never would have thought moving into the Historic District that the City would consider rezoning from residential to this monstrosity. She urged to make it smaller to scale and more livable.

**Kay Keller – 670 Morning Street, Worthington, Ohio 43085**

Ms. Keller said that she is in support of NCR's proposal and request for rezoning. Something needs to be done with Stafford village. The good location allowing folks to walk to a lot of things has already been discussed. She and her husband moved to Old Worthington from out of state 43 years ago and specifically chose it for its architecture, trees, and authenticity. She cares deeply about her community and what happens as far as any development or redevelopment. She applauds NCR for doing their homework meeting with the community. They have not designed a project that could be dumped anywhere. It will fit well in Old Worthington. NCR builds and operates quality communities. There are some saying we should not build any project until after the Visioning Committee's report is completed. The Visioning Committee will only come up with a vision, not go into the specifics of how to get to that vision. We already know that residents want more independent housing for seniors. There is no need to wait for the Visioning Committee report to come out. We are lucky to have NCR here and she encourages support of the rezoning request.

**Craig Murphy – 6762 Berend Street, Worthington, Ohio 43085**

Mr. Murphy thanked Mr. Tabit for talking about people and expressed how it does not matter what image is on the screen because this is about neighborhoods and people. He commended NCR, Council, and staff for looking at this as a way to expand service for a range of seniors in our community. Ten years from now we will wonder why this was ever a question and why it was up for debate. This is our opportunity to embrace a rare chance to position ourselves to maximize the future. He has been to most of the meetings associated with this vote. We as a community have done our homework. NCR has done their homework and evolved their ideas to meet our expectations. This decision defines us, and he hopes we will pause to consider future generations of people who will be served by Stafford Village. He loves hearing the comments about change. Change is constant but transitions can be measured in time. He hopes this is approved tonight.

**Nick Linkenhoker – 451 Crandall Drive, Worthington, Ohio 43085**

Mr. Linkenhoker said he is Executive Director of the Worthington Resource Pantry (WRP) and he sent letter in support of the NCR Stafford Village project. 43 Stafford Village

residents have used the WRP in the past 5 years. When they realized that some residents were unable to shop due to mobility limitations, they partnered with neighbors living there to help ensure residents could have fresh food choices. With the new development here, NCR will be able to provide additional services to keep people healthy and connected to their community. As a community we can do better to support our residents and their living situations. NCR has developed a proposal to protect affordable housing and he urges Council to approve it.

**Michael Bates – 6560 Evening Street, Worthington, Ohio 43085**

Mr. Bates emphasized that he strongly supports this proposed project.

**Joshua Lloyd – 6693 Markwood Street, Worthington, Ohio 43085**

Mr. Lloyd described how he has been a resident for 15 years. He is a reformed architect that is now in the energy consultancy business. Part of his previous experience was in the affordable housing industry. We know that NCR will own this property and oversee the provision of quality services. Regarding the question of density, we need to look at density to help with walkability, reduce emissions, and to improve building efficiency. Overall, the architect has done an amazing job with this project hiding the fact that it is over 100,000 sq. ft. It does not look like a huge mass, but rather it looks like it is multiple buildings.

**David Foust – 675 Oxford Street, Worthington, Ohio 43085**

Mr. Foust stated that he is a member of the MPC, and he explained how they are tasked with a difficult job in looking at new development coming in town and figuring out how to apply standards they are asked to uphold. He pointed out how he has not found anyone who is not in favor of more senior housing, more senior housing varieties, and more low-cost senior housing. Everyone has been complimentary of NCR and their team.

He is here as the only no vote on the MPC when they voted on this. He wants to explain his reasoning for why he voted no and get Council to look at a couple things that need to be clarified. Firstly, pertaining to the specific ordinances related to this it does not meet what has been historically applied regarding the building's height and massing. The artist renderings tend to be drawn with nice pictures. When he studied the plans for this, he felt like the renderings were not a fair representation of what this project will look like from the street. If you have not walked the site with plans in hand and looked at plans versus architectural renderings, you need to do that before voting for this.

*President Michael notified Mr. Foust that his five minutes had elapsed.*

**Chris Rule – 539 Park Overlook Drive, Worthington, Ohio 43085**

Mr. Rule expressed that he has been a fan of the things he has seen NCR do for a long time. In last two months, this has become more personal. He is a financial planner and he shared how a couple of his older clients wanted to move into senior living space but could not find

anything in Worthington, so they moved out of the city. In the last week, his neighbors three houses down who have been like grandparents to his kids, one of them has been sick in the hospital. The husband conveyed how he wants his wife to die at home but does not know what to do because there are no senior living places in Worthington.

He has seen multiple renderings of what is proposed, and it looks great. However, it does not solve the problem and it is not enough. What he loves about this project is how it stands on NCR's stellar reputation for affordable housing. It is important we get stuff like this done in Worthington. He could not think of a better partner than NCR.

**Shawna LaRue Moraille – 385 Riley Avenue, Worthington, Ohio 43085**

Ms. Moraille discussed how she lives in Worthington and is an affordable housing consultant. She expressed that NCR is the type of developer you want to have in your community. In her professional experience, she learned that you have to have good high-quality design in writing in your agreement. She brought up the idea of looking at different designs and how financially, she does not know how a cottage court design would work. You have more financial impact to do the types services NCR is wanting to provide with economies of scale such as is proposed here. She argues against development of individual units. She does not know any developer who would change the site plan as many times as NCR has. She also does not know of anyone who would do an agreement for the period of time to make units affordable other than NCR. She is very proud that they are our neighbors in the Worthington community.

**Tom Metz – 31 West Stafford Avenue, Worthington, Ohio 43085**

Mr. Metz wanted to add his endorsement in favor of the project. He swore that he would never move away from his town because it is a great place to be. Everything previously said about affordable housing for seniors he feels very deeply, and this will add a lot of value to have this kind of diversity in the community. When you are living in a place where every house is the same everything, you do not have the walkability you have in downtown Worthington. The walkability is what makes Old Worthington what it is. He is a very cranky customer of architecture and his feedback is that this is very attractive architecture. However, he has one request because it looks like every front porch has stairs and steps and every person who uses personal mobility devices or has a disability would be forced to use a rear door. Please include zero threshold entry to the buildings because people with disabilities deserve to enter through the front doors.

**Noel Kigaraba – 164 East North Street, Worthington, Ohio 43085**

Mr. Kigaraba stated that he is neither for nor against this project. What he needs from Council is information such as reports that have not been accessible to the public such as traffic impacts and stormwater. He is not against affordable housing, but there is information that has not been clarified to the public to understand the whole picture of the impact this will have. It looks like everyone is a champion of the massiveness of the building, but we need to look at the whole picture. If we could clarify how tax revenue



will help us here. Looking at the middle-income senior at the proposed \$3,400 - \$4,000 per month over ten years, he asked how is that affordable. He would not be able to afford that. Those are the things you need to consider. He understands what you are trying to do but it is not the entire solution.

**Angelika Gerbes – 103 East New England Avenue, Worthington, Ohio 43085**

Ms. Gerber explained that she would rain on the parade of the accolades. She wanted to point out Worthington has two enclaves that make it special, those are Rush Creek Village and the Historic District. As city leaders, why would you want to chip away from the Historic District by building a giant structure that benefits a few but impinges on all. This is in the wrong place. It needs to be something less bulky. She understands the City wants to provide senior housing but there must be a more innovative and appropriate way to do this. She ceded the remainder of her time to Mr. Foust to complete his comments.

**David Foust – 675 Oxford Street, Worthington, Ohio 43085**

Mr. Foust continued to explain how he feels like the neighbors were thrown under the bus and we have not given them the proper attention to their concerns. In the future we will hear from them next year when we are putting 85 condensing units on the roof of this building. Even with a wall around them, there is going to be a noise problem changing their life which is wrong. His last point is that the philosophy from the beginning is that there is no alternative to this. Anyone who has brought up an idea of a different concept on this lot has been told no. NCR has been effective at avoiding the whole situation. Picture a building this size next to your own home. If you think it is too big then why would it be good for the neighbors in this area. We need to look at this more carefully before saying it is the only alternative on this site.

*President Michael thanked everyone for coming out and expressing how much they care about the community and for sharing their ideas in a respectful manner.*

*Mr. Robinson explained that he has been on Council now for two years. Sitting here and listening to everyone give their testimony has been a moving experience. Every person deeply believes in the values they are espousing. He respects everyone who spoke tonight.*

*He discussed how he received a flyer from NCR and when he looked at the image of the smiling grandmother he began to think of his own grandmothers. He thought about his own mother who died of early onset Alzheimer's. They lived at First Community Village which is now owned by NCR. It was a formative experience visiting all three women living there. He loved all of them dearly.*

*He thought further about this and he realized how NCR is trying to associate our own feelings of love for seniors with NCR and the approval of this project. Unfortunately, he feels like they are equating the idea of approving this with someone being compassionate and loving of seniors. If someone is not in support of this project, they are looked at as not being sufficiently compassionate. He hopes that is not the case. There are other values*

*that our community holds dear and has held dear for decades. Our commitment to and responsibility to seniors does not and should not supersede all other values in this community. With that said he does not feel like alternatives to what has been proposed have truly been explored for our community.*

*What he will focus on here, pertains to the process our city has undertaken and how we are undertaking this decision. In his assessment, if we proceed like we have in this development proposal with the other ones coming down the road, there will be costs for our community.*

*He has identified three different costs. First, as a community we will not make the best decisions. In his judgement, we have not sufficiently informed and empowered the residents with full and fair information about this project from the beginning. Second, if we act like this again, we will further exacerbate the frustration in this community. Full and fair information needs to be shared. Third, if this is approved in the Architectural Review District (ARD), we risk establishing a two-class system in our community. One for businesses with access to the PUD which wipes clean the zoning standards and another one for resident homeowners who must comply with the Design Guidelines. Why should homeowners feel like they should come before the board anymore when they see this overruling long standing traditions in this community. It is ridiculous. How could you say no to a homeowner who wants to build a dense addition to their home? How is our board going to say no to that? Maybe our community is tired of and done with the ARD. Perhaps times have changed. He expressed that he hopes not, because there is something priceless about living in a historic community. If we approve this project, it creates a two-class system which he does not believe can hold.*

*He explained how he makes his point by looking at the staff memos. They guide the structure throughout the entire review process. They discuss what is important, what facts are there, and what standards are being used.*

*When looking at the staff memos from February of last year through this year there is omitted information. For instance, that the proposed building is three times the density of the current zoning. That is not brought out front early on. It is omitted how this is in the ARD. You could read the staff memos and not even know that. In the Historic District there are additional constraints, the Design Guidelines read that it should be two stories. That is not brought out in staff memos. How do we expect the public to be informed and empowered about what is being proposed if it is not brought out in the staff memos?*

*The second problem he will refer to as "Proof Texting" where you pull one little scriptural quotation and over interpret it. There is something analogous happening here where there is a singular fixation on how the Comprehensive Plan calls for increased housing density in Worthington. It does do that and encourages it, but often with many qualifications especially in the Historic District. All these things are ignored in the staff memos.*

*His third point is there are shifting rationales where the staff memos change in substance from the beginning to the end in very significant ways. In the first memo at the outset*

*immediately starts to reference the PUD with no reference to the Historic District or existing zoning. That trains the mind that this is a done deal. Key facts are not hardly mentioned, things the public should know about front and center. In the December memo after questions and criticisms of staff, they incorporated and brought forward a grid showing existing zoning and a map, but in his judgement that only served to further confuse the issue. If you look at that, the lot areas do not mean much. It looks like three stories is okay and suggests that the proposed building complies with proposed standards. Again, nowhere does it bring up the Design Guidelines and Comprehensive Plan that repeatedly calls for two story and two and a half stories. The second problem of proof testing, the only thing mentioned about the Comprehensive Plan is residential housing density. It does not ask the question if it meets the Design Guidelines which it does not.*

*One shifting rationale in the December memo he was grateful to see was that the ARB will need to issue or decide whether to issue a Certificate of Appropriateness. This is very important. To people such as himself who feel the scale of the proposal is too much and we like to look at alternatives, he viewed the Certificate of Appropriateness as a place the project could be reconsidered.*

