

**Resolution to adjust the boundaries of Washington Township,
thereby making them identical to the boundaries of the city of
Dublin**

Case #BC-10-09

(ECONOMIC DEVELOPMENT & PLANNING)

WHEREAS, the council of the city of Dublin, Ohio, by Ordinance No. 18-09, passed April 6, 2009 by a majority of its members, has petitioned the Franklin County Board of Commissioners to change the boundaries of Washington Township, to make them identical with the boundaries of the city of Dublin, and for such other action as may be proper. The portion of the city of Dublin, Ohio, not now included within the limits of Washington Township include that portion of Perry Township, located in Franklin County, annexed by the city of Dublin on authority of Ordinance No. 01-09 passed on February 17, 2009;

WHEREAS, the city of Dublin filed the petition with the Franklin County Board of Commissioners on June 4, 2009 and has asked for the boundary change according to the provisions of Section 503.07 and related sections of the Ohio Revised Code and that the Board of County Commissioners can cause a proper adjustment of rights and liabilities to be made between the city of Dublin and Washington Township; and,

WHEREAS, pursuant to Section 503.04 of the Ohio Revised Code, at least 30 days notice of the time of the hearing was provided by advertisement at three places within the territory subject to the proposed township boundary changes; and,

WHEREAS, a certified copy of said Ordinance Number 18-09; with the proceedings of the council of the city of Dublin, Ohio was presented to and filed with the Franklin County Economic Development and Planning Department on June 4, 2009.

**Resolution to adjust the boundaries of Washington Township,
thereby making them identical to the boundaries of the city of
Dublin**

Case #BC-10-09

**BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
FRANKLIN COUNTY, OHIO:**

Section 1 That it is the opinion and judgment of the Board that the extension of the partial conformity of boundaries of the city of Dublin and Washington Township as petitioned for in the said petition by City Council, is expedient, and will be for the convenience and welfare of the inhabitants of Perry Township.

Section 2 That the petition of the city of Dublin is proper and therefore the petition be granted and the boundary lines of Washington Township shall be extended to conform with the bounds of the territory set forth in that petition.

Section 3 That there are no adjustments of funds, unpaid taxes, claims, indebtedness or other fiscal matters needed to be settled by the Board, as none were requested in the respective resolutions.

Prepared by: R. Lee Brown

Cc: Economic Development & Planning Department

SIGNATURE SHEET

Resolution No. 0574-09

July 14, 2009

**RESOLUTION TO ADJUST THE BOUNDARIES OF WASHINGTON TOWNSHIP,
THEREBY MAKING THEM IDENTICAL TO THE BOUNDARIES OF THE CITY OF
DUBLIN**

CASE #BC-10-09

**(Economic Development and
Planning)**

Upon the motion of Commissioner John O'Grady, seconded by Commissioner Marilyn Brown:

Voting:

Paula Brooks, President

Aye

Marilyn Brown

Aye

John O'Grady

Aye

**Board of County Commissioners
Franklin County, Ohio**

CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution adopted by the Board of County Commissioners, Franklin County, Ohio on the date noted above.



Debra A Willaman, Clerk
Board of County Commissioners
Franklin County, Ohio

**PETITION FOR ADJUSTMENT OF WASHINGTON TOWNSHIP
BOUNDARIES TO MAKE SAID BOUNDARIES IDENTICAL WITH THOSE OF
THE CITY OF DUBLIN, OHIO**

TO THE BOARD OF COUNTY COMMISSIONERS
OF FRANKLIN COUNTY, OHIO

The City of Dublin, Ohio, by Stephen J. Smith, its Law Director, respectfully petitions the Board of County Commissioners of Franklin County, Ohio, pursuant to Ohio Revised Code Section 503.07, for an order changing the boundaries of Perry Township to exclude territory that has recently been annexed by the City of Dublin, Ohio, and to place that territory within Washington Township, and for such other action as may be proper to make the boundaries of Washington Township identical with the limits of the City of Dublin, Ohio. The portions of the City of Dublin, Ohio, not now included within the limits of Washington Township include those portions of Perry Township annexed by the City of Dublin, Ohio, by Dublin City Ordinance No. 01-09, passed January 5, 2009.

A certified copy of this ordinance and a description of the area annexed to the City of Dublin, Ohio are attached as Exhibit "A":

Ordinance No.	Township	Exhibit No.
01-09	Perry	Incorporated into Exhibit "A"

This petition is filed under the authority of Dublin City Ordinance No. 18-09, passed April 6, 2009, a certified copy of which is attached as Exhibit "B". A certified copy of the April 6, 2009, Dublin City Council meeting minutes is attached as Exhibit "C".

Petitioner's Name

Address

City of Dublin, Ohio

5200 Emerald Parkway
Dublin, Ohio 43017

RECEIVED

JUN 04 2009

By:



Stephen J. Smith, City of Dublin Law Director
Schottenstein, Zox & Dunn Co., LPA
250 West Street
Columbus, Ohio 43215
Telephone: 614-462-2249
Email: ssmith@szd.com

Per DAK.....

RECORD OF ORDINANCES

EXHIBIT

A

Dayton Legal Blank, Inc.

Form No. 30043

Ordinance No. 01-09 Passed , 20

AN ORDINANCE ACCEPTING AN ANNEXATION OF 1.25 ACRES, MORE OR LESS, IN PERRY TOWNSHIP, FRANKLIN COUNTY, TO THE CITY OF DUBLIN (PETITIONER: BVH ASSOCIATES; PROPERTY ADDRESS: 6294 RIVERSIDE DRIVE)

WHEREAS, on October 7, 2008 the Franklin County Commissioners approved Resolution 0849-08 the Regular annexation petition for 1.25 acres, more or less, from Perry Township, Franklin County, to the City of Dublin, as filed on July 30, 2008 by Michael L. Close, Esq., Agent for Petitioners BVH Associates, 6924 Riverside Drive Dublin Ohio 43017; and

WHEREAS, the area proposed for annexation lies within Dublin's exclusive water and sewer service extension area, as provided under the agreements with the City of Columbus;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, State of Ohio, 7 of the elected members concurring:

Section 1. That the petition for the annexation of 1.25 acres, more or less, (see attached legal description, Exhibit "A") to the City of Dublin, Ohio is hereby accepted.

Section 2. That this Ordinance shall take effect and be in force from and after the earliest date allowed by law.

Passed this 17th day of February, 2009.

Maureen Chinnici Zuercher
Mayor - Presiding Officer

Attest:

Anne C. Clark
Clerk of Council

I, Anne C. Clark, Clerk of Council, hereby certify that the foregoing is a true copy of Ordinance/Resolution No. 01-09 duly adopted by the Council of the City of Dublin, Ohio, on the 17th day of February, 2009.

Anne C. Clark
Clerk of Council, Dublin, Ohio



Office of the City Manager
5200 Emerald Parkway • Dublin, OH 43017-1090
Phone: 614-410-4400 • Fax: 614-410-4490

Memo

TO: Members of Dublin City Council
FROM: Marsha I. Grigsby, Interim City Manager */msc/mg*
DATE: January 15, 2009
INITIATED BY: Steve Langworthy, Director of Land Use and Long Range Planning
Gary Gunderman, Planning Manager, Land Use and Long Range Planning
RE: Ordinance 01-09 – Accepting an Annexation of 1.25 Acres, More or Less,
from Perry Township, Franklin County, to the City of Dublin.
(Petitioners: BVH Associates) (Case No. 08-056ANEX)

Summary

This proposed Regular Annexation is for 1.25 acres located on the northeast corner of Riverside Drive and Tuller Road. This is the current location for a veterinarian office and includes no additional right-of-way from existing streets in the annexation. Per the Ohio Revised Code regarding annexations, the City of Dublin is required to provide a resolution stating what services the municipality will provide. Accordingly, Resolution 63-08 was passed by City Council on August 18, 2008. Copies of that Resolution and the informational memo are attached for reference.

This Resolution was forwarded to the Franklin County Commissioners for their hearing on the annexation. This hearing took place on October 7, 2008, and the Commissioners approved the annexation by Resolution 0849-08. A copy of this Resolution is attached.

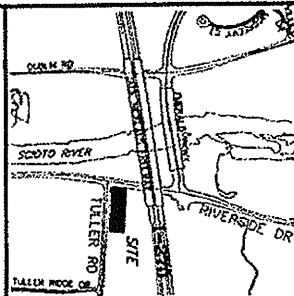
Per the Ohio Revised Code, the transcript of the County Commissioners' hearing is forwarded to the clerk of the municipal corporation to which annexation is proposed. The clerk is required to hold the transcript for a period of 60 days. Following the expiration of 60 days, at the next regular Council meeting, an ordinance accepting the annexation is introduced. The Council shall then accept or reject the petition for annexation within a period of 120 days after the first reading of the ordinance. If approved at the second reading/public hearing, Ordinance 01-09 will be effective 30 days after passage and the property will be incorporated into the City of Dublin.

Prior to consideration of Resolution 63-08, the Petitioners and the City approved a Pre-Annexation Agreement regarding reparation for the cost associated with removing this property from Perry Township. The agreement also included understandings on water and sewer services, new right-of way dedication, landscaping, signs, and lot combination. Landscaping and signs require completion or application filing within 30 days of completion of the construction, which is now underway. Plans for the landscaping improvements are currently under review by Land Use and Long Range Planning. Completion of construction for the remodel and expansion is expected by early March.

Consideration of the actual removal from Perry Township will be scheduled for future City Council action.

Recommendation

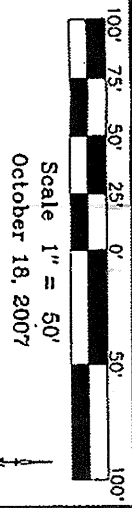
Approval of Ordinance 01-09 at the second reading/public hearing on February 1, 2009.



Vicinity Map

Approximately 1.25 Acres located in
Perry Township, Franklin County, Ohio,
to be annexed to the City of Dublin, Ohio.

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By RB Date 11/15/08



SCIOTO RIVER

Riverside Drive
(State Route #257)
± 141'

Tulser Road

City of Dublin Corporation,
Ord. No. 79-03, Intl. No. 200309220301334

City of Dublin
0.165 Ac. Extension
Ord. No. 19926 D-03

BVH Associates, LLC
(Instrument No. 9957, 00801, 4669)

Tree: 1
1,000 Ac.
Parcel #212-001216

Tree: 1
0830 Ac.
Parcel #212-000494

City of Dublin Corporation,
Ord. No. 14-85 (Misc. rec. 138, Pg. 617)

Area to be Annexed
Existing City of Dublin
Corporation Lines

Legend

RECEIVED
JAN 14 2008
Franklin County Engineer
Dean C. Ringle, P.E., P.S.

Tulser Henderson, LLC
Parcel #213-008244

Tulser Henderson, LLC
Parcel #213-008060

myerssurveying
COMPANY
2740 East Main Street (614) 255-8877
Bexley, Ohio 43209-2577 info@myerssurveying.com
m42-10/08/2007 310032007461 X - 591

I-270

I-270 ROW

Thomas Family, LP

Cell tower support buildings

Existing cell tower

Existing Building Unchanged

New Addition

Expanded 2nd Story

Riverside Drive

Tuller Road

~50 feet

Legend

New Parking

Existing Parking

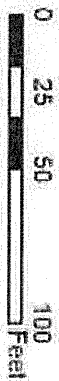
Existing Sign

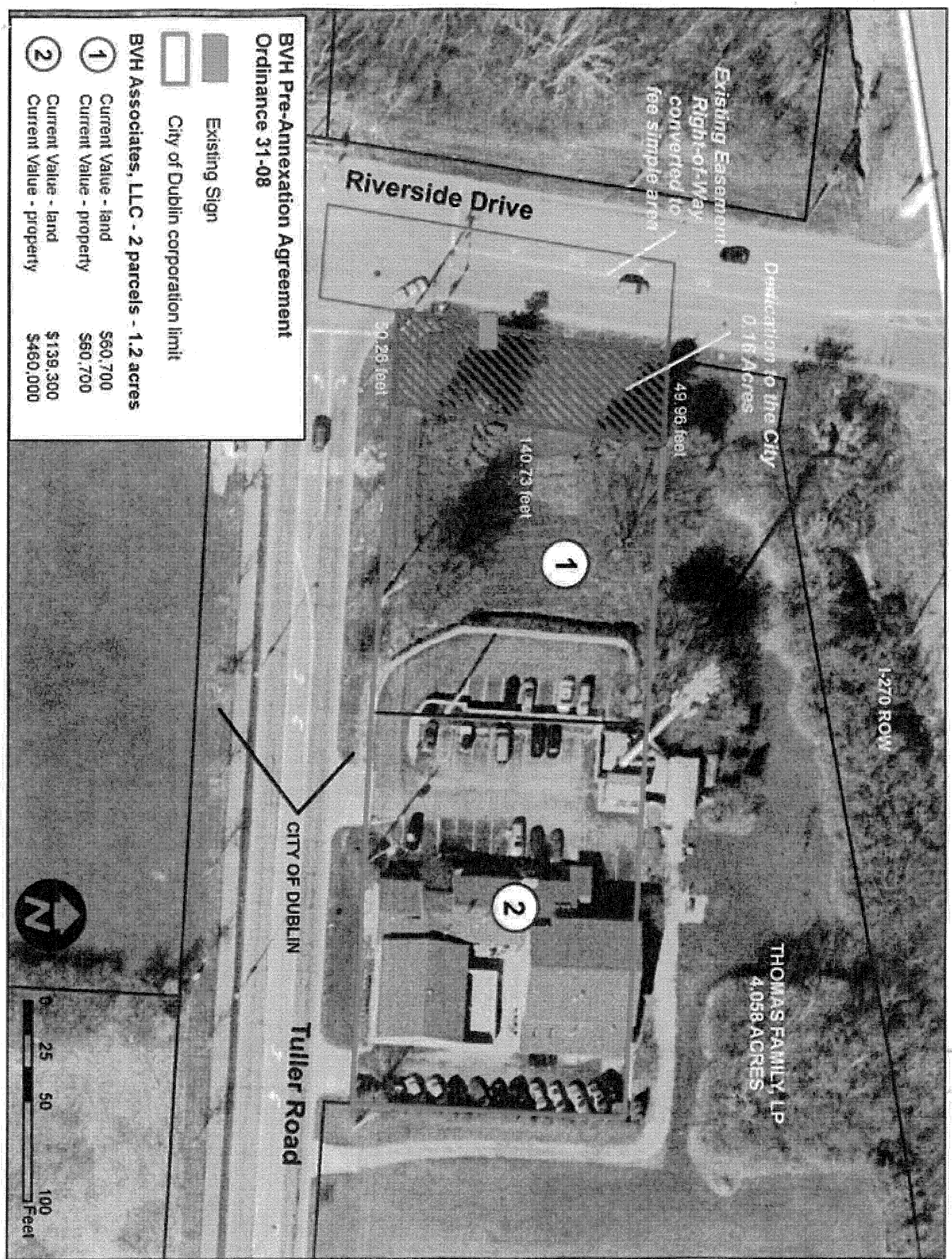
Proposed Right-of-Way

Existing cell tower

City of Dublin corporation limit

Tuller Henderson, LLC





**BVH Pre-Annexation Agreement
Ordinance 31-08**

- Existing Sign
- City of Dublin corporation limit

BVH Associates, LLC - 2 parcels - 1.2 acres		
1	Current Value - land	\$60,700
1	Current Value - property	\$60,700
2	Current Value - land	\$139,300
2	Current Value - property	\$460,000