*From the February of 2019 staff memo, staff observes that although there are other two-story structures in old Worthington, the structures in the immediate vicinity of this project are at a much smaller scale than this building. That means it is a variance and the ARB would not issue the Certificate of Appropriateness. Fast forward to the December memo and the language from staff shifted in describing the project. No longer were adjacent buildings a lot smaller, but what would be defined as being in the vicinity was changed. No longer were the residential homes used, but now buildings such as St. John's were used as examples. By doing this, we give license to issue the Certificate of Appropriateness. The building and code did not change, but the language changed. He does not think that is right. He hopes we do not keep doing this. It is killing us in our process of examining development by being run like this.*

*Publicly, it is his fervent wish that if you think this project is outstanding and supersedes other values and could stand on facts on its own, then say it. Put information out in front in the beginning, instead of having a staff memo steering the process, limiting information, and changing the criteria along the way. It is probably too late. He hears the room, but his hope is that we do pause and generate new visuals for the public that fairly represent the project and the impacts on the community.*

*He showed a 3D development visual of McCord Park as an example of what he would like to see, stating that we need to have an aerial to see what is being proposed. He wants a before and after with key facts shared broadly with the public.*

*Mr. Smith presented that he has three questions. His first question is whether the applicant or staff discussed any plan of walkability for the area during the construction phase. Once construction starts it will be 16 to 18 months and there is really not going to be walkability on the street. Mr. Brown responded that the construction text says 18 months. We have not had the discussion with them, but during the construction process, they will be widening*

*the sidewalks along Hartford and Stafford to five feet. We can have the conversation about how they plan to handle the mobility issues.*

*Mr. Smith asked for some addressing of the sewage issue because there is some upstream potential of backflow from sewage or wastewater. Mr. Whited explained the final details are not worked out, but it will be fully functioning and capable and will be designed appropriately at the final design phase. Mr. Smith said for context that he does not live next door, but rather across the street. Six or seven homes abut the property. He has more of a concern of sewage backing up into his basement. He wondered about a timeline to provide information going forward. Mr. Whited explained how in actuality they will better serve that neighborhood than it does today. Mr. Smith requested better communication to the community.*

*Mr. Smith asked about the projected price points for the affordable units in the community. Mr. Tabit responded that the affordable apartments are based on the federal affordable tax credit which sets a standard of affordability. An apartment is affordable if a household that earns no more than 60% can afford rent and cost of utilities. In Franklin County in 2018 that would be maximum rent of \$835 per month with utilities for a square footage of 600 square feet. Mr. Smith asked what the market rate square footage would be. Mr. Tabit replied between 1,000 to 1,400 sq. ft.*

*Ms. Dorothy explained how we are talking about rezoning with this development that does give us quite a bit of authority to make sure whatever is built, is built for the design standards and guidelines we set forth in the Historic District. Regarding how Worthington was founded, James Kilbourne was a developer looking to found Worthington. He was a developer who wanted to give the community good bones. He sensed that the same bones he saw in New England would be good here. He even tried to make Worthington the state capital. He wanted a developed, well-educated community. They were looking for diversity. There were abolitionists. We value inclusive community based on mixed use. It was not until we overlaid our single use zoning that we got a static community. We do not have the missing middle. We used to allow accessory dwelling units. Duplexes are not allowed anymore. Where she lives there are apartments zoned R-10, if they burned down, they would not be allowed to be rebuilt. She suggested looking at form-based zoning which allows for more diversity and inclusion in our community. We desperately need more housing. We can do that by developing more form-based zoning codes in Worthington. Our exclusionary single use zoning is not good for anyone. It is very intrusive and has only been around since the early 1970s.*

*NCR has reached out into the community, responding to their questions and concerns. They could not incorporate everything, but they responded to everyone respectfully. We have a great project here in front of us. Downtown Worthington is one of the very few places walkable in Worthington. There is concern about traffic, but traffic in a walkable community is bumping into your neighbor. You do not get that walkable community without having a mixed use, somewhat higher density than single family. This is a great place to start.*

*Mr. Myers began his comments by stating that he does not share Mr. Robinson's distrust of staff. After serving 20 years on with the ARB/MPC, he can say they are some of the most independent thinkers he has ever been around. They know the guidelines better than anyone on this dais and they are not swayed by what staff has to say. With that being said, he thinks we are tripart system of government. It is interesting how in Ohio municipal law, the city council occupies both the legislative and judicial branch. Their legislative duties relate to taxation and the budget, they lobby state representatives to enact laws beneficial to communities, and they long range plan, setting priorities and goals. In their judicial capacity tonight, Council is being asked to judge the propriety of an application for a zoning change. It does not matter what he thinks. The job is to apply the law as this Council has enacted. It should not be a subjective determination. We are judges now, not legislators.*

*Their guide first and foremost is the law. The law is the PUD ordinance in Chapter 1174 that came about because of a citizen initiative because houses were too dense and expensive. By time was done, what was important to people was not the homes but the natural features that existed. Looking at the PUD it protects natural features. Second, we did not want a gas station at 161 and Olentangy River Road. The PUD gives us greater authority over zoning than straight zoning does. Look at the PUD in the purpose clause and it tells you what people were thinking when the ordinance was drafted. PUDs are designed to promote flexibility, variety, quality, a greater range of usages, and implementation of development standards and guidelines adopted by City Council. When you are considering a PUD, you must consider everything. It repeats several times "Use." That puts "use" at a slightly higher elevation than other statutes.*

*Chapter 1174.04 references the Design Guidelines and say it shall comply with the guidelines unless there is a legitimate reason to deviate. So in this case you start with Design Guidelines and that is what happened. We then go to the Architectural Review District standards which are in Chapter 1177. That starts off with the now famous phrase "recognize and preserve architectural character of this community." But that is not the only provision there, you also have "maintain high character of community development, protect and preserve property, and promote the stability of property values." You need to look at the rest of the standards.*

*He asked what are the things that people are complaining about with this, such as if it is too tall. That is first standard. He does not think that is at variance here. The zoning is the law. Guidelines are not the law. He does not think height is an issue. It is dense. It is already the single most dense parcel in Worthington, that is a variance. Is it in violation of the tree ordinance provision of our PUD, yes it is. That is a true variance. As he reads these, the density is not an architectural standard, that is a zoning concept. Same with the size. We are only looking at variances from traditional zoning, which the PUD allows. Variances are allowed with justified use.*

*Another thing referenced in the PUD are the pronouncements of Council. Part of the legislative function of Council is to set the priorities and goals. Those are pronouncements of Council. As long as he has been on this Council, we have had priorities that included*

*providing diversity of housing. That has morphed into senior housing. We have been talking a lot about sustainability. We just enacted an Age Friendly policy. We have also talked about pedestrian access and walkability. Council has set these goals as priorities. He wondered if these priorities mean anything if we do not enact them.*

*The most inefficient way to live is in a single-family home. If we are committed to this goal of sustainability, we have an opportunity here. If we are truly committed to diversity of housing, we need to look at it. If we are committed to walkability, there could not be a better spot for senior housing here.*

*He trusts NCR and their economic proformas to make this work. Part of it is the parking, and the PUD ordinance that is requiring the parking. We have always wanted to get parking off Stafford and Hartford. This is going to let us do that. It is our own law driving this building. Our own priorities are driving the rest of it. It is not NCR driving this, it is us who have said this is what we want.*

*He also does not want this to break down to pro development, anti-development. We need to get away from that dichotomy. This is the right product and project at the right time. We will look back and say that this is a historical gem. The project gets his full support and vote.*

*Ms. Kowalczyk thanked staff and the MPC for the extensive time and effort they have put into getting this project where it is now. She feels informed from the memos and the extensive information that has been put out. She thanked everyone who has spoken tonight about this project. She thanked NCR for their efforts to reach out to the community.*

*She sees the implications of this project as multifaceted. One out of every nine Ohio households has an adult who is 65 or over. There is an even higher percentage of older residents in Worthington, so there is a need here. She believes Worthington's strength is in community. People know their neighbors and they are engaged in the community. We want developers to be engaged and partners in the community. Her first thought when learning about this proposed development was about the current residents. It is evident that something needs to happen with the current buildings. They are tiny and not ADA compliant. They are beyond cost effective to repair. She has talked to family members of residents about the process for relocation and she is confident transition staff are committed to support every resident.*

*NCR is not only the owner and developer for this project, but they will continue to manage the property. More services will be available as part of their residential agreement. We are taking an important step towards prioritizing a range of housing options. We can and should do more. She appreciates the concerns about the size and scale. Those concerns have been rightly expressed, and that advocacy has been effective in NCR adjusting provide a better fit for the neighborhood. She echoed the one citizen comment about ADA accessibility and asked NCR to reconsider the design of the porches and to ensure people with disabilities have access to buildings like everyone else.*

*This is not an easy decision and Mr. Myers expressed how we need to examine this issue. The public interest of the community is being served and she cannot ignore how many people tell her they want to stay in the community. People are looking for different housing options. We want to welcome all people of different ages and abilities. That conversation must continue. We can move forward as Age Friendly community with many different types of housing. She wholeheartedly supports this project.*

*Mr. Bucher echoed Mr. Myers' comments. This decision is tough, and he has gone back and forth on it. He thinks it is rather dense and large but yields a lot of benefits that we will ultimately gain from. It includes affordable housing and parking off the street. He thinks this project does have some issues with density and size, but it is a net positive and delivers on several values we want to move forward on. He will be supporting this project tonight.*

*Mr. Smith said he does want to talk briefly about money and how this project has been cloaked in affordability. He said Mr. Tabit's first sentence was around diversity and inclusion, but this project does not do nearly enough for economic and socioeconomic inclusion. Council talks about wanting more diversity. The affordable rents are \$800 per month, but he pays \$550 per month for his house across the street. He does not know how \$800 per month is affordable. He struggles with the affordability aspect. Also mentioned was the demolition of two properties which he is not comfortable with.*

*President Michael stated that she totally supports what Mr. Myers has said. She supports the issues that Ms. Kowalczyk has raised. It is interesting how in December 1968 the Worthington City Council pledged valuable property in Old Worthington for senior housing. We are taking a strong stance going forward in setting up Stafford Village as senior housing in the community which has long been a priority. We have been talking about improving the diversity of housing here her entire 25 years on Council. Talking about sustainability, we will be better when we do not have as much sprawl and are bringing things together. Quality of life is important. Senior citizen will be able to walk to the Griswold, the library, and be on a bus line which are all things that make this the right place for a senior complex. She thanked NCR for conducting an enormous amount of outreach, going as far as redesigning the building around a tree. For seniors to see each other now they must go outside, but in the new building it will allow them to be indoors and they can visit a neighbor's apartment. There is a social aspect to aging. We have the Age Friendly Initiative. This is the right project in the right place and at the right time.*

**There being no additional comments, the clerk called the roll on Ordinance No. 07-2020. The motion carried by the following vote:**

**Yes     5            Kowalczyk, Dorothy, Myers, Bucher, Michael**

**No       2            Smith, Robinson**

**Ordinance No. 07-2020 was thereupon declared duly passed and is recorded in full in the appropriate record book.**

## NEW LEGISLATION TO BE INTRODUCED

### **Resolution No. 09-2020**

To Authorize the City Manager to Enter into an Agreement with National Church Residences Concerning Affordable Housing Units and Tax Increment Financing for Stafford Village Redevelopment.

**Introduced by Mr. Smith.**

### **MOTION**

Mr. Myers made a motion to adopt Resolution No. 09-2020. The motion was seconded by Ms. Dorothy.

*Mr. Greeson explained how when considering PUDs there are some things that are appropriate to include in the land use text. There are then other things that we might want to deal with in an agreement like a development agreement. There are several issues that we have attempted to deal with through a separate agreement with NCR. We struggled a little bit with the best form for trying to ensure the affordable housing piece of this which has been an important ethic in this discussion. Included is also a request for a tree fee reduction which was thought to be more appropriate in an agreement than in the zoning text. Lastly, we wanted to preserve some potential collaboration in the future for tax increment financing.*

*Mr. Lindsey detailed how last May when this project was in its early discussion, the question of affordable housing units and a guarantee of those units became a part of the discussion. Various members of the MPC had questions about its enforceability and how to make sure that it would happen. In conversations with both Ms. Kowalczyk and Mr. Robinson there was concern about how we know it is enforceable. He conducted some research into enforceability of various means. At or about that same period, NCR through their legal counsel proposed the prospect of doing a declaration of restriction of affordable units for 30 years. That evolved into the notion of an agreement, but we wanted to ensure it was an enforceable agreement to maintain affordable housing units. The best method was a contractual arrangement, one where they promised to do it and we were the beneficiaries of that promise. One aspect of a contract is that both parties must give something in order to enforce it. If you make a promise and do not have promise on other side, a court may then find it not to be an enforceable contract. That is why the tree fee is implanted in this agreement. For his purposes, as long as there is some monetary aspect it would serve his legal consideration to make it enforceable.*

*Going forward, there needs to be a discussion with Council about making the tree fee consistent. For our purposes now, it serves as a vehicle to get consideration. He credited Mr. Greeson for bringing up the question about TIF-ing this property at some point. It would be a method to obtain a portion of the property taxes for a dedicated purpose in the vicinity of the development and it would not be given back to NCR. If Council were to pass a TIF ordinance for this property, NCR has agreed to cooperate with the City in that endeavor.*



*Mr. Myers asked where we came up with the \$450 tree fee. Mr. Brown explained how it was used as a starting point. When it previously came up a few years ago, Council asked the same question. The fee was originally implemented before he came here. In his research, he called other surrounding communities, and many do not have a tree fee. The ones that do have a fee ranged from \$150-\$300. Mr. Myers said he helped draft the Westerville tree ordinance 25 years ago. He sees the tree ordinance a little differently. He does not want the amount so high we are using it as a bargaining chip. We want to protect trees and punish those who do not. He expressed that he believes that \$150 is an appropriate amount.*

**There being no additional comments, the motion to adopt Resolution No. 09-2020 passed by a voice vote.**

**Resolution No. 10-2020**

Approving Appointments to the Community Relations Commission.

**Introduced by Ms. Dorothy.**

**MOTION**

Mr. Robinson made a motion to adopt Resolution No. 10-2020. The motion was seconded by Mr. Bucher.

**There being no comments, the motion to adopt Resolution No. 10-2020 passed unanimously by a voice vote.**

**REPORTS OF CITY OFFICIALS**

*Mr. Greeson updated Council that the City has received a rezoning application from Ohio Health as expected. Additionally, our diligent MPC members last week approved the Tru Hotel revisions.*

**REPORT OF COUNCIL MEMBERS**

*Mr. Lindsey explained how he attended a meeting about the settlement and possible distribution of funds for multiple lawsuits that have been filed against the manufacturers and distributors of opioids who are involved in litigation throughout the country. They are hoping to arrive at a unified position. As a result, there will be some benefit to Worthington long term to be a part of this. We will be looking to have further discussion seeking authorization to sign an agreement. Based upon the numbers being discussion, the number for Worthington was at the \$600,000 to \$700,000 range.*

*Ms. Dorothy brought up how there was a meeting of the Cemetery Board this evening where they discussed Flint Road and Ozem Gardner property. They are looking to repair the roof as cost effectively as possible. The Circle of Honor is getting rebuilt and should be done before Memorial Day. She expressed how she is very excited about the opioid settlement. She is hoping that Assistant Fire Chief Zambito will investigate a paramedicine program.*

*Ms. Kowalczyk echoed Ms. Dorothy's thoughts about looking into a paramedicine program which will complement our other Age Friendly priorities.*

**ADJOURNMENT**

**MOTION**                    Mr. Myers moved, Mr. Smith seconded a motion to adjourn.

President Michael declared the meeting adjourned at 11:02 p.m.

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Management Assistant

*APPROVED by the City Council, this  
2<sup>nd</sup> day of March, 2020.*

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Council President



**STAFF MEMORANDUM**  
**City Council Meeting – March 2, 2020**

Date: February 27, 2020

To: Matthew H. Greeson, City Manager

From: D. Kay Thress, City Clerk

Subject: **Resolution No. 13-2020 Appointments to Boards & Commissions**

---

**EXECUTIVE SUMMARY**

This Resolution appoints individuals to serve on the Architectural Review Board, Parks & Recreation Commission and Bicycle & Pedestrian Advisory Board

**RECOMMENDATION**

Introduce and Approve as Presented

**BACKGROUND/DESCRIPTION**

The City Council advertised and accepted applications to fill vacancies on several of its Boards and Commissions. Interviews were conducted and City Council wishes to appoint Susan Hinz to the Architectural Review Board (term expiring December 31, 2020), Alan McKnight to the Parks and Recreation Commission (term expiring December 31, 2020) and Rebecca Green to the Bike and Pedestrian Advisory Board (term expiring May 31, 2022).

**ATTACHMENTS**

Resolution No. 13-2020

RESOLUTION NO. 13-2020

Appointing Members to Various City Boards and  
Commissions.

WHEREAS, the Architectural Review Board, the Parks and Recreation Commission, and the Bike and Pedestrian Advisory Board each have a vacancy; and,

WHEREAS, City Council has reviewed applications from interested individuals and conducted interviews for these vacancies; and,

WHEREAS, City Council desires to make appointments;

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

SECTION 1. That Susan Hinz is hereby appointed to the Architectural Review Board to a term expiring on December 31, 2020.

SECTION 2. That Alan McKnight is hereby appointed to the Parks and Recreation Commission to a term expiring on December 31, 2021.

SECTION 3. That Rebecca Green is hereby appointed to the Bike and Pedestrian Advisory Board to fill the remainder of term ending in May 2022.

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

Adopted \_\_\_\_\_

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

Attest

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



**STAFF MEMORANDUM**  
**City Council Meeting – March 2, 2020**

Date: February 26, 2020

To: Matthew H. Greeson, City Manager

From: Lori Trego, Personnel Director

Subject: **Resolution No. 14-2020 – Adopting a Job Description for Support Services Technician**

---

**EXECUTIVE SUMMARY**

This Resolution adopts a job description for Support Services Technician and amends the staffing chart and pay resolution to accommodate this position.

**RECOMMENDATION**

Introduce and Approve as Presented

**BACKGROUND/DESCRIPTION**

The City will transition 911 Emergency Dispatching services to the Northwest Regional Communications Center later this year – Fire/EMS calls are anticipated to transition by July and Police calls by September. The consolidation analysis and recommendation that was approved by City Council last year called for administrative support positions to be added in 2020 to assume the administrative duties performed by Communication Technicians, and to provide administrative support for police officers and the public during evenings and on Saturdays. Staff anticipates hiring two fulltime and one part-time administrative support individuals.

This Resolution adopts a job description for the new Support Services Technician position and amends the staffing chart to add two fulltime positions in the Division of Police. The Resolution also establishes compensation for this position at Range 12, which is comparable to other administrative support positions in the City and in line with similar positions in the area market. Normally, the City Manager is authorized to appoint an individual to Step A or Step B of a pay range. Current fulltime Communication Technicians will be eligible for these

new positions and staff requests that the City Manager be authorized to appoint qualified individuals to this position at Step C or Step D, due to the training and experience of the current staff. The work hours for these positions are anticipated to be Monday-Friday from 7:00 a.m. to 11:00 p.m. and on Saturday from 10:00 a.m. to 6:00 p.m. This Resolution would authorize a shift differential to be paid to those working second and third shift hours (similar to the shift differential for second and third shift Communication Technicians or Police Officers).

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

These positions were anticipated in the 2020 Operating Budget

**ATTACHMENTS**

Resolution No. 14-2020

Job Description

RESOLUTION NO. 14-2020

Adopting a Job Description for the Position of Support Services Technician, Amending the Staffing Chart and Pay Resolution to Accommodate Said Position, Authorizing the City Manager to Appoint at a Starting Rate in Excess of Step B for Support Services Technician and Authorizing a Shift Differential for this Position.

WHEREAS, City Council wishes to adopt a job description for the position of Support Services Technician; and,

WHEREAS, it is desirable and necessary to amend Resolution No. 72-2019 establishing the 2020 Staffing Chart of the City of Worthington to add two Support Services Technician Positions in the Division of Police; and,

WHEREAS, it is necessary to amend Resolution No. 73-2019 establishing compensation for classified positions in the City to authorize the position of Support Services Technician at Range 12 and to provide authorization to give the City Manager the discretion to appoint qualified individuals to the position of Support Services Technician at a starting rate in excess of Step B; and,

WHEREAS, it is necessary to amend Resolution No. 73-2019 establishing compensation for classified positions in the City to authorize all employees in the classifications of Full-time and Part-time Support Services Technician to receive, in addition to their regular wage, eighty-five cents (\$0.85) per hour shift differential for all hours worked in second and third shifts (3:00 PM - 7:00 AM);

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

SECTION 1. That the job description for the position of Support Services Technician (Class Specification No. 252) as per the description attached hereto be and the same is hereby adopted.

SECTION 2. That City Council does hereby amend the 2020 Staffing Chart of the City of Worthington by adding two Support Services Technician Positions in the Division of Police.

SECTION 3. That City Council does hereby amend Resolution No. 73-2019 to authorize the position of Support Services Technician at Range 12 and to provide authorization to give the City Manager the discretion to appoint qualified individuals to the position of Support Services Technician at a starting rate in excess of Step B. Resolution No. 73-2019 is also amended to authorize all employees in the classifications of Full-time and Part-time Support Services Technician to receive, in addition to their regular wage, eighty-five cents (\$0.85) per hour shift differential for all hours worked in second and third

RESOLUTION NO. 12-2020

shifts (3:00 PM - 7:00 AM). Special or adjusted regular schedules that begin prior to 3:00 PM shall not be paid a shift differential, however, additional hours worked past a special or adjusted regular schedule will be paid a shift differential. Shift differential shall be paid in a lump sum during the second pay period of January for the prior year.

SECTION 4. 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



## ***CITY OF WORTHINGTON***

### **POSITION DESCRIPTION**

<b>POSITION TITLE:</b>	<b>Support Services Technician</b>	<b>CLASS: 25</b>
Department:	Safety	Title Originated: 2020
Date:	March 2, 2020	
Reports To:	Operations Support Manager	Updated:

### **General Statement of Duties**

Under the direction of the Operations Support Manager, this position provides administrative and clerical support duties for the Division of Police. Assistance is provided to the general public, police officers, outside law enforcement agencies and City staff. The work requires continuous exercise of judgment in applying prescribed procedures to various matters and assignments. Employees in this position may work under either close or general supervision depending upon the nature of the assignment.

### **Essential Functions of the Position:**

Answers incoming calls and either routes callers or provides information as required; Respond to inquiries from police officers and the public and refers, when necessary, to appropriate persons;

Completes and maintains house check forms;

Assists with warrant process and salvaged and impounded vehicles;

Inputs Traffic Citations and Field Interview Cards into Records Management System;

Maintains parking permits, solicitation permits, alarm and traffic warning files and business security sheets;

Types various correspondence and reports, requiring judgment as to content, accuracy and completeness;

Monitors radio traffic of Worthington police officers and monitor City cameras;

Performs LEADS validations and audits;

Operates various types of office equipment;

Greets public and maintain visitor passes;

Provides backup assistance with records duties;

Additional administrative tasks as assigned.

### **Knowledge, Skills and Abilities:**

Operational understanding of CAD/RMS Systems;

Strong working knowledge of computers, software systems and technology;

Ability to work varied hours, including evenings and weekends;

Ability to establish and maintain effective working relationships with other employees and the general public;

Ability to communicate effectively, both orally and in writing;

Ability to function under stressful conditions;

Knowledge of records management and retention;

Familiarity with basic office terminology, practices and procedures and basic arithmetic and English;

Ability to maintain, type, and file reports; Ability to operate standard office equipment;

Ability to react to change productively and to handle other tasks as assigned;

Regular and predictable attendance.