1:270 ROW

THOMAS FAMILY, LP
4.058 ACRES

Riverside Drive

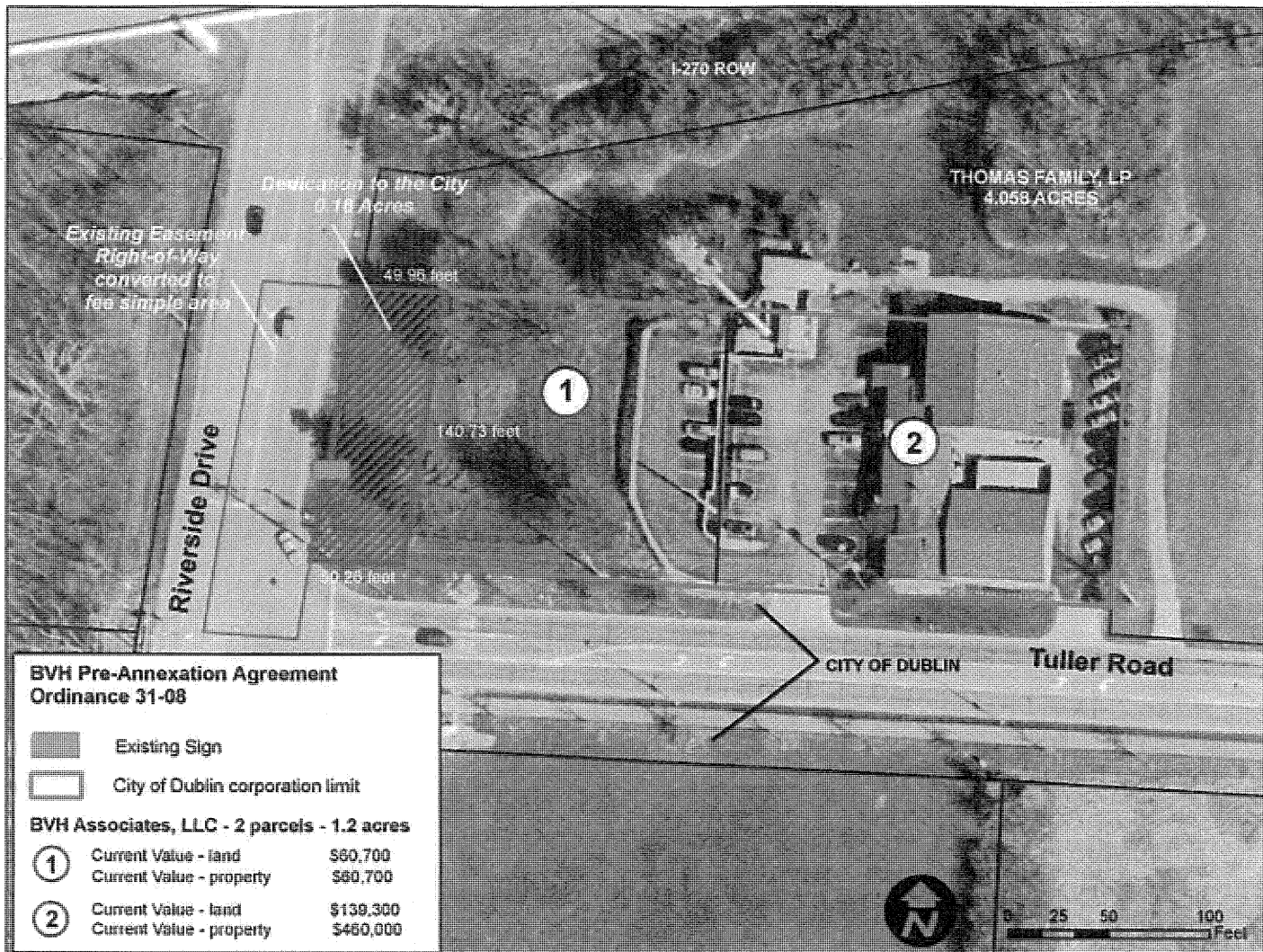
CITY OF DUBLIN

Tuller Road

1

2







CITY OF DUBLIN.

Dublin City Council
5200 Emerald Parkway
Dublin, Ohio 43017-1090

Phone/TDD: 614-410-4400
Fax: 614-761-6590
Web Site: www.dublin.oh.us

Mayor
Marilee Chinnici-Zuerscher

Vice Mayor
Cathy A. Boring

Richard S. Gerber
Michael H. Keenan
Timothy A. Lecklider
John G. Reiner
Amy J. Salay

Clerk of Council
Anne C. Clarke

October 22, 2008

R. Lee Brown, Planning Administrator
Franklin County Planning Department
150 South Front Street, FSL Suite 10
Columbus, OH 43215

*RE: 1.25+/- Acres Regular annexation petition from Perry Township to
the City of Dublin (Petitioner: Michael Close, Esq.
Applicant: BVH Associates, 6924 Riverside Drive)*

Dear Mr. Brown:

On October 22, 2008 we received the transcript of the County
Commissioners' hearing of October 7, 2008 regarding the above-
referenced annexation.

Per state statute, following the expiration of 60 days after receipt of the
transcript, this annexation will be scheduled for first reading at the next
regularly scheduled meeting of Dublin City Council on Monday, January 5,
2009.

Please contact me if you need additional information.

Sincerely,

Anne C. Clarke
Clerk of Council

c: Michael Close, Esq., Agent for Petitioners
Gary Gunderman, Asst. Planning Director, City of Dublin
Barb Cox, Asst. Director of Engineering, City of Dublin
Jennifer Readler, Asst. Law Director, City of Dublin



Commissioners
Marilyn Brown, President
Mary Jo Kilroy
Paula Brooks

Economic Development & Planning Department
James Schimmer, Director

★MEMORANDUM

Date: 10/20/2008

To: Anne Clarke, Clerk of Council
City of Dublin

From: R. Lee Brown, Planning Administrator
Franklin County Planning Department

Subject: Transmittal of annexation transcript, Case #REG-26-08

Pursuant to Ohio Revised Code §709.033(C)(1), enclosed is a certified copy of the transcript of the proceedings on the petition.

O.R.C. §709.03.3 (C)(1) states:

If the board granted the petition for annexation, the clerk shall deliver a certified copy of the entire record of the annexation proceedings, including all [...] papers on file, [...] to the auditor or clerk of the municipal corporation to which annexation is proposed.

Two copies of this letter are enclosed. **Please acknowledge receipt of the transcript on one of these letters** and return the copy with the acknowledgement to:

Annexation Clerk
Franklin County
Economic Development & Planning Department
150 South Front Street, FSL Suite 10
Columbus, Ohio 43215-7104

Thank you.

I, Anne A. Clarke, Clerk of Council, do hereby certify the receipt of transcript of proceedings on the 22nd day of October, 2008.

Anne A. Clarke
Clerk of Council, Dublin, Ohio



Commissioners
Marilyn Brown, President
Mary Jo Kilroy
Paula Brooks

Economic Development & Planning Department
James Schimmer, Director

★MEMORANDUM

Date: 10/20/2008

To: Anne Clarke, Clerk of Council
City of Dublin

From: R. Lee Brown, Planning Administrator
Franklin County Planning Department

Subject: Transmittal of annexation transcript, Case #REG-26-08

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Annexation Clerk
Franklin County
Economic Development & Planning Department
150 South Front Street, FSL Suite 10
Columbus, Ohio 43215-7104

Thank you.

Hearing on a Petition to Annex 1.25 +/- acres from Perry Township to the city of Dublin by Michael Close, Esq.

CASE #ANX-REG-26-08 **(ECONOMIC DEVELOPMENT & PLANNING)**

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition that Michael Close, Esq. filed on July 30, 2008 and solicited to and/or been heard by all persons desiring to be reviewed for or against the granting of the Regular Annexation petition, and having considered all the facts with reference thereto, being fully advised, and

WHEREAS, the Commissioners make the following findings based upon the exhibits and testimony presented at the review of this matter:

1. The petition meets all the requirements set forth in, and was filed in the manner provided in, ORC 709.02.
2. The persons who signed the petition are owners of the real estate located in the territory proposed for annexation.
3. The number of valid signatures constituted a majority of the owners of real estate in the territory as of the date the petition was filed.
4. The municipality has complied with ORC 709.03(D), the requirement to adopt by ordinance or resolution a statement indicating what services it will provide and an approximate date it will provide services to the territory proposed to be annexed, upon annexation.
5. The territory is not unreasonably large.
6. On balance, the general good of the territory proposed to be annexed will be served, and the benefits to the territory proposed to be annexed and the surrounding area will outweigh the detriments to the territory proposed to be annexed and the surrounding area, if the petition is granted.
7. No street or highway will be divided or segmented by the boundary line between a township and the municipality as to create a road maintenance problem, or, if a street or highway will be so divided or segmented, the municipality has agreed, as a condition of the annexation, that it will assume the maintenance of that street or highway.

CERTIFIED TRUE COPY
By: *K. Lee Brown* Date: 10/20/08
Franklin County Economic Development
& Planning Department

Resolution No. 0849-08

October 07, 2008

Hearing on a Petition to Annex 1.25 +/- acres from Perry Township to the city of Dublin by Michael Close, Esq.

(ECONOMIC DEVELOPMENT & PLANNING)

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, OHIO:

That, in accordance with the findings made in the preamble, which are incorporated herein, the prayer of the Petition be approved, and the territory sought to be annexed by the petition filed herein shall be annexed to the city of Dublin, Ohio, in accordance with the law; that the orders and proceedings of this board relating to the Petition, and map and description attached thereto, and all papers on file relating to this matter be delivered forthwith to the Clerk of Council, city of Dublin, Ohio.

Prepared by: R. Lee Brown

C: Economic Development & Planning Department

SIGNATURE PAGE FOLLOWS

SIGNATURE SHEET

Resolution No. 0849-08

October 07, 2008

**HEARING ON A PETITION TO ANNEX 1.25 +/- ACRES FROM PERRY
TOWNSHIP TO THE CITY OF DUBLIN BY MICHAEL CLOSE, ESQ.
ANNEXATION CASE #ANX-REG-26-08**

**(Economic Development and
Planning)**

Upon the motion of Commissioner Paula Brooks, seconded by Commissioner Mary Jo Kilroy:

Voting:

**Marilyn Brown, President
Mary Jo Kilroy
Paula Brooks**

**Aye
Aye
Aye**

**Board of County Commissioners
Franklin County, Ohio**

CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution adopted by the Board of County Commissioners, Franklin County, Ohio on the date noted above.



**Debra A Willaman, Clerk
Board of County Commissioners
Franklin County, Ohio**



Commissioners

Marilyn Brown, President
Mary Jo Kilroy
Paula Brooks

Economic Development & Planning Department
James Schimmer, Director

RESOLUTION SUMMARY

REVIEW OF PETITION TO ANNEX
1.25+/- ACRES FROM
PERRY TOWNSHIP
TO THE CITY OF DUBLIN
BY MICHAEL CLOSE, ESQ.

Description:

Attached is a resolution to consider the annexation of 1.25-acres, more or less, from Perry Township to the city of Dublin. The petition case number is ANX-REG-26-08.

Agent:

Michael Close, Esq.

Applicant:

BVH Associates LLC.

Site:

6924 Riverside Drive

Analysis:

The applicant has met all statutory requirements outlined in Section 709.03 of the Ohio Revised Code. The applicant has provided proof of notification, and timeline and has provided a service resolution from the city of Dublin stating the services that will be provided once the annexation has been approved. The city of Dublin has agreed to provide the territory proposed for annexation the services specified in the relevant service ordinance #63-08, passed on August 18, 2008.

Recommendation:

Pending any questions, staff would request your approval of this annexation.

R. Lee Brown, Planning Administrator
Franklin County Economic Development & Planning Department



Commissioners
Marilyn Brown, President
Mary Jo Kilroy
Paula Brooks

Economic Development & Planning Department
James Schimmer, Director

**MEMO
JOURNALIZATION**

TO: Debbie Willaman, County Clerk
Franklin County Commissioners Office

FROM: R. Lee Brown, Planning Administrator
Franklin County Economic Development & Planning Department

CC: James Schimmer, Director
Franklin County Economic Development & Planning Department

RE: Description of a Regular annexation case to be journalized on the
August 5, 2008 General Session Agenda for a hearing on
October 7, 2008.

Case #ANX-REG-28-08- An annexation ANX-REG-28-08 was filed in our office on July 30, 2008. The petition is requesting to annex 1.25 +/- acres from Perry Township to the City of Dublin. The applicant is BVH Associates LLC. The agent is Michael Close, Esq. **Site: 6924 Riverside Drive.**



Commissioners
 Marilyn Brown, President
 Mary Jo Kilroy
 Paula Brooks

Economic Development & Planning Department
 James Schimmer, Director

Application for Annexation Petition

Regular
 By majority of property owners

Reg-26-08
 RECEIVED

JUL 30 2008



Per *BW*.....

Property Information	
Site Address	6924 Riverside Drive, Dublin OH
Parcel ID(s)	212-000494 and 212-001246
Total Acreage	1.25
From Township	PERRY
To Municipality	Dublin

Property Owner Information	
Name	BVH Associates
Address	6924 Riverside Dr. Dublin, OH 43017
Phone #	Call Agent
Fax #	
Email	EMAIL Agent

Attorney/Agent Information	
Name	Michael Close, Esq.
Address	300 Spruce Street, First Floor Columbus, OH 43215
Phone #	614-221-5216
Fax #	
Email	MClose@wiles law.com

Signatures	
At least 51% of property owners must sign this petition. Attach additional sheet if necessary	
Property Owner	Date
Property Owner	Date
Property Owner	Date

See attached.

Staff Use Only	
Case #	ANX-REG-26-08
Hearing date (60-90 days):	10/7/08
Date filed:	7/30/08
Fee paid	\$250.00
Receipt #	7755

Applicant Deadlines	
Notify twp/municipality:	5 days after filing 8/4/08
Notify adjacent owners:	10 days after filing 8/9/08
File twp/muni notifications with County	10 days after filing 8/9/08
File adj. owners notifications with County	20 days after filing 8/19/08
File municipal service ord. with County	20 days after filing 9/17/08
Publish notice in newspaper	7 days before hearing 9/30/08

Document Submission	
The following documents must accompany this application on letter-sized 8 1/2" x 11" paper:	
<input checked="" type="checkbox"/>	Legal description of property
<input checked="" type="checkbox"/>	Map/plot of property
<input checked="" type="checkbox"/>	List of adjacent properties with name, address, parcel ID
<input checked="" type="checkbox"/>	Additional signature page if necessary



CITY OF DUBLIN.

Office of the City Manager

5200 Emerald Parkway • Dublin, OH 43017-1090

Phone: 614-410-4400 • Fax: 614-410-4490

Memo

TO: Members of City Council

FROM: Jane S. Brautigam, City Manager *CAW for JSB*

DATE: August 14, 2008

INITIATED Paul A. Hammersmith, P.E., Director of Engineering/City Engineer

BY: Steve Langworthy, Director Land Use and Long Range Planning

Gary P. Gunderman, Planning Manager

Barbara A. Cox, P.E., Engineering Manager – Development

Stephen J. Smith, Director of Law

Re: Resolution 63-08 - Adopting a Statement of Services for a Proposed Annexation of 1.25 Acres, More or Less, from Perry Township, Franklin County, to the City of Dublin, Ohio.

Summary

On July 30, 2008, attorney/agent Michael L. Close filed an annexation petition, on behalf of BVH Associates LLC with the Franklin County Commissioners. The petition is for 1.25± acres of land, located at the northeast corner of Riverside Drive and Tuller Road in Perry Township, which is to be annexed into the City of Dublin. The petition was filed pursuant to R.C. 709.02, which is also known as the "Regular" annexation process.

Under this process the City must adopt and provide a resolution relating to municipal services by 20 days prior to the Franklin County Commissioners' hearing. Resolution 63-08 has been prepared for this purpose and for your consideration.

The Franklin County Commissioners may grant the proposed annexation after a hearing scheduled for October 7, 2008. If neither the municipality nor the Township object, the Commissioners must grant the proposed annexation, provided all required procedures have been met.

This proposed annexation is for 1.25± acres and does not include any additional portion of the rights-of-way of Riverside Drive or Tuller Road. In this area, both rights-of-way are already within the City of Dublin, although some of the right-of-way is an easement that will be dedicated to the City of Dublin according to the terms of a pre-annexation agreement.

Pre Annexation Agreements

The application was filed as a regular annexation which permits the City to determine the Township designation of the property upon annexation. In previous annexations, the City has placed properties in Washington Township in order to secure Washington Township Fire and EMS services. This action requires the City to pay reparations to Perry Township on a declining

scale over a 12-year period. The Pre-Annexation Agreement commits the petitioner to compensate Dublin for all reparation payments. The Pre-Annexation Agreement also commits the petitioner to bring the Property into compliance with the Dublin Landscaping Code to the extent possible, bring all current and future signs into compliance with the Dublin Sign Code, dedicate additional right-of-way for Riverside Drive, and to combine the two lots involved in this petition.

Background

ZONING and COMMUNITY PLAN

The current Perry Township zoning classification for this property is Community Commercial, which allows a wide range of retail and service uses, including a Veterinary Clinic and office.

Upon annexation, the property will be automatically zoned R, Rural, under the Zoning Code of the City of Dublin. This would allow farm operations and single-family dwellings on a minimum one-acre lot on this property, and offices of veterinarians when located on parcels of five acres and as approved by a conditional use. The existing veterinarian office will be non-conforming until the zoning is amended or the site is redeveloped.

The 2007 Community Plan anticipated annexing this area. The adopted Future Land Use Map calls for Standard Office use for the entire tract. The existing adjacent properties include: Vacant R-1 zoning to the west, north and east; and vacant Community Commercial zoning across Tuller Road to the south.

SERVICE ASSESSMENT

Police Protection

The City of Dublin has five police districts and deploys a minimum of five cruisers. The subject annexation is located approximately 2.1 driving miles from the Justice Center, the Division of Police headquarters. The City of Dublin provides police and communications services on a twenty-four hour basis and has mutual aid agreements with other jurisdictions. The annexation area will be fully served with these services at the same or similar level now being provided to other areas of the City.