### **Minimum Requirements of the Position:**

Graduation from high school (Associates Degree preferred) and three years' experience in emergency communications or law enforcement records management; or any equivalent combination of education, training and experience which provides the required knowledge, skills and abilities.

Additional requirements include obtaining and maintaining within six months of hire -- certification from the State of Ohio to operate the criminal computer system and the LEADS computer system, and Ohio Notary Public Certificate.

The characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

This job description does not list all of the duties or functions of the job. The individual in this position may be asked by supervisors to perform other duties. The City has the right to revise this job description at any time.

Adopted by Resolution No. 14-2020; Effective \_\_\_\_\_



**STAFF MEMORANDUM**  
**City Council Meeting – March 2, 2020**

Date: February 26, 2020

To: Matthew H. Greeson, City Manager

From: Darren Hurley, Parks and Recreation Director  
Lori Trego, Personnel Director

Subject: **Resolution No. 15-2020 – Adopting a Job Description for Parks and Recreation Superintendent**

---

**EXECUTIVE SUMMARY**

This Resolution adopts a job description for the unclassified position of Assistant Director/ Parks and Recreation Superintendent and amends the staffing chart to accommodate this position.

**RECOMMENDATION**

Introduce and Approve as Presented

**BACKGROUND/DESCRIPTION**

The Recreation Superintendent will retire at the end of March. Staff has evaluated the duties of this position in preparation for a promotional process and recommends adopting a new job description for the unclassified position of Assistant Director/Parks and Recreation Superintendent. This new position will provide support to the Director in the overall management of the entire Department's personnel, projects and initiatives, rather than focusing on recreation functions. This management level position will be designated more appropriately as an unclassified position. The staffing chart will be amended to delete the Recreation Superintendent position and add the Parks and Recreation Superintendent position. A separate Ordinance will be introduced to establish the compensation for this unclassified position.

**ATTACHMENTS**

Resolution No. 15-2020

Job Description

RESOLUTION NO. 15-2020

Adopting a Job Description for Assistant Director/Parks and Recreation Superintendent and Amending the Staffing Chart to Accommodate Said Position.

WHEREAS, City Council wishes to adopt a job description for the unclassified position of Assistant Director/Parks and Recreation Superintendent; and,

WHEREAS, it is desirable and necessary to amend Resolution No. 72-2019 establishing the 2020 Staffing Chart of the City of Worthington to delete the position of Recreation Superintendent and to add the position Assistant Director/Parks and Recreation Superintendent effective April 6, 2020;

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

SECTION 1. That the job description for the position of Assistant Director/Parks and Recreation Superintendent (Class Specification No. 253) as per the description attached hereto be and the same is hereby adopted.

SECTION 2. That City Council does hereby amend the 2020 Staffing Chart of the City of Worthington by deleting the position of Recreation Superintendent and adding the position of Assistant Director/Parks and Recreation Superintendent effective April 6, 2020.

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

## ***CITY OF WORTHINGTON***

### **POSITION DESCRIPTION**

**POSITION TITLE: Assistant Director/Parks and Recreation Superintendent    CLASS: 253**

Department: Parks and Recreation

Date: March 2, 2020

Title Originated: 2020

Reports To: Parks and Recreation Director

Updated:

### **General Statement of Duties:**

Under the direction of the Director of Parks & Recreation, the Assistant Director/Parks and Recreation Superintendent assists the Director in the overall management of the Department with a focus on the operation of the Griswold Center and the Community Center and all recreation activities, programs, and events for the City of Worthington. This responsibility includes direct oversight of the Griswold and Community Center Managers and ensuring effective operations of both facilities and its programs. In addition, it includes oversight of the Marketing and Outreach Supervisor and related activities. Acts as Parks and Recreation Director in the Director's absence and assists in project management for Department initiatives.

### **Essential Functions of the Position:**

Responsible for the overall management and supervision of the Community Center and Griswold Center;

Supervises the Marketing and Outreach Supervisor and provides oversight to all marketing and special event activities in the Department;

Leads and organizes Departmental initiatives and projects as directed by the Director.

Oversees the development, implementation, and evaluation of a broad and varied portfolio of recreation programs and services to ensure the needs of the community are being met;

Works with community groups on matters of recreation interests and needs, resolving participant, staff and building issues;

Supervises, train, direct and evaluate department personnel and monitor all recreation activities and operations inside and outside of department facilities.

Periodically attend Board and Commission Meetings to effectively communicate and obtain feedback on Department operations and activities.

Assists in the preparation, review and analysis of Parks and Recreation Department budgets and effectively track and report on performance of the Department on cost recovery and revenue goals.

Develops, direct, and budget for in-service training programs and recommend to the Director educational and instructional training needs;

Carries out the policies of the Department and interpret the same to the staff;

Oversees comprehensive part-time staff recruitment, hiring, training, and evaluation ensuring effective staffing and supervision by our hiring supervisors throughout the Department.

Reviews, analyzes, and proposes cooperative opportunities with local, private, and public entities with respect to recreation programs and facilities in an effort to be a good community partner and maximize community resources for our residents;

Performs related tasks as required and/or requested by the Administration;

Act as Parks and Recreation Director in the Director's absence.

## **Knowledge, Skills and Abilities:**

Thorough knowledge of the principles, techniques and responsibilities of planning, promoting and organizing recreational activities;

Knowledge of community recreation centers, their operations, and staffing;

Knowledge of staff recruitment, hiring, training, and evaluation principles and policies.;

Ability to schedule and coordinate recreation activities;

Interacts effectively with other City Departments to ensure adherence to policies and productive communication;

Handles requests and resolves issues regarding our facilities, programs, and events;

Ability to adapt programs to particular needs of group, program or skill level;

Ability to work with and direct staff and the public in general;



Knowledge of municipal budget processes and requirements;

Ability to set goals and develop methods to achieve the desired results with a staff team;

Ability to keep accurate records and prepare all needed reports on a timely basis;

Ability to effectively communicate with the public and elected officials.

### **Minimum Requirements of the Position:**

Possession of a four-year college degree with a major in parks and recreation or a related field and five years of experience in the field of parks and recreation including at least two years full-time experience supervising staff and programs. Valid Ohio Driver's License.

The characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

This job description does not list all of the duties or functions of the job. The individual in this position may be asked by supervisors to perform other duties. The City has the right to revise this job description at any time.

Adopted by Resolution No. 15-2020; Effective \_\_



**STAFF MEMORANDUM**  
**City Council Meeting – March 2, 2020**

Date: February 26, 2020

To: Matthew H. Greeson, City Manager

From: Lori Trego, Personnel Director

Subject: **Resolution No. 16-2020 – Amending the Personnel Rules to include a Sexual Abuse and Molestation Prevention Policy**

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**EXECUTIVE SUMMARY**

This Resolution amends the City Personnel Rules and Regulations to include a Sexual Abuse and Molestation Prevention Policy

**RECOMMENDATION**

Introduce and Approve as Presented

**BACKGROUND/DESCRIPTION**

The City's property and casualty insurance is provided through Selective Insurance. Selective has recommended that many of their public sector clients, including Worthington, adopt a Sexual Abuse and Molestation Prevention Policy as a best practice to strengthen abuse prevention efforts. City staff, including the Parks and Recreation Director and Law Director, modified a sample policy provided by Selective to be incorporated into the City Personnel Rules and Regulations. Over the next few months all fulltime and part-time employees and volunteers will be provided with training on this Sexual Abuse and Molestation Prevention Policy.

**ATTACHMENTS**

Resolution No. 16-2020  
Sexual Abuse and Molestation Prevention Policy

RESOLUTION NO. 16-2020

Amending the Personnel Rules and Regulations of the City of Worthington to include a Sexual Abuse and Molestation Prevention Policy.

WHEREAS, it is necessary to periodically update the City's Personnel Rules and Regulations; and,

WHEREAS, the City of Worthington may maintain certain policies separately from the Personnel Rules and Regulations, but by reference incorporate these policies as part of the City Personnel Rules and Regulations; and,

WHEREAS, it is the desire of City Council to include a Sexual Abuse and Molestation Prevention Policy as part of the City Personnel Rules and Regulations;

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

SECTION 1. That a Sexual Abuse and Molestation Prevention Policy as attached hereto be made part of the City Personnel Rules and Regulations.

SECTION 2. 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

## **City of Worthington**

### **Sexual Abuse and Molestation Prevention Policy**

#### **February 2020**

This Sexual Abuse and Molestation Prevention Policy is incorporated into and becomes part of the Personnel Rules and Regulations of the City of Worthington.

The City of Worthington prohibits and does not tolerate sexual abuse or misconduct in the workplace or during any organization-related activity. The City of Worthington provides procedures for employees, volunteers, or any other victims of sexual abuse or misconduct to report such acts. Those reasonably suspected or believed to have committed sexual abuse or misconduct will be appropriately disciplined, up to and including termination of employment, as well as criminally prosecuted. No employee, volunteer, or other person, regardless of his or her title or position has the authority to commit or allow sexual abuse or misconduct.

Because our organization is dedicated to maintaining zero tolerance for abuse, it is imperative that every member of the organization actively participates in the prevention of abuse. In the event that anyone observes any suspicious or inappropriate behaviors and/or policy violations, it is their personal responsibility to immediately report their observations.

#### **Definitions and Examples**

The following definitions or examples of sexual abuse or misconduct may apply to any and/or all of the following persons – employees, volunteers or other third parties.

Sexual abuse or misconduct may include, but is not limited to:

- Child sexual abuse – any sexual activity, involvement or attempt of sexual contact with a person who is a minor (under 18 years old) where consent is not or cannot be given.
- Sexual activity with another who is legally incompetent or otherwise unable to give consent.
- Any activity which is meant to arouse or gratify the sexual desires of either person.
- Physical assaults or violence, such as rape, sexual battery, abuse, molestation or any attempt to commit such acts.
- Unwanted and intentional physical conduct that is sexual in nature, such as touching, pinching, patting, brushing, massaging someone's neck or shoulders and/or pulling against another's body or clothes.
- Material such as pornographic or sexually explicit images, posters, calendars or objects.
- Unwelcome and inappropriate sexual activities, advances, comments, innuendoes, bullying, jokes, gestures, electronic communications or messages (e.g. email, text, social media, voicemail), exploitation, exposure, leering, stalking or invasion of sexual privacy.
- Direct or implied threats that submission to sexual advances will be a condition of employment or affiliation with the organization.

### **Reporting Procedure**

Immediately report suspected sexual abuse or misconduct to your Supervisor, Department Director or the Personnel Director. It is not required to directly confront the person who is the focus of the report, question or complaint before notifying your Supervisor, Department Director or Personnel Director. The City of Worthington will take every reasonable measure to ensure that those named in a complaint of misconduct or are too closely associated with those involved in the complaint, will not be part of the investigative team.

### **Anti-retaliation and False Allegations**

The City of Worthington prohibits retaliation made against any employee, volunteer, or other person who lodges a good faith complaint of sexual abuse or misconduct or who participates in any related investigation. Making knowingly false or malicious accusations of sexual abuse or misconduct can have serious consequences for those who are wrongly accused. The City of Worthington prohibits making false or malicious sexual misconduct allegations, as well as deliberately providing false information during an investigation. Anyone who violates this rule is subject to disciplinary action, up to and including termination of employment and criminal prosecution.

### **Investigation and Follow-up**

The City of Worthington will take all allegations of sexual abuse or misconduct seriously and will promptly, thoroughly and equitably investigate whether misconduct has taken place. The organization may utilize an outside third-party to conduct an investigation of misconduct. The City of Worthington will cooperate fully with any investigation conducted by law enforcement or other regulatory/protective services agencies. The City of Worthington will make every reasonable effort to keep the matters involved in the allegation as confidential as possible while still allowing for a prompt and thorough investigation.

### **Reporting to Law Enforcement or Appropriate Child or Adult Protective Services**

The City of Worthington is committed to following the state and federal legal requirements for reporting allegations or incidents of sexual abuse or misconduct to appropriate law enforcement and child or adult protective services organizations. It is the policy of the City of Worthington not to attempt to investigate or assess the validity or credibility of an allegation of sexual or physical abuse as a condition before reporting the allegation to proper law enforcement authorities or protective services organizations.

### **Employee and Worker Screening and Selection**

As part of its sexual abuse and misconduct prevention program, the City of Worthington is committed to maintaining a diligent screening program for prospective and existing employees, volunteers and others that may have interaction with those employed by, associating with or serviced by the City of Worthington. The organization may utilize a variety of methods of screening and selection, including but not limited to applications, personal interviews, criminal background checks and personal and professional references. Staff with hiring authority will receive training on screening and selection.

**\* Supervision of Youth**

To provide a safe environment for minors, the City of Worthington strives that a minimum of two adult workers supervise or be in attendance with minors during organization-related activities. The purpose is to avoid one-on-one interactions between adults and minors that are not easily observable by others. Additional guidelines for supervision and interaction with minors include:

- No staff member is permitted to be alone with one child in any closed room (door must be open). One-on-one interactions should occur in public areas only.
- All activities and interactions between staff and minors should be conducted in easily accessible, visible areas. If any staff member is alone with a minor or group of minors in a room with a door, the door must remain open or the door must have a visible window/glass for easy observation from the outside.
- All staff and volunteers must refrain from any inappropriate physical contact with minors. For example, a shoulder hug is a sign of encouragement, but a full-frontal embrace is not appropriate. Staff members and volunteers should refrain from allowing minors to sit on their laps, having their arms around minors, or any other physical contact that could be misrepresented by someone passing by.
- If a staff member or volunteer finds him/herself alone with a group of children, another staff member should check-in/monitor the area closely. Our goal should always be at least two adult staff members with groups of minors at all times. If a staff member must be alone with a child, that staff member should inform other staff and ask them to randomly drop in.
- Document and immediately report any unusual incidents, including disclosures of abuse or maltreatment, behavior problems and how they were handled, injuries, or any interactions that might be misinterpreted.
- Staff will be assigned specific supervision responsibilities and will document the scheduled and periodic sweeps of high-risk areas.
- Staff are prohibited from having interactions with minor participants outside of regularly scheduled program activities unless approved by the Department Director.
- Staff are prohibited from giving individual gifts to minor participants unless approved by the Department Director and the minor's parent or guardian.

\*Exception to these guidelines is permissible for Law Enforcement personnel engaged in investigatory interviews with minors.

### Training Requirements

The City of Worthington requires those hiring its employees and supervising its volunteers to review this policy with them prior to them beginning employment and/or volunteering and provide any additional education or training needed to ensure they are able to effectively follow this policy.

<i>Audience</i>	<i>Content</i>	<i>Timetable</i>	<i>Delivery Method</i>
All employees and volunteers with access to participant	Abuse Risk Management	Within 30 days of selection or prior to placement	Live Training or Armatus® Online Training*
All employees and high access volunteers	Prevention of participant-to-participant Abuse	Within 30 days of selection or prior to placement	Live Training or Armatus® Online Training
All employees who make hiring decisions	Screening and Selection	Prior to making hiring decisions	Live Training
All employees who conduct internal investigations	Incident Investigation	Prior to investigations	Live Training
All employees with access to participant	Refresher Abuse Risk Management	At employment or volunteer anniversary date	Live Training or Armatus® Online Training

### Code of Conduct

The Code of Conduct outlines specific expectations of the staff and volunteers as we strive to accomplish our mission together.

1. Participants will be treated with respect at all times.
2. Participants will be treated fairly regardless of race, sex, sexual orientation, gender identification, age, or religion.
3. Staff and volunteers will adhere to uniform standards of displaying affection as outlined by our organization.
4. Staff and volunteers will avoid affection with participants that cannot be observed by others.
5. Staff and volunteers will adhere to uniform standards of appropriate and inappropriate verbal interactions as outlined by our organization.
6. Staff and volunteers will not stare at or comment on participants' bodies.
7. Staff and volunteers will not date or become romantically involved with participants.
8. Staff and volunteers will not use or be under the influence of alcohol or illegal drugs in the presence of participants.

9. Staff and volunteers will not have sexually oriented materials, including printed or online pornography, on City property.
10. Staff and volunteers will not have secrets with participants and will only give gifts with prior permission.
11. Staff and volunteers will comply with our organization's policies regarding interactions with participants outside of our programs.
12. Staff and volunteers will not engage in inappropriate electronic communication with participants.
13. Staff and volunteers are prohibited from working one-on-one with participants in a private setting. Staff and volunteers will use common areas when working with individual participants.
14. Staff and volunteers will not abuse participants in anyway including (but not limited to) the following:
  - a) *Physical abuse*: hitting, spanking, shaking, slapping, unnecessary restraints
  - b) *Verbal abuse*: degrading, threatening, cursing
  - c) *Sexual abuse*: inappropriate touching, exposing oneself, sexually oriented conversations
  - d) *Mental abuse*: shaming, humiliation, cruelty
  - e) *Neglect*: withholding food, water, shelter
15. Our organization will not tolerate the mistreatment or abuse of one participant by another participant. In addition, our organization will not tolerate any behavior that is classified under the definition of bullying, and to the extent that such actions are disruptive, we will take steps needed to eliminate such behavior.
16. Bullying is aggressive behavior that is intentional, is repeated over time, and involves an imbalance of power or strength. Bullying can take on various forms, including:
  - a) *Physical bullying* – when one person engages in physical force against another person, such as by hitting, punching, pushing, kicking, pinching, or restraining another.
  - b) *Verbal bullying* – when someone uses their words to hurt another, such as by belittling or calling another hurtful names.
  - c) *Nonverbal or relational bullying* – when one person manipulates a relationship or desired relationship to harm another person. This includes social exclusion, friendship manipulation, or gossip. This type of bullying also includes intimidating another person by using gestures.
  - d) *Cyberbullying* – the intentional and overt act of aggression toward another person by way of any technological tool, such as email, instant messages, text messages, digital pictures or images, or website postings (including blogs). Cyberbullying can involve:
    - i) Sending mean, vulgar, or threatening messages or images.
    - ii) Posting sensitive, private information about another person.
    - iii) Pretending to be someone else in order to make that person look bad.
    - iv) Intentionally excluding someone from an online group.



- e) *Hazing* – an activity expected of someone joining or participating in a group that humiliates, degrades, abuses, or endangers that person regardless of that person’s willingness to participate.
  - f) *Sexualized bullying* – when bullying involves behaviors that are sexual in nature. Examples of sexualized bullying behaviors include sexting, bullying that involves exposures of private body parts, and verbal bullying involving sexualized language or innuendos.
  - g) Anyone who sees an act of bullying, and who then encourages it, is engaging in bullying. This policy applies to all participants, staff and volunteers.
17. All staff must follow state specific mandatory reporting requirements. Staff should be trained to be aware of and understand their legal and ethical obligation to recognize and report suspicions of mistreatment and abuse. Staff will:
- a) Be familiar with the symptoms of child abuse and neglect, including physical, sexual, verbal, and emotional abuse.
  - b) Know and follow organization policies and procedures that protect participants against abuse.
  - c) Report suspected child abuse or neglect to the appropriate authorities as required by state mandated reporter laws.
  - d) Follow up to ensure that appropriate action has been taken.
18. Staff and volunteers will report concerns or complaints about other staff, volunteers, adults, or participants to our organization’s supervisors.
19. Our organization cooperates fully with the authorities to investigate all cases of alleged abuse. Any staff or volunteer shall cooperate to the fullest extent possible in any external investigation by outside authorities or internal investigation conducted by the organization or persons given investigative authority by the organization. Failure to cooperate fully may be grounds for termination.
20. Staff and volunteers may not have engaged in or been convicted of participant abuse, indecency with a participant, or injury to a participant, prior to hire or appointment.

**Acknowledgement of Sexual Abuse and Molestation Prevention Policy**

I have read and agree to comply with the City of Worthington’s policies regarding sexual abuse and molestation prevention.

\_\_\_\_\_  
Printed Name of Employee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Employee



**STAFF MEMORANDUM**  
**City Council Meeting – March 2, 2020**

Date: February 12, 2020

To: Matthew H. Greeson, City Manager

From: Tom Lindsey, Law Director

Subject: **Ordinance No. 08-2020 – Establish Salary for Vice Mayor**

---

**EXECUTIVE SUMMARY**

This Ordinance establishes the salary for the Vice Mayor.

**RECOMMENDATION**

Approve as Presented

**BACKGROUND/DESCRIPTION**

Section 2.06 of the City Charter provides that the salary of the Vice-Mayor shall be established by ordinance. It also provides that the salary shall not be increased or decreased during the Vice-Mayor's term of office.

Recently retired Vice Mayor Jim Lorimer has generously served without compensation for over twenty years. However, in recognition of the important responsibilities of the Vice Mayor position, including presiding over Mayor's Court, it is appropriate for Council to establish a salary for the Vice Mayor position prior to the selection of a new Vice Mayor. Staff is recommending that the salary include a fixed component of \$1000 per year and a variable component of \$150 per session that the Vice Mayor presides over Mayor's Court. The total salary would be capped at \$2500 per year.

The proposed ordinance will establish the Vice Mayor's salary.

**ATTACHMENTS**

Ordinance No. 08-2020

ORDINANCE NO. 08-2020

Establishing Compensation for the Vice Mayor of  
the Municipality of Worthington.

WHEREAS, Worthington City Council has determined it is appropriate to establish the compensation for the position of Vice Mayor of the Municipality of Worthington;

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

SECTION 1. That the salary of the Vice Mayor of the Municipality of Worthington, Franklin County, State of Ohio, shall for the period commencing January 1, 2020, be a fixed amount of \$1,000.00 per year and a variable amount of \$150.00 per session that the Vice Mayor presides over Mayor's Court, provided that the total salary shall not exceed \$2,500.00 annually.

SECTION 2. 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



**STAFF MEMORANDUM**  
**City Council Meeting – March 2, 2020**

Date: February 24, 2020

To: Matthew H. Greeson, City Manager

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

Subject: Ordinance Rezoning - OhioHealth - Southwest corner of Larrimer Avenue & High Street and Larrimer & Longfellow Avenue – Case #REZ 01-2020

---

**EXECUTIVE SUMMARY**

This Ordinance rezones a small portion of the southwest corner of Larrimer Avenue and North High Street and southeast corner of Larrimer Avenue and Longfellow Avenue from the R-10 District (Low Density Residential) and S-1 District (Special) to the C-3 District (Institutions & Offices).

**RECOMMENDATION**

Motion needed to refer the item to the Municipal Planning Commission for a recommendation

**BACKGROUND/DESCRIPTION**

OhioHealth is moving forward with plans that now include a 60,000 square foot state-of-the-art medical facility to house medical services, including an emergency department, primary care, imaging and a host of specialty services. The project, proposed for the southwest corner of High Street and Larrimer Avenue, and according to the applicant is expected to generate more than 100+ new jobs.

On behalf of Ohio Health, the Daimler Group, Inc. has filed a rezoning application for a small portion of the site. Approximately 85+ percent of the site is currently zoned C-3 (commercial.) The remaining portion is zoned either S-1 (special) or R-10 (residential.)

The total site is 3.355 +/- acres of land located on the west side of North High Street, south of Larrimer Avenue. The properties at 47 Larrimer Avenue (PID #100-002425), 57 Larrimer Avenue (PID #100-002427) and a small portion of 1033 North High Street (PID # 100-006774) will be rezoned from the R-10 District and S-1 District to the C-3 District to match with the commercial zoning found along North High Street.

### **C-3 District – Institutions & Offices**

Areas for nonretail establishments which are of a social, educational, religious, medical, research, charitable or philanthropic nature, including local, regional and national administrative offices in which affairs of a business, professional persons, branch of government or organizations are conducted. Institutions and regional professional offices include but need not be limited to: medical centers, fraternal and social organizations, instructional, real estate and insurance offices, legal offices, investment firms and various establishments housing only administrative offices.