Fire Protection and Emergency Medical Service (EMS)

The Washington Township Fire Department provides fire protection to this area of Dublin. All previous annexations in this area have been removed from Perry Township and placed into Washington Township. The closest station is approximately 4,476 feet away (Wash. Twp. Station #92) at Hard Road. If approved, the annexation area will be fully served with fire and EMS at the same or similar level now being provided to other areas of the City.

Solid Waste Collection

The City of Dublin provides residential solid waste collection at no additional fee. The annexation area will be served with solid waste services at the same or similar level now being provided to other areas of the City.

Water Distribution

The property is located within the exclusive annexation area of the Water Service Agreement with the City of Columbus. A 12-inch waterline is located on the south side of Tuller Road and will serve this property.

Sanitary Sewer Collection

The property is located within the exclusive annexation area within the Sanitary Service Agreement with the City of Columbus. This property is located within the tributary area of the West Scioto Interceptor trunk sewer which runs along Riverside Drive. A 12-inch sanitary sewer is located in the center of Tuller Road which will serve this property.

Stormwater Management and Floodplain

The property has significant topography and generally drains from east to west toward the Scioto River. This property is located in the East Unconsolidated Watershed as defined by the Stormwater Master Plan. This property is located outside any FEMA designated floodplains.

Roads and Streets

The primary roads serving this property are Riverside Drive and Tuller Road. Per the Thoroughfare Plan, Riverside Drive is classified as a major arterial with 112 feet of right-of-way and Tuller Road is a collector with 80 feet of right-of-way. Any new roads or streets, within a proposed development, which would be dedicated to the City, would be maintained to the same degree and extent that these public facilities are maintained in areas with similar land use and population.

Recommendation

This property was identified within the proposed annexation areas of the Community Plan and is located within the exclusive Dublin service area as defined in the water and sewer agreements with the City of Columbus. Approval of Resolution 63-08 regarding the Statement of Services is recommended. Upon City Council's approval, the approved Resolution will be forwarded to the Franklin County Commissioners for their required hearing.

Dayton Legal Blank, Inc., Form No. 30045

Passed _____, 20____

Section 2. The City has Water and Sanitary Sewer Service Agreements with the City of Columbus, and the subject property is within the exclusive service area of both agreements. Conditioned upon the ability of the City of Columbus to provide water supply and to provide sufficient sanitary sewerage disposal capacity,

RECORD OF RESOLUTIONS

Dayton Legal Blank, Inc., Form No. 30045

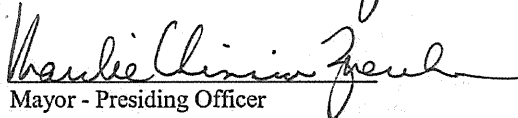
Resolution No. 63-08

Page 2
Passed , 20

sufficient public water distribution and sanitary sewer collection systems exist in this area to serve this property at the current time.

Section 3. This resolution shall be effective immediately upon passage, as provided under Section 4.04(a) of the Revised Charter.

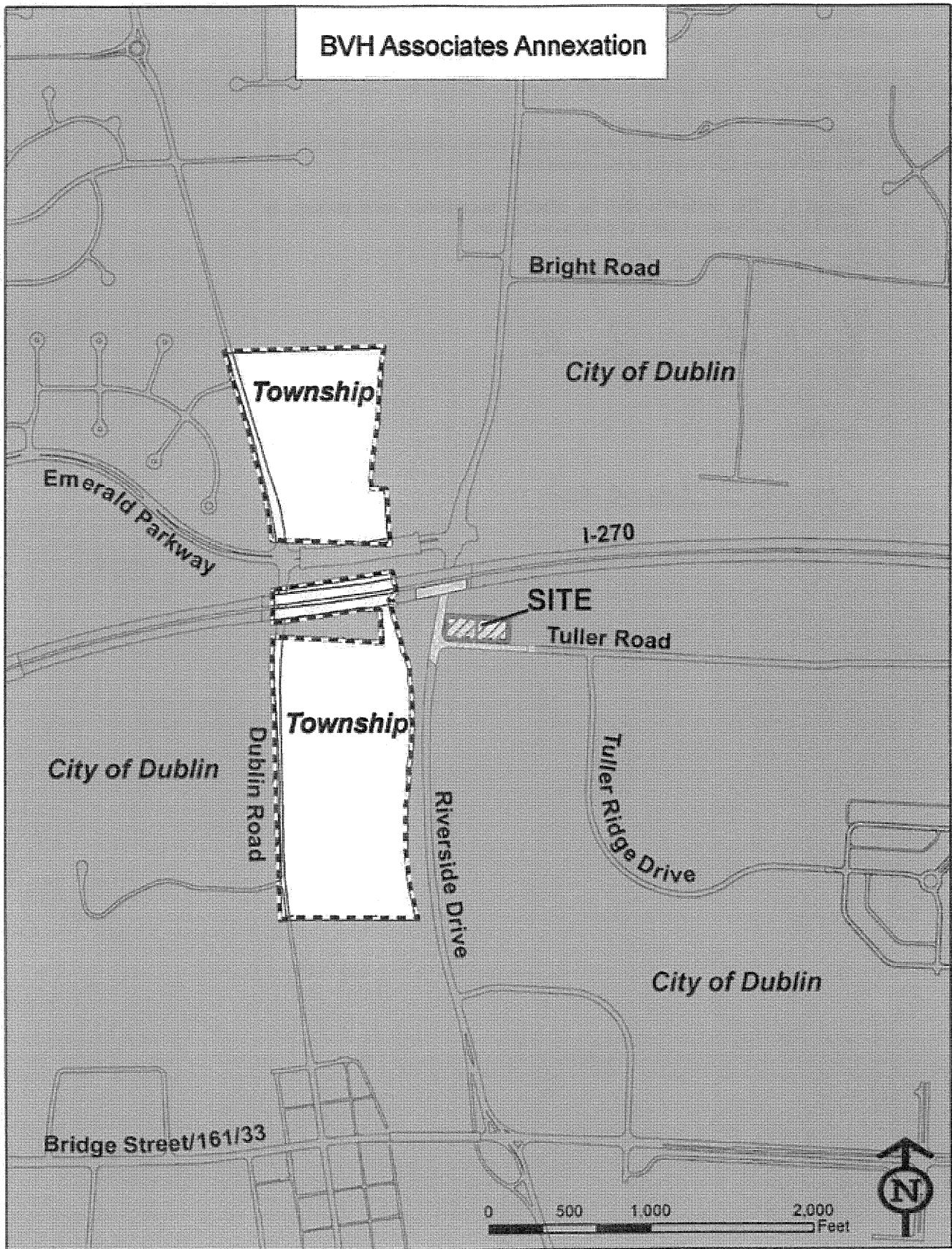
Passed this 18th day of August, 2008.


Mayor - Presiding Officer

ATTEST


Clerk of Council

BVH Associates Annexation



**WILES, BOYLE,
BURKHOLDER &
BRINGARDNER**
Co., LPA
ATTORNEYS AT LAW

300 Spruce Street, Floor One
Columbus, Ohio 43215-1173
Telephone: 614/221-5216
Facsimile: 614/221-5892
www.wileslaw.com

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JAMES M. WILES
MARK J. SHERIFF
THOMAS E. BOYLE
MICHAEL L. CLOSE*
RICHARD D. BRINGARDNER
DANIEL E. BRINGARDNER
STEVEN P. ELLIOTT
BRUCE H. BURKHOLDER

DALE D. COOK
MARY TEN EYCK TAYLOR
JAY B. EGGSPUEHLER**
EUGENE L. HOLLINS
WILLIAM B. BENSON
SAMUEL M. PINO***
C. WILLIAM KLAUSMAN
THOMAS L. HART
JAMES M. HUGHES

BRIAN M. ZETS
MARK C. MELKO
KERRY T. BOYLE
J. COREY COLOMBO
CHRISTOPHER G. PHILLIPS
LAUREN S. BRELL
NEIL C. SANDER
JENNIFER S. CASTO
ALICIA E. ZAMBELLI

ARTHUR W. WILES
(1906-1989)
THOMAS A. DOUGHER
(1908-1991)

*ADMITTED IN OHIO
AND FLORIDA
**ADMITTED IN OHIO,
NEW YORK AND THE
DISTRICT OF COLUMBIA
JAY B. EGGSPUEHLER, ESQ., LLC
***ADMITTED IN OHIO AND
PENNSYLVANIA

jccolombo@wileslaw.com

July 30, 2008

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Clerk of Council
Attn: Anne Clarke
City of Dublin
5200 Emerald Parkway
Dublin, Ohio 43017

Re: Notice of Annexation Petition Pursuant to R.C. §709.033

Dear Clerk of Council:

This office serves as agent for annexation petitioner BVH Associates. As agent, we are required by R.C. §709.033 to provide you notice that an annexation petition was filed on July 30, 2008 with the Franklin County Development Department. Attached to this correspondence is a true and accurate copy of the annexation petition.

The Franklin County Commissioners will vote upon whether to approve the annexation on October 7, 2008 at their 9 a.m. meeting. The meeting will be held in the County Commissioners' hearing room, 373 South High Street, 26th Floor, Columbus, Ohio, 43215. Please do not hesitate to contact me at (614) 221-5216 if you have any questions. Thank you.

Sincerely,



J. Corey Colombo

RECEIVED
AUG 1 2008
CITY OF DUBLIN
TAX DIVISION

Encl.

cc: Michael L. Close, Esq.
Jennifer D. Readler, Esq.

#202928

**PETITION FOR MAJORITY-OWNER ANNEXATION
(PURSUANT TO R.C. SECTION 709.02, ET. SEQ.)
TO THE CITY OF DUBLIN
OF 1.25 ACRES, MORE OR LESS
IN THE TOWNSHIP OF PERRY**

**TO THE BOARD OF COUNTY COMMISSIONERS
OF FRANKLIN COUNTY, OHIO**

The undersigned, petitioners in the premises, and being ALL OWNERS OF REAL ESTATE in the territory described, consisting of 1.25 acres, more or less in the Township of Perry, and contiguous to the City of Dublin, do hereby pray that said territory be annexed to the City of Dublin, according to the statutes of the State of Ohio and that no island of unincorporated area will be created by this annexation.

A full and accurate description and a plat of said territory so prayed to be annexed are attached hereto and made part hereof.

In support of said Petition, your petitioner states that there is within the territory so prayed to be annexed ONE (1) OWNER OF REAL ESTATE.

Michael L. Close, Esq., Wiles Boyle Burkholder & Bringardner Co., LPA, whose address is 300 Spruce Street, 1st Floor, Columbus, Ohio 43215, is hereby appointed agent for the undersigned Petitioners, as required by Section 709.02 of the Revised Code of Ohio. Said agent is hereby authorized to make any amendment and/or deletion which in his absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the Franklin County Engineer in his examination of an amended plat and description to the Board of Commissioners on, before, or after the date set for hearing on this Petition.

SIGNATURE


NAME AND ADDRESS
BVH Associates LLC
6924 Riverside Drive
Dublin, Ohio 43017

DATE
7/18/08

Annexation Petition for 1.25+/- Acres
List of Land Owners as Required by R.C. 709.02(D)

LIST OF PARCELS WITHIN ANNEXATION AREA:

BVH Associates, LLC
6924 Riverside Drive
Dublin, OH 43017
Franklin Co. Parcel Nos. 212-000494 and 212-001246

LIST OF PARCELS ADJACENT TO ANNEXATION AREA:

Thomas Family LP
7780 Brock Road
Plain City, OH 43064
Franklin Co. Parcel No. 273-008247

Tuller Henderson LLC
1605 NW Professional Plaza
Columbus, OH 43220
Franklin Co. Parcel Nos. 273-009080 and 273-008244

City of Dublin
5200 Emerald Parkway
Dublin, OH 43017
Franklin Co. Parcel No. 273-011236



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

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER
October 18, 2007
By BB Date 11/15/08

Approximately 1.25 Acres located in
Perry Township, Franklin County, Ohio,
to be Annexed to the City of Dublin, Ohio

Situated in the State of Ohio, County of Franklin, Township of Perry, in Quarter Township 2, Township 2, Range 19 United States Military Lands and being a part of the Original 1.820 Acre tract as conveyed to BVH Associates LLC in Instrument Number 199710080114699, Tracts I & II, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at the intersection of the north Right of Way of Tuller Road with the east Right of Way of Riverside Drive (State Route #257), at the northwest corner of the City of Dublin 0.365 Acre tract (Official Record Volume 19906 D-03) and at an angle point in an existing City of Dublin Corporation Line, as established by Ordinance Number 79-03, of record in Instrument Number 200309220301334, said Recorder's Office;

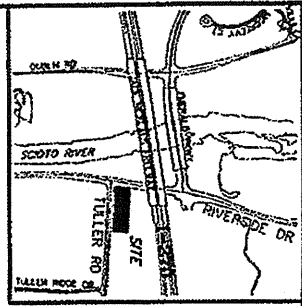
Thence, northerly, across said Original 1.820 Acre tract, along the east Right of Way of said Riverside Drive and along said Corporation Line (Ordinance Number 79-03), approximately 141 feet, to the intersection of said line with the north line of said Original 1.820 Acre tract, at an angle point in said Corporation Line (Ordinance Number 79-03) and in an existing City of Dublin Corporation Line, as established by Ordinance Number 14-65, of record in Miscellaneous Record 138, Page 617;

Thence, easterly, along the northerly line of said Original 1.820 Acre tract and along said Corporation Line (Ordinance Number 14-65), approximately 381 feet, to the northeast corner of said Original 1.820 Acre tract and being an angle point in said Corporation Line (Ordinance Number 14-65);

Thence, southerly, along the east line of said Original 1.820 Acre tract and along said Corporation Line (Ordinance Number 14-65), approximately 140 feet, to the north Right of Way of said Tuller Road, the northeast corner of said 0.365 Acre tract and an angle point in said Corporation Line (Ordinance Number 79-03);

Thence, westerly, along the north Right of Way of said Tuller Road, said Corporation Line (Ordinance Number 79-03) and along the north line of said 0.365 Acre tract, approximately 396 feet, to the place of beginning CONTAINING APPROXIMATELY 1.25 ACRES.

THE FOREGOING DESCRIPTION WAS PREPARED FROM RECORDS ONLY
AND IS TO BE USED FOR ANNEXATION PURPOSES ONLY.



Approximately 1.25 Acres located in Perry Township, Franklin County, Ohio, to be annexed to the City of Dublin, Ohio.

ANNEXATION
 PLAT & DESCRIPTION
 ACCEPTABLE
 DEAN C. RINGLE, P.E., P.S.
 FRANKLIN COUNTY ENGINEER
 By BB Date 11/15/08

Scale 1" = 50'
 October 18, 2007



Vicinity Map

Thomas Family LP
 Parcel #273-003247

SCIOTO RIVER

Riverside Drive
 (State Route #257)

± 141'

Point of Beginning

City of Dublin Corporation
 Ord. No. 79-03, Intl. No. 200309220301334

City of Dublin
 Ord. No. 14-65 (Misc. rec. 138, Pg. 617)

Tulser Road

1.25 ACRES

BVH Associates, LLC
 (Instrument No. 9897008014699)

Parcel #273-0012785
 1.0000 AC.

Parcel #212-0001494
 0.0830 AC.

± 381'

± 140'



Area to be Annexed

Legend

Existing City of Dublin Corporation Lines

RECEIVED
 JAN 14 2008

Franklin County Engineer
 Dean C. Ringle, P.E., P.S.

Table Henderson, LLC
 Parcel #273-003247

Table Henderson, LLC
 Parcel #273-003247

myersSurveying
 COMPANY

2740 East Main Street
 Bexley, Ohio 43208-2877
 info@myerssurveying.com
 (614) 235 - 8677

10/15/2007 3:00:32PM 2461

X - 591

PRE-ANNEXATION AGREEMENT

This Pre-Annexation Agreement ("Agreement") is entered into on July 25, 2008, by and between BVH Associates LLC ("BVH") and the City of Dublin ("Dublin"), an Ohio municipal corporation, whose principal mailing address is 5200 Emerald Parkway, Dublin, Ohio 43017 (referred to collectively as "Parties").

RECITALS

WHEREAS, BVH owns certain real property located at 6924 Riverside Drive in Perry Township (the "Property"), being more fully described in the Franklin County Auditor's information attached as Exhibit "A" and incorporated herein; and

WHEREAS, the Property is located adjacent to and within the present corporate boundaries of Dublin; and

WHEREAS, BVH desires to annex its Property to Dublin in order to obtain municipal services to support the Property; and

WHEREAS, Dublin desires to annex the Property.

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, and intending to be legally bound, the Parties hereby agree as follows:

1. Annexation: BVH is subject to the Perry Township and/or State of Ohio Building Codes and the Perry Township Zoning Code. At the time of execution of this Agreement, BVH is finalizing the building plans and will gain the necessary building permits and zoning approval from Perry Township and/or the State of Ohio as soon as is reasonably practical. BVH will submit an annexation petition, pursuant to Ohio Revised Code Section 709.02, to the Franklin County Commissioners within seven (7) days of obtaining the necessary building permits and zoning approval from Perry Township and/or the State of Ohio.