#### **(1) Permitted Uses:**

- Administrative and business office,
- Medical/dental office or clinic
- Business services – philanthropic
- Institutions:
  - Religious
  - Charitable
  - Philanthropic
- Public uses
- Semipublic uses
- Essential services
- Accessory uses

#### **(2) Conditional Uses:**

- Laboratories
- Scientific research facilities
- Nursing homes
- Drive-in banks
- Mortuaries
- Social activities
- Animal hospital
- Veterinary care center
- Feeding facilities, in-plant
- Nursery school, pre-school, child day care centers
- Public service facilities
- Plant production
- Instructional institution
- Personal services
- Bed and breakfast
- Dense-pack-open-plan office
- Arts and crafts
- Neighborhood bakery

## (3) Development Standards:

<b>Zoning</b>	<b>Minimum Lot Width</b>	<b>Minimum Lot Area</b>	<b>Front Yard Setback</b>	<b>Rear Yard Setback</b>	<b>Side Yard Setback</b>	<b>Max Height of Building Stories</b>	<b>Max Height</b>
<b>C-3 District</b>	100-feet	20,000 sq. ft.	50-feet	30-feet	15-feet	3-stories	45-feet
Section 1149.07 Requires 100' front setback along this area of High Street							

**Next Steps:**

After its introduction, City Council will need to refer the Ordinance to the Municipal Planning Commission (MPC) for investigation and report. The Municipal Planning Commission expects to review this item on Thursday, March 12, 2020 and forward its recommendation based on the Planning Goals of the City, as referenced in the Land Use Plans to City Council.

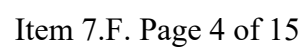
The Daimler Group will submit applications for Preliminary and Final Development Plan and Architectural Review that will need to be reviewed and approved by MPC and ARB if the property is officially rezoned.

The property is subject to a Development Plan, so City Council will need to review and approve the Final Development Plan for the site.

If rezoned, the project will also need to go through the Major Subdivision process to officially create the 3.355-acre lot. This will need to be approved by the Municipal Planning Commission and ultimately City Council.

Please see maps before for reference:













ORDINANCE NO. 09-2020

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 to C-3, Institutions and Office (47 Larrimer Avenue, Parcel #100-002425, 57 Larrimer Avenue, Parcel #100-002427 and a small portion of 1033 North High Street, Parcel #100-006774).

WHEREAS, a request has been made by Todd Sloan of the Daimler Group, Inc, on behalf of OhioHealth to amend the official zoning map of the City of Worthington, Ohio to change the zoning of certain land from R-10, Low Density Residential and S-1, Special to C-3, Institutions and Office for the property located at 47 Larrimer Avenue, Parcel #100-002425, 57 Larrimer Avenue, Parcel #100-002427 and a small portion of 1033 North High Street, Parcel #100-006774); and,

WHEREAS, the property is located along a commercial corridor of High Street on the west side of North High Street, south of Larrimer Avenue in an area that has been recommended in the Worthington Comprehensive Plan for commercial office use; and,

WHEREAS, the Codified Ordinances requires City Council to refer any district boundaries or classification changes to properties to the Municipal Planning Commission for a recommendation; and,

WHEREAS, the Municipal Planning Commission will review this item on March 12, 2020 and forward its recommendation based on the Planning Goals of the City, as referenced in the Land Use Plans.

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

SECTION 1. The 3.355 +/- acres of land located on the west side of North High Street, south of Larrimer Avenue. The properties at 47 Larrimer Avenue (PID #100-002425), 57 Larrimer Avenue (PID #100-002427) and a small portion of 1033 North High Street (PID # 100-006774) also situated in the State of Ohio, County of Franklin, City of Worthington, in Lot 32, Quarter Townships 2 and 3, Township 2, Range 18, United States Military District, being comprised of part of Lot 4 of the subdivision entitled "Replat of Lot 2 of United Methodist Children's Home Amended Subdivision", of record in Plat Book 122, Page 75, and all of those tracts of land conveyed to LC Larrimer, LLC by deeds of record in Instrument Numbers 201906110069159, 201906110069387, 201906140071396 and 201606140071397 (all references refer to the records of the Recorder's Office, Franklin County, Ohio, the graphical depiction of which is attached hereto as Exhibit "A", and incorporated by reference herein, is hereby rezoned to "C-3", Institutions and Office.

ORDINANCE NO. 09-2020

SECTION 2. 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 2, 2020  
MPC March 12, 2020



EXHIBIT "A"



Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43054  
Phone: 614.775.4500 Toll Free: 888.775.3648

emht.com

CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

EXHIBIT

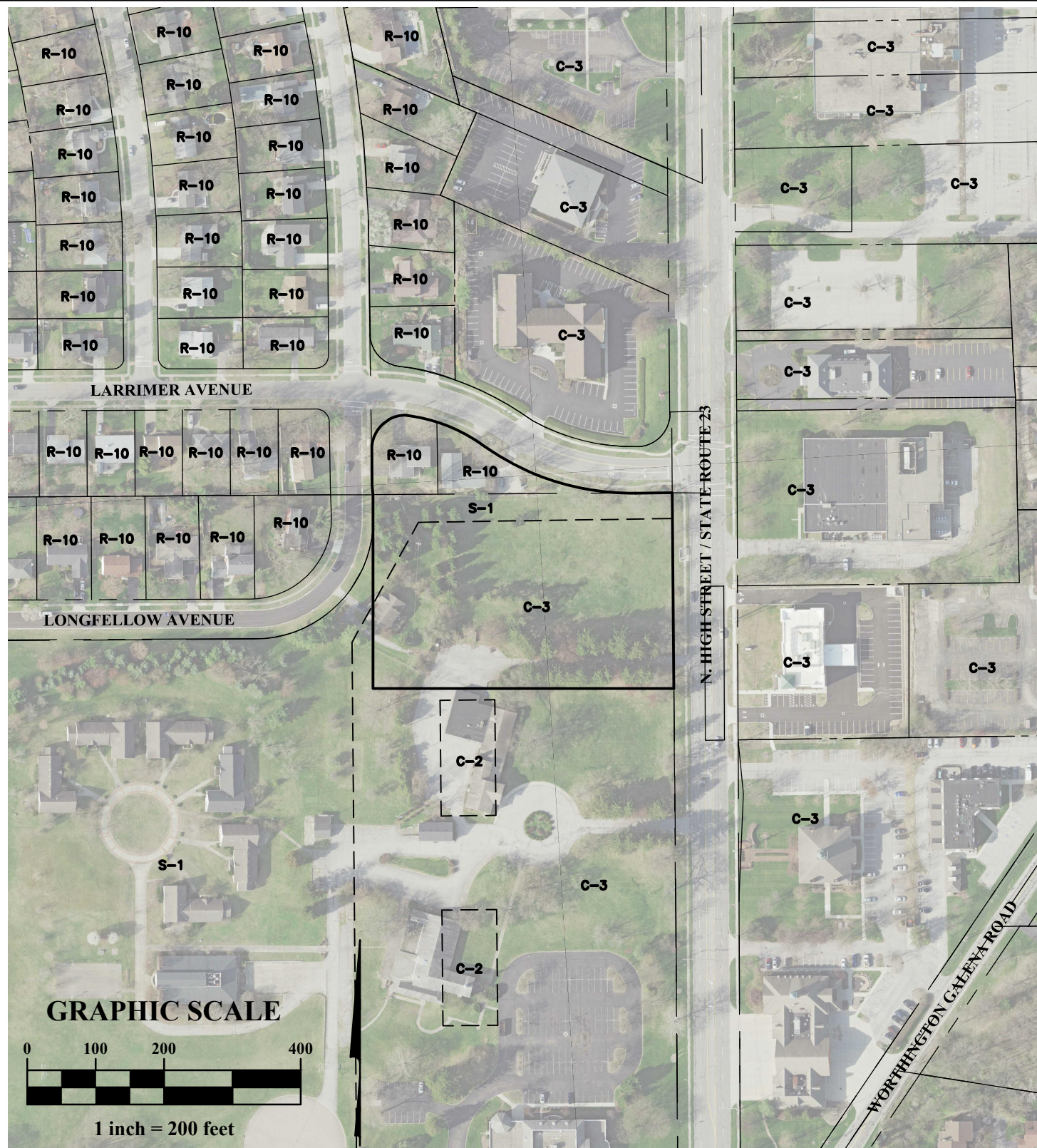
FOR

WORTHINGTON MOB  
PROXIMITY MAP

DATE: February 13, 2020

JOB NO. 20200066

SCALE: 1" = 200'



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REZ 01-2020

**3.355 ACRES**

Situated in the State of Ohio, County of Franklin, City of Worthington, in Lot 32, Quarter Townships 2 and 3, Township 2, Range 18, United States Military District, being comprised of part of Lot 4 of the subdivision entitled "Replat of Lot 2 of United Methodist Children's Home Amended Subdivision", of record in Plat Book 122, Page 75, and all of those tracts of land conveyed to LC Larrimer, LLC by deeds of record in Instrument Numbers 201906110069159, 201906110069387, 201906140071396 and 201606140071397 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the northeasterly corner of said Lot 4, at the intersection of the southerly right of way line of Larrimer Avenue with the westerly right of way line of North High Street (U.S.23);

Thence South  $03^{\circ} 03' 59''$  West, with said westerly right of way line, a distance of 286.12 feet to a point;

Thence North  $86^{\circ} 28' 23''$  West, crossing said Lot 4, a distance of 437.22 feet to a point;

Thence North  $03^{\circ} 03' 59''$  East, partly crossing said Lot 4 and partly with the easterly right of way line of Longfellow Avenue, a distance of 348.33 feet to a point of curvature to the right;

Thence with said easterly right of way line and with the arc of said curve, having a central angle of  $101^{\circ} 20' 27''$ , a radius of 50.00 feet, an arc length of 88.44 feet, a chord bearing of North  $53^{\circ} 44' 12''$  East and chord distance of 77.35 feet to a point of compound curvature, in the southerly right of way line of said Larrimer Avenue;

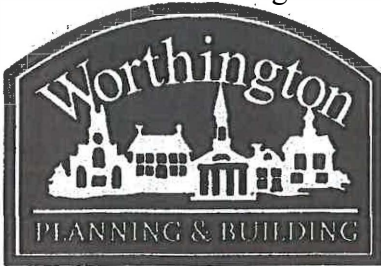
Thence with said southerly right of way line the following courses and distances:

With the arc of said curve, having a central angle of  $23^{\circ} 11' 35''$ , a radius of 307.62 feet, an arc length of 124.52 feet, a chord bearing of South  $64^{\circ} 01' 28''$  East and chord distance of 123.67 feet to a point of reverse curvature;

With the arc of said curve, having a central angle of  $34^{\circ} 25' 12''$ , a radius of 377.62 feet, an arc length of 226.85 feet, a chord bearing of South  $69^{\circ} 37' 00''$  East and chord distance of 223.46 feet to a point; and

South  $86^{\circ} 50' 08''$  East, a distance of 50.12 feet to the POINT OF BEGINNING, containing 3.355 acres of land, more or less.





# City of Worthington

## REZONING APPLICATION

Case #	REZ 01-2020
Date Received	02-14-2020
Fee	\$200.00pd
Meeting Date	03-12-2020
Filing Deadline	02-28-2020

Southwest Corner of Larrimer Ave and North High Street

- Property Location \_\_\_\_\_
- Present Zoning R-10; S-1; C-2 (see attached) Present Use Residential; Vacant Lot
- Proposed Zoning C-3 Proposed Use Office/Medical
- Applicant Todd Sloan; The Daimler Group, Inc.  
 Address 1533 Lake Shore Drive, Columbus, Ohio 43204  
 Home Phone \_\_\_\_\_ Work Phone 614-488-4424
- a Property Owner United Methodist Childrens Home West Ohio  
 Address 431 E. Broad Street, Columbus, Ohio 43215  
 Home Phone \_\_\_\_\_ Work Phone 614-885-5020
- b Property Owner LC Larrimer LLC  
 Address 230 West Street, Suite 200, Columbus, Ohio 43215  
 Home Phone \_\_\_\_\_ Work Phone \_\_\_\_\_
- Project Description Requested rezoning to allow for the development of a medical building

### 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.

Todd Sloan  
Applicant (Signature)

2/12/20  
Date

Cydney Khan, Chairperson  
United Methodist Childrens Home West Ohio

2/13/2020  
Date

LC Larrimer LLC

2/14/2020  
Date

7.F. - Rezoning - OhioHealth - Larrimer Avenue & High Street and Larrimer & Longfellow Avenue

Property Owners Proximate to Subject Property						
taxid	ownername1	ownername2	address1	zipcode	owneraddress1	owneraddress2
100-002226-00	WORTHINGTON FELLOWS LLC		6641 N HIGH ST	43085	6641 N HIGH ST	WORTHINGTON OH 43085
100-002427-00	LC LARRIMER LLC		57 LARRIMER AV	43085	230 WEST STREET STE 200	COLUMBUS OH 43215
100-003445-00	SCHAUBLIN MATT	SCHAUBLIN KATIE	70 LONGFELLOW AV	43085	70 LONGFELLOW AVE	WORTHINGTON OH 43085
100-003980-00	PUTKA STEVEN	PUTKA WENDY D	80 LONGFELLOW AV	43085	80 LONGFELLOW AVE	WORTHINGTON OH 43085
100-002591-00	FC BANK		6600 N HIGH ST	43085	4545 WEST DUBLIN GRANVILLE RD	DUBLIN OH 43017
100-002641-00	WORTHINGTON 17 LLC		0 N HIGH ST	43085	50 W BROAD ST STE 200	COLUMBUS OH 43215
100-002605-00	WORTHINGTON 17 LLC		0 N HIGH ST	43085	50 W BROAD ST STE 200	COLUMBUS OH 43215
100-005503-00	SEYMOUR SCOTT AARON	SEYMOUR JULIE	6650 HAYHURST ST	43085	6650 HAYHURST ST	WORTHINGTON OH 43085
100-005501-00	KENNY DANIEL S	PEPPERNEY KATHERINE K	6670 HAYHURST ST	43085	6670 HAYHURST ST	WORTHINGTON OH 43085
100-004072-00	OHIO BELL TELEPHONE CO		6650 N HIGH ST	43085		
100-002598-00	LIN FAMILY LP		6660 N HIGH ST	43085		
100-003714-00	MILLER CHRISTINE M	HUNKINS TODD A, HUNKINS BLAINE B JR, QUICK LINDA E	6649 N HIGH ST	43085	4161 ROWANNE RD	COLUMBUS OH 43214
100-002532-00	MILLER CHRISTINE M	HUNKINS TODD A, HUNKINS BLAINE B JR, QUICK LINDA E	0 N HIGH ST	43085	4161 ROWANNE RD	COLUMBUS OH 43214
100-005500-00	REID MATTHEW J III	REID BROOKE FULTON	6680 HAYHURST ST	43085	5773 GRANBY ST	WORTHINGTON OH 43085
100-002425-00	LC LARRIMER LLC		47 LARRIMER AV	43085	230 WEST ST STE 200	COLUMBUS OH 43215
100-003448-00	GALLUCCI NEAL DAVID TR	GALLUCCI STEPHANIE LEIGH TR	105 LARRIMER AV	43085	105 LARRIMER AVE	WORTHINGTON OH 43085
100-003446-00	DUNWOODIE NORMAN C TR		87 LARRIMER AV	43085	87 LARRIMER AVE	WORTHINGTON OH 43085
100-003981-00	LEE MAKANA W K	FANNY L F	100 LONGFELLOW AV	43085		
100-006588-00	CITY OF WORTHINGTON		6500 N HIGH ST	43085		
100-004460-00	MONTAGUE TIMOTHY M		61 COLBURN CT	43085	61 COLBURN CT	WORTHINGTON OH 43085-2636
100-004459-00	PORTER SHARYN A		60 COLBURN CT	43085	60 COLBURN CT	WORTHINGTON OH 43085
100-003335-00	KAYA KERRI E	KAYA HAKAN	6639 HAYHURST ST	43085	6639 HAYHURST ST	WORTHINGTON OH 43085
100-002599-00	LIN FAMILY LP		0 N HIGH ST	43085		
100-003333-00	MILD JAMES R JR	MILD RENEE S	6659 HAYHURST ST	43085	6659 HAYHURST ST	WORTHINGTON OH 43085
100-003334-00	WEST BRIAN V TR		6649 HAYHURST ST	43085	6649 HAYHURST ST	WORTHINGTON OH 43085
100-002459-00	WORTHINGTON 17 LLC		6674 N HIGH ST	43085	50 W BROAD ST STE 200	COLUMBUS OH 43215
100-003415-00	FERGUSON VICTORIA L	FERGUSON MICHAEL D	96 LARRIMER AV	43085	96 LARRIMER AVE	WORTHINGTON OH 43085
100-003336-00	JAKOVljevic ZIVOJIN	JAKOVljevic GEORGIA D	78 LARRIMER AV	43085		
100-003983-00	Gharbo Christa		120 LONGFELLOW AV	43085	120 LONGFELLOW AVENUE	WORTHINGTON OH 43085
100-003982-00	Troxell Elmer L JR	Takeko M	110 LONGFELLOW AV	43085	110 LONGFELLOW AVE	WORTHINGTON OH 43085
100-003417-00	ORDAZ DONALD E JR TR	ORDAZ SUE A TR	6640 E SCHREINER ST	43085	6640 E SCHREINER ST	WORTHINGTON OH 43085
100-006774-00	UNITED METHODIST CHILDREN	HOME WEST OHIO	N HIGH ST	43085	CONFERENCE UMC	
100-002450-00	6565 WORTHINGTON LLC		6565 WORTH GALENA RD	43085	642 EAGLE RIDGE CT	POWELL OH 43065
100-002694-00	WORTHINGTON 17 LLC		6674 N HIGH ST	43085	50 W BROAD ST STE 200	COLUMBUS OH 43215
100-005502-00	WOODS MARY E		6660 HAYHURST ST	43085		
100-005504-00	MITCHELL BETH C TR	RUSH JAMES K TR	58 LARRIMER AV	43085	58 LARRIMER AVE	WORTHINGTON OH 43085-2455
100-003447-00	WARD JAMES R	DOROTHY L	97 LARRIMER AV	43085		

## OhioHealth Worthington Medical Building

### Rezoning Summary

The purpose for this rezoning request is to allow for the development of +/- 3.4 acres into a +/- 60,000 square foot state-of-the-art medical facility to house medical services provided by OhioHealth. These medical services will include an emergency department, primary care, imaging and a host of specialty services to fulfill currently underserved medical needs within the Worthington community. The project will generate more than 100 new jobs within the community help to continue the redevelopment of this important corridor. Approximately 85% of the site is currently zoned C-3. The balance of the site is currently either S-1 or R-10 zoning. This rezoning is consistent with the Worthington Comprehensive plan with will allow this project to move forward to the next stage of the approval process. Detailed design submittals, public review and approval of specific plans will take place with the Preliminary, Final Development Plan and ARB process, which will begin shortly. OhioHealth, a long time medical service provider in the market also has over 1,000 associates living within Worthington.





Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43054  
Phone: 614.775.4500 Toll Free: 888.775.3648

emht.com

CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO

EXHIBIT

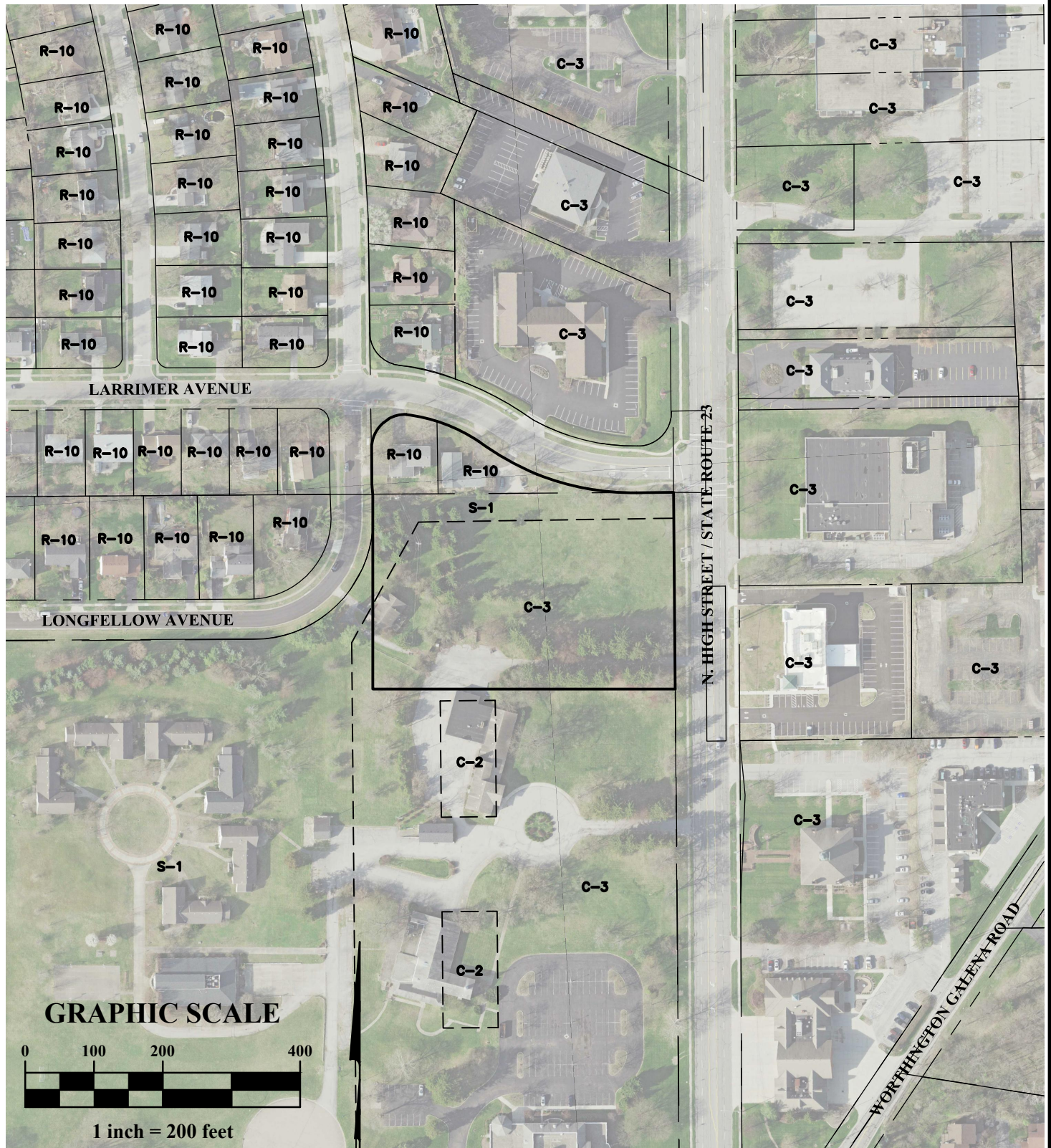
FOR

# WORTHINGTON MOB PROXIMITY MAP

DATE: February 13, 2020

JOB NO. 20200066

SCALE: 1" = 200'



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**3.355 ACRES**

Situated in the State of Ohio, County of Franklin, City of Worthington, in Lot 32, Quarter Townships 2 and 3, Township 2, Range 18, United States Military District, being comprised of part of Lot 4 of the subdivision entitled "Replat of Lot 2 of United Methodist Children's Home Amended Subdivision", of record in Plat Book 122, Page 75, and all of those tracts of land conveyed to LC Larrimer, LLC by deeds of record in Instrument Numbers 201906110069159, 201906110069387, 201906140071396 and 201606140071397 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the northeasterly corner of said Lot 4, at the intersection of the southerly right of way line of Larrimer Avenue with the westerly right of way line of North High Street (U.S.23);

Thence South  $03^{\circ} 03' 59''$  West, with said westerly right of way line, a distance of 286.12 feet to a point;

Thence North  $86^{\circ} 28' 23''$  West, crossing said Lot 4, a distance of 437.22 feet to a point;

Thence North  $03^{\circ} 03' 59''$  East, partly crossing said Lot 4 and partly with the easterly right of way line of Longfellow Avenue, a distance of 348.33 feet to a point of curvature to the right;

Thence with said easterly right of way line and with the arc of said curve, having a central angle of  $101^{\circ} 20' 27''$ , a radius of 50.00 feet, an arc length of 88.44 feet, a chord bearing of North  $53^{\circ} 44' 12''$  East and chord distance of 77.35 feet to a point of compound curvature, in the southerly right of way line of said Larrimer Avenue;

Thence with said southerly right of way line the following courses and distances:

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With the arc of said curve, having a central angle of  $34^{\circ} 25' 12''$ , a radius of 377.62 feet, an arc length of 226.85 feet, a chord bearing of South  $69^{\circ} 37' 00''$  East and chord distance of 223.46 feet to a point; and

South  $86^{\circ} 50' 08''$  East, a distance of 50.12 feet to the POINT OF BEGINNING, containing 3.355 acres of land, more or less.