If BVH does not submit an annexation petition by that deadline, BVH agrees that the Dublin Law Director may act as BVH's appointed agent and file an annexation petition related to the Property. In that event, BVH will pay all legal costs and fees related to the annexation, including attorney fees and surveyor fees. Dublin waives its annexation filing fee for the Property as the annexation of the BVH Property will fill in an unincorporated area that is completely surrounded by the Dublin corporate limits. Dublin will accept the annexation of the Property.

2. Water and Sewer Services. The Property lies within the Exclusive Dublin Expansion Area. Upon the filing of the annexation petition, Dublin will provide access to water and sewer services to the site with BVH paying all costs of connecting to the water and sewer system.

3. Boundary Adjustment: It is Dublin's intent to file a petition for a boundary adjustment after the acceptance of the Property by City Council, which will result in the Property conforming to the Washington Township boundaries. Such action will practically result in the

exclusion of the Property from Perry Township's jurisdiction. Pursuant to Ohio Revised Code Section 709.19, Dublin must make reparations to Perry Township of a percentage of the Township taxes that would have been due the Township if annexation had not occurred in the amounts as follows:

Years 1 through 3	80.0%
Years 4 through 5	67.5%
Years 6 through 7	62.5%
Years 8 through 9	57.5%
Years 10 through 12	42.5%
After year 12	0%

BVH, its successors and assigns, hereby agree to compensate Dublin for all reparations payments Dublin is required to make to Perry Township. BVH, its successors and assigns, will pay any invoice presented to them by Dublin for such reparations within thirty (30) days of receipt of said invoice.

4. Right-of-Way Dedication: Dublin is planning to install a bikepath on the east side of Riverside Drive between Tuller Road and Emerald Parkway a portion of which will be located on the Property. In addition, Dublin is in the planning phases for a road improvement project on Emerald Parkway ("Emerald Parkway Phase 8") which will require BVH to convey right of way to Dublin. BVH, its successors and assigns agree to dedicate any right-of-way necessary for the bikepath and any other right-of-way dedication required by Dublin in conjunction with the Emerald Parkway Phase 8 project at no cost to Dublin, provided the total amount of right-of-way taken along the east side of Riverside Drive does not exceed approximately fifty (50) feet. The estimated right-of-way dedication is attached as Exhibit B.

5. Cooperative Development for Future Roadway Projects. The Parties agree to work jointly with regard to any future roadway development that occurs adjacent to the Property.

6. Landscaping. BVH agrees to bring the Property into compliance with the Dublin Landscaping Code to the extent reasonably possible and to the satisfaction of the Dublin Planning Staff within thirty (30) days after completion of all construction and site development on the Property. BVH also agrees to screen all dumpster areas.

7. Signs. BVH agrees to file a Corridor Development District sign application for all signs on the Property within thirty (30) days after completion of all building construction and site development on the Property. All signs will be installed within thirty (30) days after obtaining Dublin Planning and Zoning Commission approval.

8. Lot Combination. BVH agrees to combine the two lots that are the subject of the annexation within thirty (30) days after the execution of this agreement.

9. Council Action: The foregoing obligations and commitments by Dublin contained herein are contingent and shall be effective and enforceable only upon the approval of all necessary

legislation and/or motions by Council and the expiration of all referendum periods applicable thereto.

10. Successors and Assigns: This Agreement shall run with the land and be binding upon and inure to the benefit of the respective heirs, personal representatives, successors, transferees, and assigns of the parties hereto.

11. Amendments: This Agreement may be amended, modified, or changed only by a written agreement properly executed by Parties.

12. Applicable Law: This Agreement shall be governed by, construed, and interpreted in accordance with the ordinances and laws of Dublin, the State of Ohio and the United States, in that order.

13. Waiver. No delay or failure on the part of any party hereto in exercising any right, power, or privilege under this Agreement or under any other instruments given in connection with or pursuant to this Agreement shall impair any such right, power, or privilege or be construed as a waiver of any default or any acquiescence therein. No single or partial exercise of any such right, power, or privilege shall preclude the further exercise of such right, power, or privilege, or the exercise of any other right, power or privilege.

14. Severability. If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable to any extent, such provision shall be enforced to the greatest extent permitted by law and the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby and shall be enforced to the greatest extent permitted by law.

15. Entire Agreement. This Agreement constitutes the entire understanding of the parties hereto with respect to the subject matter hereof and supersedes all prior negotiations, discussions, undertakings and agreements between the parties. This Agreement may be amended or modified only by a writing executed by the duly authorized officers of the parties hereto.

IN WITNESS WHEREOF, the undersigned have set their hand to duplicates hereof, on the day and year first above written.

BVH ASSOCIATES LLC

By: Robert A. Homan
Its: Partner

CITY OF DUBLIN
An Ohio Municipal Corporation

By: Jane S. Brautigam

Jane S. Brautigam

Its: City Manager

RECORD OF ORDINANCES

EXHIBIT

B

Dayton Legal Blank, Inc.

Form No. 30043

Ordinance No. 18-09

Passed 20

AN ORDINANCE PETITIONING THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, OHIO TO ADJUST THE BOUNDARY LINES OF PERRY TOWNSHIP SO AS TO EXCLUDE THAT TERRITORY WHICH, AS A RESULT OF ANNEXATION, NOW LIES WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF DUBLIN, AND DECLARING AN EMERGENCY.

WHEREAS, Dublin City Council, pursuant to previous recommendations of the Public Services Committee, has adopted a policy whereby the boundaries of the City of Dublin shall be brought into a single township for the purpose of creating a uniform level of fire protection and emergency service within Dublin; and

WHEREAS, on October 7, 2008, the Franklin County Commissioners approved the annexation petition of 1.25+/- Acres in Perry Township, filed as a Regular Annexation Petition by Michael L. Close, agent for petitioner BVH Associates, 6924 Riverside Drive, Dublin, Ohio; and

WHEREAS, the Ohio Revised Code Section 503.07 authorizes the Dublin City Council to petition the Board of County Commissioners of Franklin County to change the township boundaries within the municipal corporation; and

WHEREAS, the procedure set forth above has been upheld by the Ohio Supreme Court in the case of the *State, ex rel. City of Dublin v. Delaware County Board of Commissioners*, 62 Ohio St.3d 55, 577 N.E.2d 1088; and

WHEREAS, Washington Township has the largest area of township jurisdiction within the City of Dublin; and

WHEREAS, Washington Township has fully equipped and staffed fire stations and can respond in the shortest period of time to fire and medical emergencies in the Perry Township portion of the City of Dublin, thereby improving service and reducing risk to life and property.

NOW, THEREFORE, BE IT ORDAINED by this Council of the City of Dublin, State of Ohio, 5 of the elected members concurring:

Section 1. That the City of Dublin, Ohio, an Ohio Municipal Corporation, hereby petition the Board of County Commissioners of Franklin County, Ohio, for a change of township lines of Perry Township to remove the area included within the corporate limits of the City of Dublin, as shown on the attached Exhibit "A" from Perry Township and place it in Washington Township pursuant to the terms and provisions of the Ohio Revised Code Section 503.07 and related sections, and pursuant to the Ohio Supreme Court decision in the case of *State, ex rel. City of Dublin v. Delaware County Board of Commissioners*, which held that, "a Board of County commissions must comply with a municipal petition for a change of township boundaries in order to make those boundaries conform to the limits of the municipality." 62 Ohio St.3d 55, 577 N.E.2d 1088, (citing from case headnote).

Section 2. That the Clerk of Council is hereby authorized and directed to certify a copy of this Ordinance, together with a certified copy of the minutes of the meeting at which this Ordinance was adopted, showing its adoption by a vote of the majority of the members of the Dublin City Council, being the "legislative authority of such Municipal Corporation" as set forth in Ohio Revised Code Section 503.07, to the Board of County Commissioners of Franklin County, Ohio.

I, Anne C. Clarke Clerk of Council, hereby certify that the foregoing is a true copy of Ordinance/Resolution No. 18-09 duly adopted by the Council of the City of Dublin, Ohio, on the 6th day of April, 2009.

Anne C. Clarke

RECORD OF ORDINANCES

Ordinance No. 18-09

Page 2 of 20

Section 3. That the City Law Director be, and hereby is, authorized and directed to present a certified copy of this Ordinance and a certified copy of the minutes of this meeting to the Board of County Commissioners of Franklin County, as a petition praying for such changes to the boundary lines of Perry Township as set forth herein.

Section 4. That this Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety or welfare, and shall therefore take effect upon passage.

Passed this 6th day of April, 2009.

Marilee Christine Zerkow
Mayor - Presiding Officer

Attest:

Anne C. Clarke
Clerk of Council

MEMORANDUM

TO: Dublin City Council
Terry D. Foegler, City Manager

FROM: Stephen J. Smith, Law Director

DATE: April 2, 2009

RE: Ordinance No. 18-09
Boundary Adjustment Legislation (BVH Associates, LLC)

INTRODUCTION:

BVH Associates, LLC ("Petitioner") is the owner of 1.25 acres, more or less, of land located at 6924 Riverside Drive, Dublin, Ohio 43017 in Perry Township ("Property"). This is the current location of a veterinary clinic. The Petitioner's attorney/agent Michael Close approached the City with the Petitioner's desire to annex into the City of Dublin ("City"). The City was receptive, and the "regular annexation" petition procedure as set forth under the Ohio Revised Code was enacted by Petitioner and Mr. Close.

Per the Ohio Revised Code, City Council passed Resolution 63-08 which set forth the services that the City would be able to provide to the Petitioner upon annexation. This Resolution 63-08 was forwarded to the Franklin County Commissioners, and on October 8, 2008, the Franklin County Commissioners held a public hearing and approved the Petitioner's annexation petition by Resolution 0849-08. City Council thereafter accepted the annexation with passage of Ordinance 01-09 on February 17, 2009.

Prior to consideration of Resolution 63-08, the Petition and the City negotiated a Pre-Annexation Agreement which set forth reparations for the costs associated with removing the Property from Perry Township. The Pre-Annexation Agreement also included terms regarding water and sewer services, new right-of-way dedication, landscaping, signs, and lot combination.

The City and Washington Township have a long-standing relationship for provision of public services, including police, fire and EMS protection. Thus, the City has a policy of ensuring that all City territory is part of Washington Township. The Law Department now requests the authority to petition the Franklin County Commissioners for a township boundary adjustment in order to remove the Property from Perry Township and place it into Washington Township.

BOUNDARY ADJUSTMENT PETITION:

Should Council approve Ordinance 18-09, the Law Department will file a petition with the Franklin County Commissioners to adjust the boundaries of the Property in order to place the Property in Washington Township.

Ohio Revised Code (“R.C.”) Section 503.07, as well as *State, ex rel. City of Dublin v. Delaware County Board of Commissioners*, 62 Ohio St.3d 55, 577 N.E.2d 1088 (1991), provides the City with the authority to file the petition, and the Franklin County Commissioners to approve the petition.

RECOMMENDATION:

The Law Department recommends a motion to dispense with the public hearing and approve Ordinance 18-09 by emergency action on April 6, 2009.



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

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER
October 18, 2007
By BB Date 11/15/08

Approximately 1.25 Acres located in
Perry Township, Franklin County, Ohio,
to be Annexed to the City of Dublin, Ohio

Situated in the State of Ohio, County of Franklin, Township of Perry, in Quarter Township 2, Township 2, Range 19 United States Military Lands and being a part of the Original 1.820 Acre tract as conveyed to BVH Associates LLC in Instrument Number 199710080114699, Tracts I & II, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at the intersection of the north Right of Way of Tuller Road with the east Right of Way of Riverside Drive (State Route #257), at the northwest corner of the City of Dublin 0.365 Acre tract (Official Record Volume 19906 D-03) and at an angle point in an existing City of Dublin Corporation Line, as established by Ordinance Number 79-03, of record in Instrument Number 200309220301334, said Recorder's Office;

Thence, northerly, across said Original 1.820 Acre tract, along the east Right of Way of said Riverside Drive and along said Corporation Line (Ordinance Number 79-03), approximately 141 feet, to the intersection of said line with the north line of said Original 1.820 Acre tract, at an angle point in said Corporation Line (Ordinance Number 79-03) and in an existing City of Dublin Corporation Line, as established by Ordinance Number 14-65, of record in Miscellaneous Record 138, Page 617;

Thence, easterly, along the northerly line of said Original 1.820 Acre tract and along said Corporation Line (Ordinance Number 14-65), approximately 381 feet, to the northeast corner of said Original 1.820 Acre tract and being an angle point in said Corporation Line (Ordinance Number 14-65);

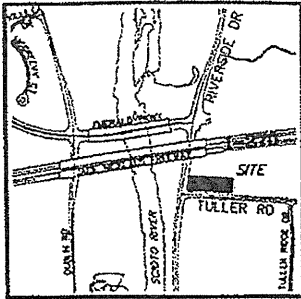
Thence, southerly, along the east line of said Original 1.820 Acre tract and along said Corporation Line (Ordinance Number 14-65), approximately 140 feet, to the north Right of Way of said Tuller Road, the northeast corner of said 0.365 Acre tract and an angle point in said Corporation Line (Ordinance Number 79-03);

Thence, westerly, along the north Right of Way of said Tuller Road, said Corporation Line (Ordinance Number 79-03) and along the north line of said 0.365 Acre tract, approximately 396 feet, to the place of beginning CONTAINING
APPROXIMATELY 1.25 ACRES.

THE FOREGOING DESCRIPTION WAS PREPARED FROM RECORDS ONLY
AND IS TO BE USED FOR ANNEXATION PURPOSES ONLY.

Approximately 1.25 Acres located in
Perry Township, Franklin County, Ohio,
to be annexed to the City of Dublin, Ohio.

100' 75'



Vicinity Map

Thomas Family LP
Parcel #273-008247

SCIO TO R I V E R

Riverside Drive

(State Route #257)

±141'

City of Dublin Corporation;
Ord. No. 79-03, Inst. No. 200309220301334

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By BB Date 1/15/08

City of
Ord. No.

1.25 ACRES

BVH Associates LLC
(Instrument No. 199710080114899)

Tract A
1.000 ac.
Parcel #212-001286

PERRY, IWR

Point of Beginning

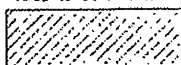
±396'

City of Dublin
0.365 Ac. Expansion
O.R.V. 19906 D-03

Tuller Rd

Legend

Area to be Annexed



Existing City of Dublin
Corporation Lines

RECEIVED

JAN 14 2008

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

Tuller Henderson, LLC
Parcel #273-008244



2740 E
Bexley

ma.93-10

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 19148

April 6, 2009

Held

20

Mayor Chinnici-Zuercher called the Monday, April 6, 2009 Regular Meeting of Dublin City Council to order at 7:00 p.m. at the Dublin Municipal Building.

Present were Mayor Chinnici-Zuercher, Vice Mayor Boring, Mr. Gerber, Mr. Keenan, Mr. Reiner and Ms. Salay. Mr. Lecklider was absent (excused).

Staff members present were: Mr. Foegler, Ms. Grigsby, Mr. Smith, Mr. McDaniel, Chief Epperson, Mr. Harding, Mr. Hammersmith, Ms. Ott, Mr. Hahn, Mr. Earman, Ms. Crandall, Ms. Puskarcik, Mr. Thurman, Mr. Tyler, Mr. Phillabaum, Ms. Worstall, Ms. Adkins, Ms. Swisher, Ms. Yorke, Lt. vonEckartsberg and Mr. Gunderman.

PLEDGE OF ALLEGIANCE

Mr. Keenan led the Pledge of Allegiance.

APPROVAL OF MINUTES

- **Regular Meeting of March 2, 2009**

Mr. Gerber moved approval of the minutes of the March 2, 2009 Regular Council meeting. Mr. Reiner seconded the motion.

Vote on the motion: Mr. Keenan, yes; Ms. Salay, yes; Mr. Gerber, yes; Mr. Reiner, yes; Vice Mayor Boring, yes; Mayor Chinnici-Zuercher, yes.

- **Regular Meeting of March 16, 2009**

Mr. Gerber moved approval of the minutes of the March 16, 2009 Regular Council meeting. Ms. Salay seconded the motion.

Vote on the motion: Mr. Keenan, yes; Ms. Salay, yes; Mr. Gerber, yes; Mr. Reiner, yes; Vice Mayor Boring, yes; Mayor Chinnici-Zuercher, yes.

SPECIAL PRESENTATION/PROCLAMATION

Mayor Chinnici-Zuercher noted that State Representative Carney was scheduled to attend tonight's meeting, but his father passed away this morning. She extended the City's condolences to Rep. Carney and his family, noting that he will attend a future meeting to provide an update on the state budget process.

Mayor Chinnici-Zuercher presented a proclamation in recognition of April as Occupational Therapy Month to occupational therapists Marcia Strall, ElderLife Solutions; Jennie Brown, Riverside Hospital; Laura Cahill, Dodd Hall, OSU Hospital; and Amanda Haught, Dublin resident. They thanked the Council for this recognition.

CORRESPONDENCE

There was no correspondence requiring Council action.

CITIZEN COMMENTS

Tim Picciano, Past President, Historic Dublin Business Association, 27 S. High Street stated that in follow-up to discussion at the March 16 Council meeting, the Mayor invited him to attend tonight's meeting. There is apparent confusion regarding the use of the terms "BriHi Square" and "BriHi District." He sent an e-mail to all of Council regarding the history and use of this term. The use of the term "BriHi District" began in 2007. The HDBA had the name registered with the Secretary of State. The intent of the name was to provide something new and different, with energy, a destination – to refer to the business district within Historic Dublin. It is not intended to replace/rename Historic Dublin. The slogan is now, "BriHi District – the Heart of Historic Dublin." The HDBA looked at other destination areas such as the Short North, Arena District, Brewery District, SoHo District in New York, and the Oregon District in Dayton to gain insight about recreating excitement and interest in Historic Dublin. They felt this type of branding was needed for the Historic Dublin businesses. From the discussion and brainstorming, they derived the term "BriHi" – Bridge and High Streets – and began a grassroots campaign to implement and use the brand. It has become a very successful campaign to date, with the brand fairly well known to much of Dublin in just over a year. The local papers have covered it and used the name since introduced. The names BriHi Square and BriHi District were used in the speeches for the groundbreaking of the Stonehenge project in May of 2008. They were pleased that Stonehenge selected the name BriHi Square, as it furthers the brand. The name was presented in the HDBA bed tax grant application for 2009, and last year's December holiday celebration and tree lighting, done in conjunction with the City, was

I, Anne C. Clark, Clerk of Council, hereby certify that the foregoing is a true copy of Ordinance/Resolution No. Minutes of 4/6/09 duly adopted by the Council of the City of Dublin, Ohio, on the 20th day of April, 2009.

Anne C. Clark
Clerk of Council, Dublin, Ohio

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called and advertised as "BriHi Holiday." The HDBA website is BriHi District.org. Most importantly, the public now recognizes the name, which achieves its purpose. The traffic to the website confirms that BriHi has been an effective tool in drawing people to the website, with 54 percent of key word searches using BriHi. The businesses in the Historic District have much invested in this name and it has taken hold and established roots. Abandoning the brand at this point would be a huge step backwards. The businesses in the district need all the help available, and this kind of progressive form of marketing and branding is not only effective as evidenced by key word searches, but is also inexpensive. The HDBA asks Council to join in promoting the brand. They hope and request that the BriHi District sign on I-270 remain for the reasons expressed tonight. They expect "BriHi District – the Heart of Historic Dublin" to continue to succeed in bringing attention and interest to the businesses and events for Historic Dublin. He offered to respond to questions.

Mayor Chinnici-Zuercher thanked him for sharing the history of this name with Council and the public. Council was not familiar with the process used to create this name. The conclusion seems that it was a communication process that had broken down, with Council not aware this brand was being created over a couple of years. She invited Council Members to comment.

Vice Mayor Boring stated that it was unfortunate that Council did not understand how this had occurred. She is concerned, however, with renaming the holiday event to "BriHi Holidays" because the holidays are for the entire community. This implies limiting it to the BriHi area. As stakeholders in the partnerships in Historic Dublin, Council was not aware of this branding effort. A community name is important for a community-wide event such as "Holly Days."

Ms. Puskarcik responded that the holiday events were relocated from the Rec Center to Historic Dublin a couple of years ago. Having the tree lighting in the Historic area versus the Rec Center was part of the effort to engage the community in events – and the HDBA did indicate their willingness to assist with the event. At this time, the only part of the event the City handles is the tree lighting. HDBA has taken on all other elements of that event, including the photos with Santa and promotions in the district for the holiday season kick-off that weekend.

Ms. Salay added that the merchants have events in their shops and a chili cook-off is held. It is all centered in Historic Dublin or the BriHi District.

Vice Mayor Boring stated that promotion of the district for the holiday is appropriate. She appreciates the history, but it is unfortunate that Council was not aware of the branding effort.

Ms. Salay thanked HDBA for all they do for the community. The historic district is vital, growing and thriving – due to the efforts of HDBA and all of the business owners.

Mr. Picciano noted that HDBA will plan to use this venue once per quarter to update Council on things they are working on. It will provide a useful exchange of information.

Wallace Maurer, 7451 Dublin Road:

1. Noted a correction to the minutes of March 16, page 3, under his comments, where the term 'merit' should be 'narrative.'
2. State that it has been 2-1/2 years since Council passed an unconstitutional motion to bar a citizen from speaking on any item not in Council's pleasure during the five-minute citizen sequence of the meeting. He has spoken at 60 consecutive sessions, and is now looking to the future. He has plans to speak at 60 more sessions, if necessary, unless Council has any proposals relative to this matter.

Mr. Gerber stated that he did not serve on Council until 2008. However, in Dublin, resident involvement is encouraged and residents are invited to speak their mind in the time provided at the meetings. Any rule that thwarts or takes away from that is not fair. While he may not always agree with Mr. Maurer, he believes he has the right to speak. It is Council's obligation to listen.

He moved to abolish the previous resolution of Council.

Vice Mayor Boring seconded the motion.

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In response to the Mayor, Mr. Smith clarified that Council approved a motion in October 2006 which effectively amended the rules of Council, putting a limit on time, place and manner. In that instance, it was directed toward the discussion of one item. The previous action can be rescinded with another motion.

Mr. Gerber moved to rescind the motion of October 2006 in regard to this matter. Vice Mayor Boring seconded the motion.

Mr. Keenan pointed out that the motion at the time was prompted by Mr. Maurer speaking about the topic for a period of six years – related to an employment matter of a former Dublin employee. Hearing this testimony time and again was tedious. However, he concurs with Mr. Gerber. If Mr. Maurer wants to continue to speak about something which occurred 7-8 years ago, that is acceptable.

Vice Mayor Boring commented that restricting all public comment is one matter. However, in terms of free speech, restricting one person's speech and not everyone's is not consistent. She has reconsidered her previous support of the motion from 2006, and believes it should be changed.

Mr. Reiner agreed that if Mr. Maurer wants to continue to speak on the same topic, that is certainly acceptable. It is his constitutional right, and Council will listen.

Mayor Chinnici-Zuercher noted that the vote on this motion in 2006 was one she should have not made. She and all Council Members have always believed strongly in citizen participation. Many residents have taken note of Mr. Maurer's faithful attendance and comments at Council meetings. Because of this, it is important that all messages – citizens as well as Council Members -- are thoughtful, as they influence other's opinions.

Vote on the motion: Ms. Salay, yes; Mr. Reiner, yes; Mayor Chinnici-Zuercher, yes; Vice Mayor Boring, yes; Mr. Keenan, yes; Mr. Gerber, yes.

LEGISLATION

SECOND READING/PUBLIC HEARING - ORDINANCES

Ordinance 12-09

Authorizing the City Manager to Enter into an Access Easement Agreement with Swickard Enterprises, Inc. Granting Rights of Access to Swickard and the City of Dublin over Certain Properties Owned by Each of the Parties Near the Intersection of Avery Road and Woerner-Temple Road.

Mr. Hammersmith noted that staff has prepared an additional report in the packet in regard to questions about the shared access for these properties. He offered to respond to questions.

Ms. Salay noted that everyone recognizes that the access to this property is problematic for the reasons outlined in the report. The issue for the future is that if there is an opportunity to relocate access, it will be done – hopefully to the south. The entrance to the municipal pool should not be mixed with an entrance to commercial property, as there is a tremendous amount of pedestrian and bicycle traffic. Commercial traffic will not be compatible with the type of traffic accessing the pool. When the entrance to the pool was determined, had she been aware of the potential shared driveway, she would have pushed to have access to the pool at another location.

Mayor Chinnici-Zuercher suggested that during the months when the pool is open, signage could be added to help ensure safety.

Mr. Hammersmith responded that staff could evaluate this. Typically, signage is effective when it has a purpose, and the message would need to be carefully crafted to be effective. It is the long-term intent to have access to the south with Avery Road, as other properties develop.

Vote on the Ordinance: Mr. Gerber, yes; Vice Mayor Boring, yes; Mayor Chinnici-Zuercher, yes; Mr. Reiner, yes; Mr. Keenan, yes; Ms. Salay, yes.

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Ordinance 13-09

Rezoning of Approximately 19.62 Acres, More or Less, Located on the West Side of Avery Road, Approximately 4,000 Feet South of Rings Road, from R, Rural District, to PUD, Planned Unit Development District. (National Church Residences at Avondale Woods – Case 09-007Z)

Ms. Swisher stated that at the hearing on March 16, Council requested clarification regarding the project's compliance with the Community Plan. The Homewood Corporation, owner of the 140 acres of which the 20-acre site is a part of, raised concerns about the development potential of the remaining 120 acres. Homewood has requested that Council consider the residual 120 acres at the Community Plan's maximum recommended density of three dwelling units per acre.

As outlined in the staff report, at the Plan's recommended density of three dwelling units per acre, this would result in a total of 420 dwelling units over the entire parcel. Excluding the NCR development site results in 360 dwelling units on that residual 120 acres. The effect of the three dwelling units per acre is that there are an additional 20 acres at three units per acre, resulting in a total of 60 dwelling units net increase. The impact of this requested density brings the density of the overall 140 acre parcel to four dwelling units per acre. While the NCR project density would not separately comply with the Plan at its proposed density, Planning believes there are unique characteristics associated with this development that justify this deviation:

- The Southwest Area Plan, as displayed, shows that it meets the general intent of the Plan, with greater density shown in the southeastern quadrant – the location of the NCR development.
- The Southwest Area Plan also includes a general note that additional senior housing options and alternatives are recommended in appropriate locations.
- Senior housing typically generates lower volumes of traffic than typical multi-family or single-family developments.
- Planning believes that this proposed land use would serve as a suitable land use buffer between Avery Road and the development on the remainder of that parcel.

Planning therefore supports Council's consideration of maintaining the Community Plan's maximum recommended density of three dwelling units per acre over the residual of that acreage. However, because that acreage is not part of this or any other rezoning proposal at this time, any future development would be evaluated on its merits, guided in part by the Community Plan. Any action Council takes tonight regarding the NCR development would be specific to that development. Approval does not commit or limit a future Commission to a specific zoning action on the remainder of that parcel.

Mayor Chinnici-Zuercher stated that at the last meeting, it was reported that Homewood Corporation would not sell the property to NCR, if the City did not agree to this pre-zoning density issue. What is the status of the sale of the property?

Ms. Swisher's responded that she understands that NCR has moved forward with obtaining a land option from the owner. This has apparently been worked out between the parties.

Mayor Chinnici-Zuercher clarified that before Council tonight for rezoning is only the acreage related to the NCR development – not the entire parcel owned by Homewood.

Ms. Swisher responded that is correct.

Mr. Foegler added that the one item Homewood wanted clarification about was that by approval of this rezoning, Council was not as a matter of policy incorporating an offset and therefore a net reduction in the residual amount of housing left on the property. This has been addressed in the staff report.

Vice Mayor Boring added that on the reverse side, approval of the NCR rezoning application does not indicate to Homewood that the City is going to approve amending the Community Plan to four dwelling units per acre density for this property.

Ms. Swisher confirmed that is correct.

Mayor Chinnici-Zuercher asked Ms. Swisher to review the NCR proposal for the site.

She reviewed the details of the development, as shared at the meeting of March 16.

- The 20-acre site is part of a 140-acre parcel, as previously described. The site is located 4,000 feet south of Rings Road, in the southernmost portion of the City.

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- The City's corporation limits run along the site's eastern and southern boundaries, with frontage on Avery Road. There are parcels within Washington Township as well as the City of Columbus to the south and east of that development.
- The Community Plan specifies the overall parcel as mixed residential, low density – three dwelling units over that entire 140 acre parcel, with objectives of providing a mix of housing options and greater housing choices.
 - There are a number of near future transportation improvements planned in this area, including the widening of Avery Road, extension of Tuttle Crossing, and a Britton/Cosgray connector, currently under construction by the City of Columbus, which will pass immediately to the south of this site.
 - The Southwest Area Plan showed different densities of housing recommended for the overall 140 acres.
 - The proposed preliminary development plan includes a single-story community center in the center of the site, fronted by two three-story residential buildings – containing a total of 100 dwelling units.
 - To the south of the main building is a $\frac{3}{4}$ acre outdoor recreational area with a variety of amenities.
 - Around the perimeter of the site are 30 single-story cottage units, containing from 3-4 dwelling units each. They are intended to act as a buffer to the three-story building from future lower density residential developments to the north and west.
 - She shared the proposed north and south elevations of the three-story buildings, constructed primarily of brick and stone with some architectural detail and changes to the roof and chimney lines. She also shared east and west elevations of the same building as viewed from Avery Road. There are three different styles of cottages – all intended to coordinate with the three-story buildings – and utilizing brick and stone materials.
 - The applicant has submitted a traffic impact study which has recently been approved by the City of Columbus, as this portion of Avery Road is within their jurisdiction as well as the City of Dublin's. It shows that turn lanes will be necessary from both northbound and southbound directions.
 - Access to the site is provided by a proposed connector roadway along the northern boundary of the development. It consists of three lanes, tapering down to two, with two access points into the development off of the roadway. An internal roadway circulates throughout the site around a three-story building, with groups of parking spaces located in offset groups for safety and maneuverability by the residents.
 - The Community Plan recommends a Dublin model roadway character, which is typical of mounding and varying bikepaths along that frontage. The applicant also shows a dry creek bed detention system along that frontage, which will be more naturalized.
 - The applicant has provided approximately 3.85 acres of open space, counting the $\frac{3}{4}$ acre outdoor recreation area and the walking path and bikepath systems that circulate throughout the site.
 - This project is to develop within two phases, approximately within a year of each other, depending upon funding. The eastern halves of the three-story buildings, the community center and 15 northern cottages will be in Phase 1; the western three-story buildings and remaining single-story buildings will be developed with Phase 2.

Planning has evaluated this request based upon review criteria for a rezoning and preliminary development plan. Approval with four conditions, as outlined in the report is recommended.

Ms. Salay noted that in reviewing the minutes, she has questions about the group of five parking spaces being eliminated. This parking would serve residents from the north side who picnic in that area. Why did Planning Commission feel it was important to eliminate this parking?

Ms. Swisher responded that it was actually staff's suggestion, because all of the other parking spaces are located off the main roadway throughout the development. That creates a safer area for them in terms of backing out of spaces. With 60 spaces on the north side, staff felt the five in this location could be eliminated.

Ms. Salay asked if there was a specific reason for the developer proposing the parking in this location.

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Ms. Swisher responded that they desired more parking spaces closer to the outdoor recreation area.

Ms. Salay stated that a Commissioner talked of putting trees and a tree canopy in the 20 feet of utility easement. In view of the City's *Right Tree, Right Place* program, she wants to ensure that the developer selects the proper planting material for this location. Ms. Swisher stated that staff made it clear that coordination with the utility company would be important to ensure there would not be conflicts in the future.

Ms. Salay noted that the perimeter walking paths are a great addition. Will those be built with Phase 1?

Ms. Swisher responded that the applicant has indicated that all of the outdoor amenities will be constructed with Phase 1.

Ms. Salay pointed out that Council needs to make an effort to meet regularly with Planning & Zoning Commission. There was much discussion about this project not meeting density, and the Commission felt it was problematic for the site. In a Council study session, however, Council indicated their support of this project at a higher density than a typical Dublin project because of the affordable senior housing it offered. For those reason, Council felt it was appropriate to deviate from the Community Plan.

Ms. Salay asked how the Britton-Cosgray connector will cross the railroad tracks.

Ms. Swisher responded that it was originally to have been an overpass, but staff understands that it is now to be an underpass.

Ms. Salay stated that this will be more aesthetically pleasing than an overpass.

Mr. Reiner noted that the information identified as "Supplemental Information regarding Proposed Uses" is not part of the proposed text. Is there any reason for this?

Ms. Swisher responded that staff merely wanted to include the information. The applicant had submitted the information to staff as part of the text, but staff felt it did not fit in the zoning text. Staff felt it would be helpful for P&Z and Council to have the information to explain how NCR plans to operate.

Mr. Reiner thanked the applicant, staff, and the P&Z Commission for working together to create a beautiful project. Is there any other information to share about how the facility will operate? Is there any food service offered in the facility?

Ms. Swisher responded that there is not a commercial kitchen involved. The applicant can expand on this.

Jim Baugh and Matt McClure, National Church Residences addressed Council.

Mr. Baugh indicated that the property is operated as independent living, multi-family apartments with an affordability component and restricted to seniors 62 and over. There are no meal services provided. Typically, their properties are served by Meals on Wheels, or food brought in by other volunteer groups. The community center has two components, serving as a center for the residents and an adult daycare for the community at large.