**STAFF MEMORANDUM**  
**City Council Meeting – March 2, 2020**

Date: February 24, 2020

To: Matthew H. Greeson, City Manager

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

Subject: Ordinance Text Amendment - Transient Guest & Tourist Home Definition

---

**EXECUTIVE SUMMARY**

This Ordinance amends Section 1123.73 to the Codified Ordinances of the City of Worthington to add a definition of Transient Guest to the Tourist Home definition found in the Definition Section of the Planning & Zoning Code.

**RECOMMENDATION**

Motioned needed to refer the item to the Municipal Planning Commission for a recommendation

**BACKGROUND/DESCRIPTION**

As you know there has been an increased interest in short-term rentals (Airbnb, VRBO, HomeAway, etc.) throughout the Country and we have seen an increase here in Central Ohio. The City of Worthington does not permit short-term rentals within our jurisdiction. Many of our surrounding jurisdictions regulate short-term rentals in a variety of ways, however many do not permit them within their jurisdiction.

We have considered any short-term rental of residential property for less than 30-days as a Tourist Home. A Tourist Home means a building other than a hotel where lodging is provided and offered to the public for compensation for not more than fifteen individuals and open to transient guests. A Tourist Home is not listed as a Permitted Use or Conditional Use in the Planning & Zoning Code for residential districts therefore the use is not allowed.

We have had several recent issues with properties being used as short-term rentals where

there has been a high turnover of guests that has disrupted a typically quiet neighborhood. Staff felt that it was time to strengthen the language found in the Planning & Zoning Code as it pertains to transient guests being referenced in the definition of Tourist Homes.

The Ohio Revised Code (ORC) and the Ohio Building Code (OBC) also refer to transient as it pertains to 30 days or less.

**Current Language:**

**1123.73 TOURIST HOME**

"Tourist home" means a building other than a hotel where lodging is provided and offered to the public for compensation for not more than fifteen individuals and open to transient guests.

**Proposed Language:**

**1123.73 TOURIST HOME**

"Tourist home" means a building other than a hotel where lodging is provided and offered to the public for compensation for not more than fifteen individuals and open to transient guests. Transient guests means a person or persons renting, using, or occupying a dwelling or living accommodation for a period of 30 consecutive calendar days or less.

**Next Steps:**

After its introduction, City Council must refer the Ordinance to the Municipal Planning Commission (MPC) for investigation and report. The Municipal Planning Commission expects to review this item on Thursday, March 12, 2020 and forward its recommendation based on the Planning Goals of the City, as referenced in the Land Use Plans to City Council.

ORDINANCE NO. 10-2020

To Amend Section 1123.73 to the Codified Ordinances of the City of Worthington to Add a Definition of Transient Guest to Tourist Homes in the Definition Section of the Planning & Zoning Code.

WHEREAS, it is the wish of City Council to monitor and revise the Planning and Zoning Code of the City to ensure economic viability and preserve the character of the City; and,

WHEREAS, the Codified Ordinances requires City Council to refer any district boundaries or classification changes to properties to the Municipal Planning Commission for a recommendation; and,

WHEREAS, the Municipal Planning Commission will review this item on March 12, 2020 and forward its recommendation based on the Planning Goals of the City, as referenced in the Land Use Plans.

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

SECTION 1. That Section 1123.73 of the Codified Ordinances is amended to read as follows:

**1123.73 TOURIST HOME**

“Tourist home” means a building other than a hotel where lodging is provided and offered to the public for compensation for not more than fifteen individuals and open to transient guests. Transient guests means a person or persons renting, using, or occupying a dwelling or living accommodation for a period of 30 consecutive calendar days or less.

SECTION 2. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center and 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 2, 2020  
MPC March 12, 2020  
P.H.  
Effective

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



**STAFF MEMORANDUM**  
**City Council Meeting – March 2, 2020**

Date: February 24, 2020

To: Matthew H. Greeson, City Manager

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

Subject: Ordinance Text Amendment - PUD Tree Fee

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**EXECUTIVE SUMMARY**

This Ordinance amends Section 1174.05(c)(B) of the Codified Ordinances of the City of Worthington to amend the caliper inch fee associated with the Natural Features section of the Development Standards and Development Standards Text found in the Planned Unit Development.

**RECOMMENDATION**

Motion needed to refer the item to the Municipal Planning Commission for a recommendation

**BACKGROUND/DESCRIPTION**

City Staff has been directed to prepare legislation to Amend Section 1174.05(c)(B) of the Codified Ordinances of the City of Worthington to Amend the Caliper Inch Fee Associated with the Natural Features Section of the Development Standards and Development Standards Text Found in the Planned Unit Development from the \$450.00 per caliper inch to \$150.00 per caliper inch.

In 2016 during the 6-month review and adoption of the Wilson Bridge Corridor Zoning Districts at City Council we discussed the tree replacement fee in great detail. The draft version of the text originally referenced \$450 per caliper inch to match with the Planned Unit Development - PUD section of the Planning & Zoning Code. At that time Council asked that I do additional research to see what other jurisdictions in our region charged or if they charged a fee. At that time, we looked at Westerville, Dublin, Hilliard and Delaware. There

were few local jurisdictions that had a tree replacement fee. The fees ranged from \$100 to \$300 per caliper inch for anything over 6-inches. Council then adjusted the fee to \$150 per caliper inch to be more in compliance with the region.

In 2018 this was again discussed when City Council reviewed the Final Development Plan for the new apartments at Granby Place on E. Wilson Bridge Rd. At that time the applicant was requesting a variance from the entire tree replacement fee for the site. During that meeting I referred to our previous discussion in 2016 during the adoption of the text for the Wilson Bridge Road Corridor that there was a conflict with the fees.

In 2019 at the City Council Retreat we briefly discussed a tree preservation plan and fees, that topic did not make the Top 10 list for 2019.

On December 17, 2019 City Staff prepared a memo for City Council outlining possible issues related to the tree fee found in the Wilson Bridge Road Corridor Guidelines and within the PUD language found in the Planning & Zoning Code.

On Tuesday, February 18, 2020 City Council discussed the tree fee associated with the Natural Features section of the Development Standards and Development Standards Text found in the Planned Unit Development text as part of their review of a rezoning request to a Planned Use District.

**Next Steps:**

After its introduction, City Council must refer the Ordinance to the Municipal Planning Commission (MPC) for investigation and report. The Municipal Planning Commission expects to review this item on Thursday, March 12, 2020 and forward its recommendation based on the Planning Goals of the City, as referenced in the Land Use Plans to City Council.

ORDINANCE NO. 11-2020

To Amend Section 1174.05(c)(B) of the Codified Ordinances of the City of Worthington to Amend the Caliper Inch Fee Associated with the Natural Features Section of the Development Standards and Development Standards Text Found in the Planned Unit Development.

WHEREAS, it is the wish of City Council to monitor and revise the Planning and Zoning Code of the City to ensure economic viability and preserve the character of the City; and,

WHEREAS, the Codified Ordinances requires City Council to refer any district boundaries or classification changes to properties to the Municipal Planning Commission for a recommendation; and,

WHEREAS, the Municipal Planning Commission will review this item on March 12, 2020 and forward its recommendation based on the Planning Goals of the City, as referenced in the Land Use Plans.

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

SECTION 1. That Section 1174.05(c)(B) of the Codified Ordinances is amended to read as follows:

**1174.05(c)(B)**

The Municipal Planning Commission shall not recommend a PUD if it finds that the Natural Features on such property have been or will be removed, damaged, altered or destroyed in anticipation of development until agreement is reached between the applicant and the Municipal Planning Commission on permanent restoration of Natural Features. All healthy trees 6" caliper or larger shall be retained, or replaced with total tree trunk equal in diameter to the removed tree, and this shall be documented as part of an approved Natural Features preservation plan and/or landscape plan. In the event the Municipal Planning Commission determines that full replacement would result in the unreasonable crowding of trees upon the Lot, or that such replacement is not feasible given site conditions, a fee of one hundred fifty dollars (\$150.00) per caliper inch of trees lost and not replaced on such property shall be paid in cash to the City for deposit in the Special Parks Fund. Such deposits shall be used for reforestation on public property.



ORDINANCE NO. 11-2020

SECTION 2. That notice of passage of this Ordinance shall be posted in the Municipal Administration Building, the Worthington Library, the Griswold Center and 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 2, 2020  
MPC March 12, 2020

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



**STAFF MEMORANDUM**  
**City Council Meeting – March 2, 2020**

Date: February 26, 2020

To: Matthew H. Greeson, City Manager

From: Lori Trego, Personnel Director

Subject: **Ordinance No. 12-2020 – to establish compensation for the Unclassified Position of Assistant Director/Parks and Recreation Superintendent**

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**EXECUTIVE SUMMARY**

This Ordinance amends Ordinance 46-2019 to establish compensation for the Unclassified Position of Assistant Director/Parks and Recreation Superintendent.

**RECOMMENDATION**

Introduce for Public Hearing on March 16, 2020

**BACKGROUND/DESCRIPTION**

Staff has recommended the adoption of a job description for the unclassified position of Assistant Director/Parks and Recreation Superintendent. This Ordinance amends Ordinance 46-2019 to include this position at a salary not to exceed \$92,000. This salary is comparable to similar positions in the area market.

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

The unclassified position of Assistant Director/Parks and Recreation Superintendent will replace the classified position of Recreation Superintendent, Step D of pay range 26 with a salary of \$103,915.

**ATTACHMENTS**

Ordinance No. 12-2020

ORDINANCE NO. 12-2020

Amending Ordinance 46-2019 to Establish  
Compensation for the Unclassified Position of  
Assistant Director/Parks and Recreation  
Superintendent.

WHEREAS, the salaries for the unclassified positions of the Municipal Service must be fixed by City Council;

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

SECTION 1. The salary of the Assistant Director/Parks and Recreation Superintendent (Class Specification No. 253) is hereby established to be \$92,000.

SECTION 2. The provisions of this ordinance supersede Ordinance No. 46-2019, passed December 2, 2019, to the extent it pertains to the position specified in Section 1.

SECTION 3. 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



**STAFF MEMORANDUM**  
**City Council Meeting – March 2, 2020**

Date: February 26, 2020

To: Matthew H. Greeson, City Manager

From: Darren Hurley, Parks & Recreation Director

Subject: **Permission to Bid - Community Center Swimming Pool Diamond Brite Replacement**

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**EXECUTIVE SUMMARY**

Staff is seeking permission to bid the Community Center Swimming Pool Diamond Brite Replacement Project.

**RECOMMENDATION**

Motion to Authorize the City Manager Bid the Project

**BACKGROUND/DESCRIPTION**

The swimming pool walls and floors at the Community Center are covered with Diamond Brite surfacing. Over time since the opening of the facility in 2003, the Diamond Brite has worn resulting in pitting and staining in addition to abrasive surfaces which result in cuts on feet and rough areas on the pool walls and floors. In 2019 we replaced the Diamond Brite in the Lazy River area of the Leisure Pool. This project would complete the remainder of the Leisure Pool and depending on bids fund a portion or all of the Lap Pool. The work would be completed during our annual shutdown so operations would not be impacted.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES**

The 2020 Capital Improvements Program (CIP) included \$120,000 for this project.