Mr. Reiner asked how applicants are selected for admittance to the facility.

Mr. Baugh responded that in the first phase, 80 of the 100 units are income restricted. The restrictions are prescribed by the low income housing tax credit program. The restrictions are both income and rent restricted. A typical set aside for income would be 60 percent of the area median income. That would be the primary screening mechanism. This level would vary by community.

The tax credit program is the primary funding mechanism. It is an equity program, administered by the IRS and promulgated by the state. The Ohio Housing Finance Agency administers the program in Ohio.

Mr. Reiner asked if there is any set aside for Dublin residents or for military veterans.

Mr. Baugh responded there is not such a set aside at this property.

Ms. Salay stated that when the City group toured other NCR projects in relation to the potential Dublin project, they talked of how the advertising is done in the community. They cannot set aside properties for Dublin residents, but they advertise the opening within the area at senior centers within this geographic area. Typically, a high percentage of

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residents moving into these neighborhoods are from the immediate area, close to their own homes.

Mr. Baugh responded that they have found that most seniors don't want to live more than five miles away from their current residence for reasons of proximity to doctors, family, places of business. NCR wants to lease the property as quickly as possible, and will advertise in the local area.

Mr. Reiner asked what the estimated rents for this property will be, based upon the median income in the area.

Mr. McClure stated the two-bedroom units will be in the \$900 range for the market rent. The tax credit rent is close to that as well.

Mr. Gerber added that this is a fantastic project. Several proposed developments have been submitted for this site previously. This is a needed product in Dublin. He is aware that there is a group in that area very interested in this project, and he is hopeful that any applications they submit will be given full consideration.

Wallace Maurer, 7451 Dublin Road asked if there are any "greening" principles or mandates applicable to an enterprise of this type. He understands the City is gearing up to implementing such greening initiatives into the Code.

Mayor Chinnici-Zuercher responded that there are other projects, such as IGS, where staff is working with the developer to ensure LEED certification. In general, the focus is more on commercial projects to become LEED certified. Such certification generally increases costs for the developer. For this type of housing product, Council would support reasonable efforts toward this goal which would not substantially increase the costs.

Ms. Salay added that there has not been discussion of the City requiring buildings to be LEED certified, but developers are encouraged to do so.

Vote on the Ordinance: Mr. Reiner, yes; Mr. Keenan, yes; Vice Mayor Boring, yes; Mayor Chinnici-Zuercher, yes; Mr. Gerber, yes; Ms. Salay, yes.

Mayor Chinnici-Zuercher noted that Council is looking forward to working with NCR as they develop this project in Dublin.

Ordinance 14-09

Changing the Name of Wichita Street to Wichita Drive in the City of Dublin, Ohio.

Mr. Hammersmith reported that there is no additional information to share regarding this proposed change. Staff recommends approval.

Wallace Maurer, 7451 Dublin Road asked how the name "Wichita" was selected.

Ms. Salay responded that the street is part of the Indian Run Meadows subdivision, where there are many native American street names.

Vote on the Ordinance: Ms. Salay, yes; Reiner, yes; Mr. Keenan, yes; Mayor Chinnici-Zuercher, yes; Vice Mayor Boring, yes; Mr. Gerber, yes.

Ordinance 15-09

Changing the Name of Darby Street to North Street Beginning at High Street and Terminating at a Point Approximately 245 Feet West of High Street in the City of Dublin, Ohio.

Mr. Hammersmith stated that staff recommends adoption at this time.

Vote on the Ordinance: Vice Mayor Boring, yes; Mr. Keenan, yes; Mr. Reiner, yes; Mr. Gerber, yes; Ms. Salay, yes; Mayor Chinnici-Zuercher, yes.

INTRODUCTION/FIRST READING - ORDINANCES

Ordinance 18-09

Petitioning the Board of County Commissioners of Franklin County, Ohio to Adjust the Boundary Lines of Perry Township in order to Exclude That Territory Which, as a Result of Annexation, Now Lies within the Corporate Boundaries of the City of Dublin, and Declaring an Emergency. (Request to dispense with public hearing)

Mr. Keenan introduced the ordinance.

Mr. Smith stated that this provides for an adjustment of the township boundary in order to place this property in Washington Township. This is a follow-up to the annexation approved by Council on February 16. The intent is to have service provided by

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Washington Township fire and EMS throughout the City of Dublin. Once the petition is brought to the county commissioners, they must grant the boundary adjustment petition in accordance with a Supreme Court case brought forward by Dublin in 1990.

Ms. Salay asked why this is proposed as emergency legislation.

Mr. Smith responded that in the pre-annexation agreement, the City agreed that once the annexation was accepted, this boundary adjustment would be done expeditiously. The desire is to have Washington Township provide the services in this location. Currently, those services are provided by Perry Township.

Mr. Keenan asked if the reparations will be paid by the applicant to Perry Township.

Mr. Smith responded that per the pre-annexation agreement, the applicant will pay any reparations due.

Vice Mayor Boring stated that she contacted Mr. Langworthy about the status of the site work on this property. It is incomplete. Is there an ordinance regarding the timeframe for completion after a project is initiated?

Mr. Smith responded that he is not aware of these problems. He will check with the Building division on this.

Mr. Tyler responded that because the property is currently not in the City of Dublin, the City's building code cannot be applied to the project. The project is being built under permits from the State of Ohio and inspection by the State as well.

Vice Mayor Boring responded that in the pre-annexation agreement, the applicant agreed to be subject to City rules and regulations as much as possible in terms of landscaping and other items. In fact, once the building is completed, they need to have signage in compliance with Dublin Code. She has not observed any effort by the applicant to do this. Vice Mayor Boring asked about the extraneous building materials in the right-of-way.

Mr. Tyler responded that staff will look at this, and will work with Engineering on any actions the City can take. If the materials are on private property, it is difficult for the City to address it.

Mr. Smith added that because of the State Building Department's involvement, the City cannot interfere with the building process or inspections. He was not aware of any issues, and he will call their representative on the status and report back in two weeks.

Mr. Keenan moved to dispense with the public hearing and treat this as emergency legislation.

Mr. Gerber seconded the motion.

Vote on the motion: Mayor Chinnici-Zuercher, yes; Mr. Keenan, yes; Mr. Reiner, yes; Ms. Salay, yes; Mr. Gerber, yes; Vice Mayor Boring, no.

Vote on the Ordinance: Ms. Salay, yes; Mr. Gerber, yes; Mr. Reiner, yes; Mr. Keenan, yes; Vice Mayor Boring, no; Mayor Chinnici-Zuercher, yes.

Ordinance 19-09

Rezoning of Approximately 0.18 Acre, More or Less, Located on the East Side of South High Street, Approximately 70 Feet South of Spring Hill, from CB, Central Business District, to HB, Historic Business District. (54 South High – Case 08-019Z)
(Second reading/public hearing April 20 Council meeting)

Ms. Salay introduced the ordinance

Ms. Husak noted the following:

- The site is located on the east side of S. High Street and is surrounded by other properties zoned Central Business District. The property currently contains a building that fronts onto S. High Street and has access from Blacksmith Lane. It includes an event planning business.
- In January of 2009, the Architectural Review Board approved a proposal on this site that includes a 2,500 square foot addition to the existing building and a 1,600 square foot carriage house building to the rear of the property. The slides reflect the site and the architectural elevations approved by the ARB.
- The Planning & Zoning Commission reviewed this rezoning in March and recommended approval to Council. The slide summarizes the highlights of the Central Business District's restrictions in the zoning code, compared with the Historic Business (HB) District zoning code.

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- The HB District was established in 2003 to allow development patterns in the Historic District that are more in line with the existing businesses and the uses envisioned in the District. The main difference in this case is that residences -- in conjunction with structures containing permitted uses in the Historic Business District -- are permitted, which is the central point of the proposal that ARB approved.

Planning staff and the Planning & Zoning Commission have reviewed the proposal, based upon the criteria, the future land use in the Community Plan and the Historic District Area Plan and recommend approval of the ordinance at the April 20 Council meeting.

Mr. Reiner asked if the parking is adequate for the change of structures on the site.

Ms. Husak responded that each of the two structures has parking spaces designated for the residences within the building, and there are parking spaces on the lot to serve the business.

Mr. Reiner noted that the site is filled out with this development. Is staff confident that the parking is sufficient?

Ms. Husak responded that there is also on street parking available on High Street.

Mayor Chinnici-Zuercher and Mr. Reiner noted that the on street parking cannot be relied upon to serve this property.

Mayor Chinnici-Zuercher asked how much parking on the site will be lost to this build out.

Ms. Husak responded that one parking spot will be eliminated on the site. The site does not currently have designated parking spaces, as it is a gravel lot.

Mayor Chinnici-Zuercher asked how many cars generally park on the lot at this time.

Ms. Husak responded there are four spots used on the site. She asked Mr. Phillabaum to comment further, as he reviewed the proposal with ARB.

Mr. Phillabaum noted that there is actually a variance in place for the property. They are required to maintain four commercial parking spaces. Currently, there is a gravel lot accommodating four spaces. This proposal maintains those spaces.

Mr. Reiner asked where the garages are located -- off Blacksmith Alley?

Ms. Husak responded there is access from Blacksmith Alley or Blacksmith Lane, in back of the carriage building.

Mr. Reiner noted that the proposal will constitute an architectural improvement to the area, assuming only one parking space is lost.

Ms. Husak clarified that it actually retains the space under the canopy.

Mayor Chinnici-Zuercher asked about the use of the new building.

Ms. Husak responded that it is residential.

Ms. Salay noted that the site plan was difficult to read. She did not receive in her packet the elevations and renderings shown tonight.

Ms. Husak responded that Council received the same packet that was provided to the P&Z Commission. Since the ARB is the reviewing body for those details, Council did not receive a detailed set of those plans.

Ms. Salay stated that she understands that ARB is the reviewing body, but understood that they recommended approval to Council, and it was ultimately Council's decision.

Ms. Husak noted that there are two processes working simultaneously. One is the development proposal, which lies under the jurisdiction of the ARB. They have approved it. However, the development could not occur if that site was not rezoned to the Historic Business District to actually allow those different uses and the development pattern of this site with the setbacks. The responsibility of P&Z was to review the land use. This same packet was provided to P&Z and to Council.

Mayor Chinnici-Zuercher stated that the information on the site plans was not legible, and she does not believe that Council and P&Z should receive plans of such poor quality. She believes that the information for all three bodies should be the same, so that decisions are made, based on the same information. Even if two bodies only need to know this piece of the development which is under their jurisdiction, they still need to review that in the context of the whole. Council certainly needs to know all of the information and not only a portion of it. She asked that when Council next reviews this in two weeks, they be given legible copies of all information related to this development proposal.

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Mr. Reiner asked if the material used on the elevations is HardiPlank. What determination did ARB make about cladding?

Ms. Husak responded that it is HardiPlank siding.

Mayor Chinnici-Zuercher asked that a sample of this material be provided for the next meeting.

There will be a second reading/public hearing of the ordinance at the April 20 Council meeting.

INTRODUCTION/PUBLIC HEARING - RESOLUTIONS

Resolution 13-09

Authorizing the Regulation of Traffic on Muirfield Drive and Other Roads in Muirfield Village and Waiving Certain Provisions of the Dublin Sign Code and Noise Ordinance in Conjunction with the Annual Memorial Tournament.

Mr. Keenan introduced the resolution.

Lt. vonEckartsberg noted that this legislation allows the City to restrict traffic and parking in Muirfield during Tournament week and allows waiving of the provision of the noise ordinance for four specific locations to allow for trash pick-up.

Vote on the Resolution: Mr. Keenan, yes; Mr. Gerber, yes; Ms. Salay, yes; Mayor Chinnici-Zuercher, yes; Vice Mayor Boring, yes; Mr. Reiner, yes.

Resolution 14-09

Appointing a Member to the Architectural Review Board.

Vice Mayor Boring introduced the resolution and moved to appoint Denise Franz King to the unexpired term of Clay Bryan on the Architectural Review Board.

Mr. Gerber seconded the motion.

Vote on the motion: Vice Mayor Boring, yes; Mr. Keenan, yes; Mr. Reiner, yes; Mayor Chinnici-Zuercher, yes; Mr. Gerber, yes; Ms. Salay, yes.

Resolution 15-09

Declaring Certain City-Owned Property as Surplus and Authorizing the City Manager to Dispose of Said Property in Accordance with Section 37.08 of the Dublin Codified Ordinances.

Mr. Gerber introduced the resolution.

Mr. Thurman stated that Dublin Code requires Council approval for disposal of all motorized vehicles. Resolution 15-09 requests approval to sell seven vehicles on the govdeals auction site as soon as practicable. Of the seven vehicles, four have already been replaced; two are old D.A.R.E. vehicles no longer in service; and a confiscated vehicle will be auctioned on govdeals as well. Staff is recommending approval of the resolution.

Mr. Reiner asked if the Jeep Cherokee was a D.A.R.E. vehicle.

Mr. Thurman responded that the Cherokee was in the police fleet and was replaced sometime ago. In the inventory of fleet, it was determined that it was no longer needed. The D.A.R.E. vehicles include a 1992 Honda wagon, and a 1999 Ford Escort wagon.

Mr. Keenan asked if there is a minimum bid set for the vehicles.

Mr. Thurman responded that at the time of evaluation, a vehicle's value is determined and a minimum bid established.

Mr. Keenan noted that the mileage on some vehicles is fairly low.

Mr. Thurman responded that a full evaluation of vehicles and their mileage will be done this year as part of the CIP process.

Vote on the Resolution: Mr. Gerber, yes; Mr. Keenan, yes; Mayor Chinnici-Zuercher, yes; Mr. Reiner, yes; Vice Mayor Boring, yes; Ms. Salay, yes.

Resolution 16-09

Authorizing the City Manager to Enter into Agreements with the Ohio Department of Transportation (ODOT) for US 33 over I-270 Bridge Rehabilitation.

Mr. Gerber introduced the resolution.

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Mr. Hammersmith stated that this is consent legislation to allow ODOT to do a concrete overlay in 2012 on US 33/SR 161 bridges over I-270. The work will also include some repair of parapets, expansion joints, and patching of abutments and piers as necessary. This work will be completed as weekend work – late Friday night to early Monday morning. Two-way traffic will be maintained across one bridge. The total project cost is estimated at \$1.25 million. Staff recommends approval.

Vice Mayor Boring asked staff to ensure that the work does not take place over the Tournament weekend in 2012.

Mr. Keenan asked Engineering staff to communicate with Police and Fire departments about these traffic changes.

Mr. Hammersmith added that this project is funded 100 percent by ODOT. There will be no costs to the City, unless the City requests an addition beyond the scope of ODOT's proposed work.

Mayor Chinnici-Zuercher asked about the timeframe for the project in view of the July 4th activities in the City.

Mr. Hammersmith responded that staff will inform them of the various City summer activities, including the Tournament, July 4th and the Irish Festival. They estimate the project will be completed over four weekends.

Vote on the Resolution: Mayor Chinnici-Zuercher, yes; Mr. Keenan, yes; Vice Mayor Boring, yes; Ms. Salay, yes; Mr. Gerber, yes; Mr. Reiner, yes.

OTHER

- National Pollutant Discharge Elimination System (NPDES) Permit Information

Mr. Hammersmith stated that Ms. Yorko, Civil Engineer, Development will present this information. This relates to the City's stormwater maintenance program, and provides an opportunity for public education through DTV about the permit.

Ms. Yorko noted that this permit system is initiated by the US EPA and regulated by Ohio EPA. She noted the following:

- Stormwater includes stormwater runoff, snow melt runoff, surface runoff and drainage. This means, in essence, only rain should be in the drain.
- Contamination is anything picked up by the rainwater as it moves along to the river, via the storm sewers, creeks and streams. It consists of oils and grease from parking lots; herbicides and pesticides used on lawns; pet waste; and soil and grass clippings.
- The goal of all of this management is to protect the environment; support the City's green initiatives and City Council goals; reduce pollution; preserve green space; reduce erosion; and maintain compliance with state and federal regulations.
- The stormwater management program elements include having a Master Plan; maintenance; capital improvement projects; adoption of Chapter 151, Floodplain Regulations; adoption of Chapter 53, Stormwater Regulations; and finally, NPDES Permit Compliance.
- She shared statistics on compliance. Dublin is considered a Municipal Separate Storm Sewer System (MS4). The original NPDES permit was issued in 2002 and expired at the end of 2007. A new permit was issued on January 30, 2009, and the next report is due April 1, 2010. All MS4 systems are required to meet the minimum control measures established by the Ohio Administrative Code.
- The minimum control measures required include public education and outreach on storm water impacts; public involvement/participation; illicit discharge detection and elimination; Pollution Prevention Good Housekeeping for Municipal Operations; Post Construction Storm Water Management in New Development and Redevelopment; and Construction Site Storm Water Runoff Control.

She summarized that the City has plans and funding in place to maintain compliance with the regulations.

Mayor Chinnici-Zuercher thanked Ms. Yorko for the informative presentation. She is pleased that the City is working in partnership with Franklin County.

Ms. Yorko added that the City is trying to partner with MORPC and all of Central Ohio regarding the "only rain in the drain" campaign.

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Mr. Reiner noted that he would like to track in the future how well the City engages the citizens in using organic compounds for lawn treatment. In Canada, they have banned many pesticides through their court system, due to the toxic nature of the ingredients. All lawn companies now have organic products available. A good objective for the Dublin community, as a water shed area for the Scioto River would be to assess the citizen involvement over the next 10-20 years in these efforts. He is interested in having the citizens use safe chemicals on their lawns.

Ms. Salay agreed, noting that she is hopeful that local lawn care companies and nurseries will educate citizens on what is available; the expectations of the lawn appearance using organic treatment; and the benefits for the environment and health. Her question relates to the storm water gutters. Is it the responsibility of the resident to keep their storm water gutter in front of their home clean and free of debris?

Ms. Yorko responded that it is not necessarily their responsibility, but the City seeks their assistance in keeping these storm drains clear. The City asks that the residents not store lawn clippings or yard waste in the street.

Mr. Hammersmith added that, typically, such downspouts -- from the house to the street -- are the responsibility of the property owner.

Ms. Salay asked specifically about the gutter in the street.

Mr. Hammersmith responded that any assistance of the residents is helpful. The street sweeping program does remove debris on a periodic basis.

Mayor Chinnici-Zuercher stated that the City's mailings to the homeowner associations could ask for their assistance in keeping these drains clear.

- Cramer's Crossing Storm Water Retention Basin Maintenance

Mr. Hahn stated that the staff report provides information about the conditions of the pond located in the public space of the condominium development and the single-family home areas. What appears to be two ponds is actually one body of water and must be treated as such. Therefore, staff is recommending the City assume responsibility for the storm water retention basin water located within Reserve H, which is currently maintained by the Cramer's Crossing Village Condominium Association. The annual cost is \$400 and relates to materials. He noted that there is a pending request for relief from maintenance responsibilities from the Cramer's Crossing Village Condominium Association, which is under consideration by CSAC. Tonight's request is a separate item.

Mayor Chinnici-Zuercher noted that the information indicates that the scope of review was requested of CSAC due to the fact that the Association's request included things beyond anything considered previously. What did the request include?

Mr. Hahn responded that their original request included things such as muskrat removal, landscaping bed restoration, irrigation repairs, etc. Some of these costs could be considered atypical.

Mayor Chinnici-Zuercher asked him to explain the significant difference in costs for the Association versus the City to do this retention basin water treatment.

Mr. Hahn responded that the City's cost contemplates the fact that the laborers are already on site to treat the other portion of this pond, and all that is needed is additional chemicals. The City's cost for treatment of an average size pond is about \$1,200-\$1,300 per year. This figure includes what the City believes is an appropriate scope of services.

Mr. Reiner asked if the Association will be billed for the \$400 cost for this maintenance, in view of the substantial savings it represents for them.

Mr. Hahn responded staff is not proposing this, but could if Council directs staff to do so.

Mr. Reiner stated that this is an enormous savings for the residents, and doesn't seem an excessive amount per household.

Mr. Hahn responded that the costs provided by the Association are from 2008, and were based on their expenditures in 2007.

Mr. Reiner emphasized that he does not want to initiate having the City pay for these costs related to maintenance of common property. He likes the idea of saving the Association money by having the City contract include this portion of the pond, but believes everyone should bear their fair share.

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Ms. Salay stated that she is confused with what is being requested tonight. Mr. Hahn responded that by dumping chemicals to treat one side of the pond, they disperse throughout the entire body of water. It is not possible to treat half of the pond. Ms. Salay noted that this does not involve taking over pond maintenance, but only this chemical application. Mr. Hahn clarified that the \$400 represents the additional chemical costs to treat the additional portion of this pond for one year. Mayor Chinnici-Zuercher stated that the condo association is currently paying \$2,800 per year to do this. Mr. Hahn stated that is correct. It includes the chemicals and the labor for the application.

Mayor Chinnici-Zuercher noted that Mr. Reiner suggests an interesting model that has not been discussed previously. Another model is that the City would perform this maintenance, but the Association would be billed by the City for these costs. It would still bring a substantial savings to the Association.

Mr. Foegler stated that staff met on this issue in preparation for CSAC's review, and those kinds of options are being considered. In this particular case, due to the connection of the two ponds, and the fact that the City is picking up the costs of the adjacent pond, the incremental cost for this is low. In balancing the treatment of both ponds, staff is recommending an exception in this case. In terms of a citywide policy, staff does not believe it establishes a precedent. Staff is very sensitive to the precedent-setting nature of what will be recommended to CSAC as a more general policy.

Mr. Reiner recommends that the City take over the care of these ponds, but that the City bill the Association for the cost.

Vice Mayor Boring stated that this is a good concept. However, how can the City bill residents for one half of the pond and not for the other half? Mayor Chinnici-Zuercher noted it is not possible in this case. However, staff is looking at other options for CSAC to consider in their deliberations. She does believe the motion must be clear that Council is approving only this element of their request, as the Association's previous request to Council was much more comprehensive. This recommendation relates to only a particular piece of the pond maintenance.

Ms. Salay asked when CSAC will finalize their recommendations for the remainder of this request.

Mr. Hahn responded that it is an agenda item for April 14th.

Ms. Salay emphasized that it would be important to notify interested associations who would have input on this matter. In the case of the Cramer's Crossing Homeowners Association, the City agreed to take over maintenance of the pond. She recalls that the discussion focused on the fact that these ponds are part of the stormwater utility, and staff felt it was appropriate for the City to assume responsibility for pond maintenance for this reason.

Mr. Hahn responded that at least certain aspects of the system should be maintained by the City – at a minimum, the stormwater structure. The City may find it has responsibility at a minimum to report what goes into stormwater systems, which could lead to a City responsibility – whether the ponds are public or private – for reporting to the state what chemicals go into them. There is an ongoing inventory in the City to detail the stormwater structures themselves – both public and privately owned -- in terms of deficiencies. CSAC will resume discussion on this big picture policy issue on April 14th. Regarding the stormwater discussion, however, there could be information not presently available and which may be needed for CSAC to make an informed recommendation.

Ms. Salay asked if staff may recommend to CSAC that they separate pond maintenance from the other items.

Mr. Hahn responded affirmatively.

Mayor Chinnici-Zuercher noted that this would have been a good topic for the homeowners association meeting versus CSAC having a small group meeting such a short time later. This will impact all homeowner associations.

Mr. Foegler noted that as part of the staff analysis, there is a need to identify all of the conditions that exist with regard to these kinds of basins – which are City-owned, privately

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maintained and which are privately-owned and privately maintained – in order to understand fully the cost implications of a policy recommendation made to Council. The cost information is being assembled. As the regulatory environment for stormwater management grows, the City will need to consider that in the context of such a policy, to be aware of the future cost implications, given the permitting requirements presented tonight in preliminary form.

Ms. Salay asked how the City will know what is used to treat privately maintained ponds. From a regulatory standpoint, it may be problematic for the City to allow this private maintenance into the future.

Mr. Foegler responded that this type of issue will be framed into the analysis presented to CSAC, who will then recommend to Council. The obligation for the City to manage that is growing. Discussions occurred in the past about the implications of forming a stormwater utility. To the extent that the City takes on more comprehensive management obligations on with regard to that, and has more legal obligation to manage that, the case for that will likely grow with time. Before recommending a policy direction, staff wants Council to be fully aware of those implications.

Vice Mayor Boring stated that suggesting a stormwater utility would result in charges to the users.

Mr. Foegler responded that stormwater utilities must determine an equitable user charge basis, which typically relates to the amount of paved surface on a property.

Vice Mayor Boring stated that she understands the homeowner associations were not receptive to the idea of forming a consortium to reduce their maintenance costs.

Ms. Crandall responded that the meeting overall was successful in terms of information exchange of landscaping specs. There was some discussion about the Associations forming smaller groups for RFPs. But the idea of a large consortium brought concerns about the difficulty of forming such a legal entity.

Mr. Gerber stated that perhaps CSAC can look into this possibility as well. Joint ventures are a possibility, and the two legal entities can remain separate and apart.

Ms. Salay moved to have the City assume maintenance responsibility for the stormwater retention basin water located within Reserve H, which is currently maintained by Cramer's Crossing Village Condominium Association.

Mr. Reiner asked for clarification of whether the homeowners would be billed for this service under this proposed motion.

Mayor Chinnici-Zuercher responded that the motion is based upon Mr. Foegler's indication that such a policy would be considered in a broader-based discussion with CSAC.

Vice Mayor Boring asked for clarification that the motion does not include any other maintenance for this Association, as requested and under review by CSAC.

Ms. Salay agreed to amend her motion to include this clarification.

Vice Mayor Boring seconded the motion as clarified.

Mayor Chinnici-Zuercher invited public testimony.

Ken Thomas, 6285 Hampton Green Place stated that he serves on the board of the Cramer's Crossing condominium association. He is confused about what is being considered and acted upon by Council tonight. He understood the motion relates strictly to the City assuming maintenance for the chemical treatment of the water. CSAC has been discussing the concept of the City taking on more of the pond maintenance than just this aspect. Has that changed?

Mr. Foegler responded that given the large number of retention basins and ponds that exist with the City – with different types of ownership and maintenance obligations – CSAC is studying what the City's policy should be with regard to participating in or contributing to that maintenance. The City must first scope out the extent of the problem, the estimated costs, the public versus private interests, and staff will then make a recommendation to CSAC based upon that.

Mr. Thomas stated that at the CSAC meeting of October, when their request was discussed, he was under the impression that there were few such ponds that the City was not already maintaining. It was indicated that having the condo association maintain the pond was not customary. He had understood there would be a fairly expeditious

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movement for the City to take over a much larger scope of maintenance for the pond. Now, he senses that the matter is much more complicated.

Mr. Foegler responded that when the inventories were completed citywide, it was a determined to be a much more widespread condition than anticipated at that meeting.

Mr. Thomas asked about the timeframe for any decision of providing the association additional help with maintenance items.

Mr. Foegler responded that CSAC next meets on April 14.

Mr. Hahn added that they will resume their discussion, but he is not certain of when they will have a recommendation for Council

Vote on the motion: Mr. Reiner, no; Vice Mayor Boring, yes; Mr. Gerber, no; Ms. Salay, yes; Mr. Keenan, yes; Mayor Chinnici-Zuercher, yes;

- Update re Sustainability Initiatives

Ms. Adkins noted that staff has been working the past couple of years to achieve Council's goal of being a green community through a wide variety of initiatives. This effort covers nearly every aspect of the municipal system -- from educational efforts, to energy use, to land development regulations. Staff has had great success in all of the initiatives, and especially with EcoDublin which is scheduled on Saturday from 9 a.m. to noon. It is a good opportunity for the City to engage the community and offer information on efforts the City has undertaken, as well as outside groups and organizations. The City has also completed an energy audit of city facilities, which is a big step toward understanding the impact of energy use and monitoring progress over time. The NLC Green Cities conference will take place this month, and several staff members, Vice Mayor Boring and Mr. Reiner will be attending. It will be held in Portland, Oregon and staff hopes to gain new insights on continuing to achieve Council's goals efficiently and effectively. Staff will prepare a summary of what has been learned at the conference and how the lessons can be applied to the Dublin initiatives for review at Council's goal setting.

Mayor Chinnici-Zuercher noted that the memo indicates that staff will prepare a suggested goal for Council to consider at goal setting in May.

Wallace Maurer, 7451 Dublin Road stated that if ever a City was poised to "soak up" everything happening at a conference, Dublin is it. He suggested that the enthusiastic young scientists and entrepreneurs who have recently visited Council meetings would be good to take along!

STAFF COMMENTS

- Request to Schedule Hearing of Postponed Ordinance 74-08(Amended) Related to Conditional Uses in the Community Commercial District (Case No. 08-075ADM)

Mr. Langworthy stated that staff forwarded a memo requesting Council take this item off the table and schedule for consideration at the April 20 Council meeting. It was brought forward several months ago with a range of uses -- entertainment, commercial daycare, and tutoring services. Council asked staff to undertake research in regard to the entertainment portion. The research has been done, but there are no significant findings to report. In lieu of that, staff has dropped the entertainment uses from the proposal and recommends Council move forward with the commercial daycare and tutoring services. There have been many requests and inquiries about this use during the past year, and there are not many locations in the zoning code where this is permitted. Staff is therefore recommending Council take this amended ordinance from the table and schedule for hearing on April 20th.

Mr. Gerber stated that he has no objection to moving forward with this on April 20th.

Mayor Chinnici-Zuercher noted that she is pleased that the entertainment uses have been removed from the ordinance, as they were quite controversial. In terms of tutoring, does this include a business such as the Kumon Center at the Riverside shopping center?

Mr. Langworthy responded affirmatively.

Mayor Chinnici-Zuercher commented that along I-270 and 33/Avery Road, there is a daycare facility located in what was previously used by Columbus State Community College. The windows have written in large letters "Daycare Center" and have an arrow and phone number. She would not want to see this repeated across the community, as it certainly is in violation of sign codes. She is hopeful that these Districts as requested will

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apply and maintain the strict standards of the City. She is supportive of the function and need for the facilities, but wants to ensure the appearance is appropriate.

Vice Mayor Boring moved to take the ordinance from the table, and schedule it for second reading/public hearing at the April 20 Council meeting.

Mr. Gerber seconded the motion.

Vote on the motion: Mr. Reiner, yes; Mayor Chinnici-Zuercher, yes; Mr. Gerber, yes; Ms. Salay, yes; Mr. Keenan, yes; Vice Mayor Boring, yes.

- Zoning Code Update Process

Mr. Langworthy noted that the memo in the packet outlines the process for the proposed zoning code update. Council had requested this after the previous discussion. He provided an overview of the process and rationale. The approach Council has agreed to take is the incremental update, where the zoning code would be updated in segments. The major steps are divided into four elements which include: preparation of Code Objectives; method of public participation; drafting of zoning code components; and project timeline.

1. The Code Update objectives document will be brought forward, and will include planning and development objectives and technical objectives. This objectives document would be prepared for P&Z and Council review and approval prior to proceeding with the overall Code drafting.
2. The public participation process will build on the Community Plan input process, reviewing the comments from previous public meetings, a number of which dealt with zoning issues. The process will utilize the land use principals and design recommendations of the Community Plan, as well as the objectives and strategies. For methodology, staff will use focus groups, identifying those groups specific to various components, and focusing on issues that deal with those components. This will take place prior to drafting the language, to use the groups as a sounding board for issues – not Code language.
3. Planning recommends the Code Update be divided into four components, including zoning districts, site development requirements, development applications and review procedures, and administration. He summarized each of these components, as outlined in the staff report.
4. In terms of the timeline, the focus groups sessions will take place first. The language will then be drafted, and portions specific to ARB and BZA will be reviewed by these bodies. As language is completed for each component, it will be brought forward for P&Z review and Council review. The process will keep moving, with simultaneous and overlapping reviews taking place. The goal is to complete the process within a ten-month time period. Staff recognizes that some of the components will require more review time than others.

Staff is recommending that this process be adopted for completion of the zoning code update.

Mayor Chinnici-Zuercher noted that after each component, it indicates Council review. Does that contemplate review and approval, so that that topic is completed?

Mr. Langworthy responded that there is a difference between the approval and adoption. Staff will not be asking for adoption of the language, because that would occur with the overall Code adoption. Staff will be seeking approval of the language so that the review can move forward to the next section. This will eliminate as much backtracking as possible. The request will be to review the language and generally approve it as submitted. At the end, it will all be assembled, changes made during the process will be identified, and the complete document will be brought to Council.

Mayor Chinnici-Zuercher summarized that the code update would then not be completed for a year.

Mr. Langworthy stated that is accurate. The drafting will be completed within a year, but the adoption process will depend on Council's desires for additional public participation or other options. That will be discussed with Council when the drafting is completed.

Mayor Chinnici-Zuercher noted that the City has been dealing with this for nearly 12 years, as the Code update was needed after the 1997 Community Plan was completed. Given the fact that the development activity has slowed due to the general economy, this seems an opportune time to do this update and complete it within a 12-month timeframe. By that point, hopefully, the economy will rebound as well as the development activity. When the

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timeframe is too long, people lose interest in the project – both staff and the public. New ideas are sometimes brought forward before the update is even completed. It would be optimal to have the zoning code update completed in a timely manner, put it in place, and then use it.

Mr. Gerber agreed, noting that this is the third code update he has been involved with. Generally, momentum is lost if the process continues over a long period of time. While there are some clean-up items and inconsistencies in the Code to be addressed, he believes the City has had much success using the planned development concept. Many communities throughout the country are trying to model Dublin's success through these PUDs. Is staff suggesting that the direction is to move to straight zoning, and not using planned districts?

Mr. Langworthy responded that this is not the recommendation. Rather, staff is suggesting the updated zoning code build on the success the City has had with planned districts.

Mr. Reiner agreed, noting that the hallmark of Dublin's success has been negotiating for higher quality standards in subdivisions. Anything that would diminish that he could not support.

Mr. Gerber added that there are some districts which do not work for the City, and therefore he could support changes to those portions.

Ms. Salay stated that Council has been pleased with the results of the planned district process, which involves negotiation of higher standards. Her expectation is that the Code update would attempt to codify the desired elements currently achieved in the planned districts.

Ms. Salay moved to approve the process as outlined in the staff report.

Mr. Reiner seconded the motion.

Vote on the motion: Ms. Salay, yes; Mr. Gerber, yes; Vice Mayor Boring, yes; Mr. Keenan, yes; Mayor Chinnici-Zuercher, yes; Mr. Reiner, yes.

- Update re Federal Stimulus Funds

Mr. McDaniel noted that a citywide work group has been formed to review the applicability of various City programs to federal stimulus monies. Most of the focus has been on transportation funding, but Dublin was not successful in securing the funding sought for projects. What funding Dublin may obtain is through MORPC, which was given \$28 million from the federal government to spend on transportation projects for the four-county region. As it now stands, Dublin would receive \$1 million toward the Industrial Parkway realignment/SR 161 improvements and \$317,000 in monies toward resurfacing of eligible roadways. In addition, it appears that Dublin will receive \$11,300 from a Justice Assistance Grant (JAG) program, in a proportional allocation to cities based on crime rate and population. A proposal for use of these funds is in process. Dublin is also expecting to receive an Energy Efficiency and Conservation Block Grant of \$184,000, which is designed to reduce fossil fuels, total energy use and improve energy efficiency in transportation, building and other sectors. Staff is working on recommendations for use of this grant. In the future, staff will continue to seek funding sources such as 629 funds and OPWC funds.

Mr. Foegler added that staff has been advised to stand ready to submit eligible projects, as there is an expectation that some of the selected projects won't meet the time requirements for construction performance and design. Some are not as 'shovel ready' as Dublin's projects. Staff will continue to be positioned to stay in a competitive position for these and future opportunities.

Mayor Chinnici-Zuercher noted that at the MORPC meeting, there was significant discussion about the aspect of a project being "shovel ready" – which all of Dublin's projects were. Yet Dublin's projects were not included on the ODOT list. She would like to have a clearer understanding of what happened.

Mr. Foegler indicated that no one has a good sense of what took place internally at the Governor's office. Staff has reason to believe that Dublin's projects were at or near the top of the projects recommended for ODOT District 6. However, the Dublin projects were

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not funded when the list was released by the Governor's office. There is some perception that a need-based consideration came into play, and within the legislation itself, there was also consideration of projects targeted more toward distressed communities. However, staff has not received complete information about what did occur.

Mayor Chinnici-Zuercher stated that she has not read anywhere or heard in any public meetings that these criteria were considered. MORPC had indicated the original reason for exclusion of Dublin was because ODOT was going to include Dublin. Unfortunately, that did not materialize. It suggests the need to continually develop partnerships and relationships on a regular basis, bringing state officials to Dublin events and sharing with them Dublin's progress to date and plans for the future.

Mr. Keenan noted that he was disappointed to read the messaging in the newspaper regarding Dublin receiving the energy grant. He is not certain of how the information was relayed to the newspaper. The story indicated that Dublin was notified they would receive the money, but did not know what they would do with the funds. From a taxpayer perspective, it was not a good story to read about Dublin.

Mr. McDaniel responded that Dublin did apply for projects under that grant program, such as solar projects for City buildings.

Mayor Chinnici-Zuercher added that a quote from Dublin's staff is what was included in the newspapers.

Mr. Keenan added that his point is that when the City determines what the grant funding will be used for, that message needs to be sent to the community so the citizens know the grant will be spent responsibly.

Mr. Foegler noted that some of the challenge and frustration has been that some of the funding has come through county entities and the City is not aware of the award. There was not a competitive process involved where the City submitted specific initiatives. But he agrees that the messaging should have been handled much better.

- *Business Week* Recognition

Mr. McDaniel reported that last week, the City of Dublin was named "Best Small Town in Ohio to Start a Small Business" in *Business Week* online. A city was selected in all 50 states, and Dublin received this recognition.

Mayor Chinnici-Zuercher congratulated staff on this well-deserved recognition. The Dublin Entrepreneurial Center event demonstrated this, and much positive feedback has been received.

COUNCIL COMMITTEE REPORTS

- Finance Committee recommendation re hotel/motel tax grants

Mr. Keenan, Chairperson noted that the Committee met tonight to hear a bed tax grant application from the City for a bicentennial videography project. The purpose is to gather video footage of Dublin's long-time residents, which may be used for historical documentation purposes as well as to support video footage for the Dublin bicentennial. The Committee recommends a grant of \$10,000.

Vice Mayor Boring moved approval of the grant as outlined.

Mr. Gerber seconded the motion.

Vote on the motion: Mayor Chinnici-Zuercher, yes; Vice Mayor Boring, yes; Mr. Reiner, yes; Mr. Gerber, yes; Mr. Keenan, yes; Ms. Salay, yes.

Mr. Keenan noted that further discussion occurred regarding additional funding to be made available for other bed tax grants related to the bicentennial. The recommendation of the Committee is to provide \$25,000 – the balance of the 2009 hotel tax funds – for that purpose, and to allocate an additional \$25,000 from 2010 bed tax funds to create a total of \$50,000 in funds available for bed tax grants for bicentennial projects. The applications will be considered by the Committee in the May/June timeframe and recommendations made to Council.

Mr. Gerber moved to adopt the Committee's recommendation as outlined by Mr. Keenan. Vice Mayor Boring seconded the motion.

Vote on the motion: Mr. Reiner, yes; Mr. Gerber, yes; Mr. Keenan, yes; Ms. Salay, yes; Mayor Chinnici-Zuercher, yes; Vice Mayor Boring, yes.

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Mr. Keenan added that staff will provide information in the next couple of weeks about how this bicentennial grant process will be communicated to the public.

COUNCIL ROUND TABLE

Mr. Keenan reported that the Veterans Committee met on Friday, April 3. The construction on the Memory Wall for the *Grounds of Remembrance* is 80 percent complete; the dedication wall with the bunker logos and flagpole is to be installed shortly; the loggia is ready for copper cladding; the brass rails will be installed beginning on Thursday; the landscaping material has been received; and the MIA/KIA plaque is under production. The pavers are being placed for the project and are being engraved. The dedication is scheduled on Monday, May 25.

Vice Mayor Boring asked if the student artist selected for the MIA/KIA portion was announced by the Committee.

Mr. Keenan responded there was a newspaper article about this.

Mr. Hahn added that at the ceremony, the student artist will be recognized.

Mayor Chinnici-Zuercher asked staff to make sure this information is on the website for the project.

Ms. Puskarcik added that there is a plan in place to announce the student artist and the piece.

Ms. Salay noted that with all of the EarthWeek activities scheduled and EcoDublin, a neighbor asked where someone can dispose of old computers. She asked that staff send her an e-mail with this information.

Ms. Crandall noted that she will send this information out, and can share it with homeowner associations as well.

Mr. Gerber:

1. Noted he appreciates the memo regarding the status of code enforcement at the Shoppes at Athenry. Perhaps the City is in need of more code enforcement, but the wall and window permit issue exists throughout the City and has for years. Maybe it is an issue of education, as some shop owners are apparently not aware of the need for such permits. In any case, education and enforcement efforts need to be stepped up.

Mr. Foegler responded that staff will review this and make recommendation to Council.

2. Stated that the Building Industry Association (BIA) Parade of Homes will take place in Dublin this year. This is a wonderful opportunity to showcase Dublin as a great place to live and work, and can help local realtors and those homeowners trying to sell homes as well.
3. Noted that he will not be at the Monday, June 15 meeting, and he is aware that another Council member cannot attend the meeting that night. He suggested that consideration be given to adjusting this date – perhaps moving this Regular meeting to the June 8 study session date.

Vice Mayor Boring noted that she has a conflict on June 8 due to a family member's birthday.

Mr. Keenan suggested moving the June 15th meeting to June 22nd.

Vice Mayor Boring stated that she will be out of town on June 22nd.

Mayor Chinnici-Zuercher noted she will be out of town as well.

There was no further discussion of a meeting date change.

Vice Mayor Boring:

1. Noted she supports increasing code enforcement efforts -- especially on the weekends -- as spring events bring violations related to signage and balloons, etc.
2. Reported that she attended the Homeowners Association Presidents' meeting this week and heard positive feedback regarding Mr. Hahn. It related to sidewalk replacement in the Woods of Dublin where numerous street trees were scheduled to be taken down. Mr. Hahn brought to Council a pilot program related to assessing the tree root loss, which was approved. The resident reported that during the fall Hurricane Ike windstorm, they experienced no loss of trees or limbs. They are very pleased with the results of the pilot program.

Mr. Hahn added that a professor at OSU and two other schools have signed off on a formula-based evaluation process of tree root loss for sidewalk replacement. It has

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opened the door to further study on tree root loss as it relates to projects such as sidewalk replacement.

3. Reminded Council of the Committee of the Whole meeting on Monday, April 13 regarding campaign finance legislation. To date, Council has not submitted comments to Ms. Readler. She asked that Council Members submit any questions to Ms. Readler in order to facilitate the meeting discussion.
4. Suggested that Council have a brief discussion at some point about the pros and cons of a float versus individual cars for Council for the Independence Day parade. She would like to hear the opinions of others in a group discussion.

Mayor Chinnici-Zuercher stated that this item should be placed on the April 20th agenda, and the appropriate staff should be present for the discussion.

Mayor Chinnici-Zuercher:

1. Noted that there were three events last week that were well attended and well received by the community:
 - The Women's Fund of Central Ohio held a meeting on Tuesday evening at the DCRC to discuss the state of women and girls in the Franklin County metro region. She and Vice Mayor Boring attended, along with guidance counselors from the school district. Hopefully, the school will take some ideas and develop programs for middle school girls.
 - A successful board and commission training program was held on Monday, March 30. She thanked Ms. Ott for working with Vice Mayor Boring on the agenda and the materials. There was a great turnout and she heard positive feedback. She looks forward to continuing to build on that agenda for future training.
 - The Dublin Arts Council held their annual Garden Party at OCLC on Friday evening. It was well attended, and she thanked Jay Jordan and Rick Schweiterman of OCLC for attending and hosting this enjoyable event.
2. Agreed with Mr. Gerber that the reports regarding code enforcement do suggest that the City is lacking in education and communication with these strip mall owners. And if the owners are aware, they are not sharing that information with their tenants.

Mr. Langworthy responded that the only reason these matters are sent to the Legal department is because the business owners do not complete the City's process. They are notified by the City.

Mayor Chinnici-Zuercher stated that everyone across the City has responded in the same way, which supports her belief.

Mr. Langworthy responded that the City has documentation of the numerous notices sent. Mr. Gerber stated that there are wall and window signs throughout strip centers in Dublin.

Mayor Chinnici-Zuercher summarized that there needs to be a partnership effort, as the City wants businesses to be successful, but also desires a higher standard of appearance than that of some other communities. These businesses are in competition with each other for customers, and if one is permitted to have such signs, they all will do it. There have been occasions of selective enforcement, where one business in a center with illegal wall and window signs receives a notice and yet the others do not. Consistency is important, and the goal is 100 percent compliance. Currently, the system is complaint driven, so the enforcement is inconsistent. A partnership is needed between the City and the retail businesses to address the problems.

Mr. Reiner asked about the research staff has done about the possibility of outdoor dining in shopping centers with excessive parking not in use, and the limitations of the zoning. Mr. Langworthy responded that staff investigated several areas. In the shopping center Mr. Reiner asked about, there would be an issue of lot coverage. Any impervious area added behind a building would require some offset of replacing pavement with green space. In some others, there are specific prohibitions in the development text. Therefore, a rezoning would be required for the PUD to have this potential. Staff is looking at this within the zoning code update to see if there would be any smoother process available. Mr. Reiner noted that he also mentioned the large parking lots that seem never to be full. Is staff investigating this as well?

Mr. Langworthy responded that staff is reviewing parking requirements in particular.

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Ms. Salay recalled that a former Planning Director told her that the options are either having outparcels or a large parking lot. The tradeoff was having excess parking in lieu of having outparcels.

Mayor Chinnici-Zuercher reminded everyone to complete their July 4th table reservation form and return it to staff.

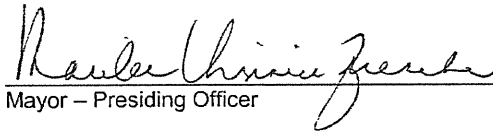
ADJOURNMENT TO EXECUTIVE SESSION

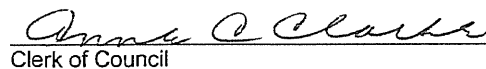
Mayor Chinnici-Zuercher moved to adjourn to executive session for legal matters (to confer with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action), land acquisition matters (to consider the purchase of property for public purposes) and personnel matters (to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official).

Ms. Salay seconded the motion.

Vote on the motion: Mr. Gerber, yes; Mayor Chinnici-Zuercher, yes; Mr. Reiner, yes; Mr. Keenan, yes; Ms. Salay, yes; Vice Mayor Boring, yes.

The meeting was reconvened and formally adjourned at 10:55 p.m.


Mayor – Presiding Officer


Clerk of Council

Owner / Legal Description / 35% Values place cursor here for information about this page

Payment Status

Owner / Legal Desc

Soil Analysis

Notes / Sales

Charge Basis

Prior Years' History

House Info

Land Info

Bldg Info

Sketch

Levy Information

Property Card

[View Map](#)

EXIT / HOME

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Parcel Number:

17-
0024021.000

M- Main

Owner / Tax Lien Date

Transfer / Current Tax Year

Transfer For Following Year

CELTIC CAPTIAL LLC

HYLAND CROY ROAD

PLAIN CITY OH 43064

Sale Date/Code/Amount

Sale Date/Code/Amount

Sale Date/Code/Amount

5/08/07

DOE

64400

Legal Description

JEROME - DUBLIN LSD

Mail To

CELTIC CAPITAL LLC

VMS 2925

136-00-00-105.000

565 METRO PLACE S STE 480

OR 733 PG 620 SV 20-453

DUBLIN OH 43017-7312

Property Class

Acres

Front Foot

New/Zero

Current Year

AGR-110

2.1490

Next Year

-

Information reflects
county records as of:
3:48 am 05/27/2009

35% Taxable Values		-----	Values	Changes	c	a
			Land	Building	d	r
Land	280					
Building						
Total	280					
Abatement						
Land Market	21870					
Personal Property (Public Utility)						
Homestead Discount Basis						
Rollback:Land (Homesite)						
Rollback:Building(House)						
Rollback:Total						

Mail Sort Code

430177312

Rollback

Not receiving the 2.5% rollback

cauv code

R

Enrolled in the CAUV program

Cauv Application #

1050

CAUV Application Year: 08

Notes: 03SP

Legal Disclaimer

Owner / Legal Description / 35% Values place cursor here for information about this page

Payment Status

Owner / Legal Desc

Soil Analysis

Notes / Sales

Charge Basis

Prior Years' History

House Info

Land Info

Bldg Info

Sketch

Levy Information

Property Card

[View Map](#)

Parcel Number:

17-
0024022.000

M- Main

Owner / Tax Lien Date

CELTIC CAPTIAL LLC

Transfer / Current Tax Year

Transfer For Following Year

HYLAND CROY ROAD

PLAIN CITY OH 43064

Sale Date/Code/Amount

5/08/07

Sale Date/Code/Amount

DOE

Sale Date/Code/Amount

891300

Legal Description

JEROME - DUBLIN LSD

Mail To

CELTIC CAPITAL LLC

EXIT / HOME

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Next Record

VMS 2925

136-00-00-104.000

565 METRO PLACE S STE 480

OR 733 PG 617

DUBLIN OH 43017

Property Class

Acres

Front Foot

New/Zero

Current Year

AGR-110

25.9610

Next Year

-

Information reflects
county records as of:
3:48 am 05/27/2009

35% Taxable Values		-----	Values	Changes	c	a
			Land	Building	d	r
Land	5210					
Building						
Total	5210					
Abatement						
Land Market	311910					
Personal Property (Public Utility)						
Homestead Discount Basis						
Rollback:Land (Homesite)						
Rollback:Building(House)						
Rollback:Total						

Mail Sort Code

43017

Rollback

Not receiving the 2.5% rollback

cauv code

R

Enrolled in the CAUV program

Cauv Application #

1050

CAUV Application Year: 08

Notes: 04SP 07RES

Legal Disclaimer