



11/4/2024 | 7:00 PM

**Municipal Services Center, Council Chamber
3600 Tremont Road**

If you are joining through Zoom, please click the link below to join the meeting:

<https://us06web.zoom.us/j/88268224042>

Or Telephone: 1 929 205 6099

Webinar ID:882 6822 4042

1. Call to Order/Roll Call

2. Pledge of Allegiance Led By Vice President Close

3. Consent Agenda

- a. Approve City Council Meeting Minutes for October 21, 2024

4. Reports/Presentations

- a. Update on Devon Pool Improvements, Presented by Debbie McLaughlin, Parks & Recreation Director
- b. Update on Fancyburg Park Master Plan, Presented by Debbie McLaughlin, Parks & Recreation Director
- c. 2025-2026 Budget Summary, Presented by Brent Lewis, Finance Director

5. Legislative Items for Third Reading/Public Hearing/ Council Action

- a. Ordinance No. 62-2024 - An ordinance amending Chapter 155 - Personnel Code of the Upper Arlington Code of Ordinances (*Adams*)

6. Legislative Items for Second Reading/Public Hearing

- a. Ordinance No. 63-2024 - An ordinance agreeing to an adjustment to the City's boundaries by consenting to the transfer of 12.47 +/- acres of Henderson Road from the City of Columbus to the City of Upper Arlington

7. Legislative Items for First Reading/Public Hearing

- a. Ordinance No. 64-2024 - An ordinance authorizing the City Manager to enter into contract with JCORR Mechanical for HVAC services

- b. Ordinance No. 65-2024 - An ordinance authorizing the City Manager to enter into contract with C&T Design and Equipment Co. for the purchase of appliances for the Bob Crane Community Center

8. Liquor Control

- a. Ohio Division of Liquor Control Notice to Legislative Authority: Transfer Existing Liquor Permits from Tamarkin Company, DBA Kingsdale GetGo, to GetGo Operating LLC *(no action needed from Council unless there is an objection)*

9. City Manager Update

10. Adjournment

October 21, 2024

City Council met in regular session in the Council Chamber of the Municipal Services Center, 3600 Tremont Road, and was called to order by President Awakessien Jeter at 7:00 p.m.

Members Present: President Ukeme Awakessien Jeter, Vice President Brian Close, Kathy Adams, John J. Kulewicz, Jim Lynch, Heidi Munc, and Todd Walter

Staff Present: City Attorney Darren Shulman, City Manager Steven Schoeny, Assistant City Manager Jackie Thiel, City Clerk Krystal Gonchar, IT Director Jeff Kasson, Finance Director Brent Lewis, Fire Chief Chris Zimmer, Public Service Director Gary Wilfong, Parks & Recreation Director Debbie McLaughlin, Police Sergeant Jason Amweg, Community Affairs Director Emma Speight, Community Development Director Chad Gibson, and Senior Planner Justin Milam.

Pledge of Allegiance

The Pledge of Allegiance was led by Jim Lynch.

Consent Agenda

- a. **Approve City Council Meeting Minutes for October 14, 2024**
- b. **Ordinance No. 60-2024 - An ordinance authorizing the City Manager to enter into contract with Franklin County Public health (FCPH) for 2025 public health services**
- c. **Ordinance No. 61-2024 - An ordinance authorizing the City Manager to enter into a lease agreement with Bake Me Happy for café operations at the Bob Crane Community Center**

Mr. Kulewicz moved, seconded by Vice President Close, to approve the Consent Agenda. The motion carried with the following vote:

Voting Aye: Adams, Close, Kulewicz, Lynch, Munc, Walter, and President Awakessien Jeter

Reports/Presentations

a. Envision Henderson Update, Presented by MKSK Studios

The City Manager introduced Kyle May, Associate Principal from MKSK Studios. Mr. May presented an update on the Henderson Road corridor study, *Envision Henderson* (attached hereto and incorporated herein as Exhibit A). This plan looked at the potential for the corridor and all the changes that may be coming in the future. The plan will be for the next five to 20 years. There has been a lot of growth throughout the region. Henderson Road is a boundary between Upper Arlington and the City of Columbus. They had 900+ unique participants in the community process.

Mr. May shared the community themes that came up, including safety, high quality area and gateway, consistency of architecture, lack of planning in the area, vacancies, zoning, livability for neighborhoods, and the stitching together of Upper Arlington and City of Columbus. This is an important gateway and the land use needs to be managed as well as possible. He stated they need to include all the players that will be in the corridor. The vision is for a welcoming, long term space. They want it to generate vibrant active spaces for people to gather. He stated it will also be important that City Council is aware of regional projects that they can advocate for to help enhance the corridor.

Along Henderson Road there are a high number of curb cuts, leading to accidents, so safety is going to be very important. There is a lot of activity, jobs, and commercial businesses. They will try and combine safety with aesthetic issues. They will incorporate street trees, lighting, utilities, and multi-use pathways, all to create a more beautiful environment. There has already been a lot of work done on zoning in the area, which will help shape the district.

Ms. Munc asked what the next steps will be. Mr. May stated they will work with Burges & Niple to refine a document that reflects what was discussed and will present a final package to City staff. Mr. Schoeny said staff will ask Council to adopt the plan to provide direction for development. The next steps will include City boundary adjustments, funding for underground utilities on Henderson Road, and then the redesign of the roadway itself. There will be a certain amount of growth coming to the area, and the new traffic patterns will keep that growth in the design. Vice President Close stated that he is a big proponent of this project, as he saw the development on Lane Avenue when that was done, and how successful that was.

In response to Mr. Lynch, the Community Development Director stated that current zoning allows buildings to be up to seven stories tall. President Awakessien Jeter shared that this area is important and an area that needs a plan. The City is communicating with residents and being collaborative, so their opinions will be accounted for. Mr. May stated they are looking at other regions to learn what has worked and what can be applied here. The City Manager stated this is going to be a long, expensive, and complicated project. They want to make sure

they continue to progress and work with developers. They will begin to look at the underground utilities next year.

b. Finance Director's Report – September & 3rd Quarter 2024

The Finance Director stated that numbers for the monthly and quarterly reports remain positive. The estate tax fund is at a zero balance after five years. There have been a large number of income-tax refunds this year. Withholdings are doing well. In response to Ms. Munc's question about the process for unpaid utility bills, Mr. Lewis said those are sent to the auditor's office for collection, to be assessed on the property.

Legislative Items for First Reading/Public Hearing/Council Action

a. Resolution No. 10-2024 - A resolution requesting an advance of funds derived from taxes and other sources being held by the Franklin County Treasurer

In response to President Awakessien Jeter's invitation to speak, there were no questions or comments from the public relative to Resolution No. 10-2024.

Mr. Walter moved, seconded by Vice President Close, to adopt Resolution No. 10-2024. The motion carried with the following vote:

Voting Aye: Adams, Close, Kulewicz, Lynch, Munc, Walter, and President Awakessien Jeter

b. Resolution No. 11-2024 - A resolution accepting the amounts and rates as determined by the Franklin County Budget Commission, authorizing the necessary tax levies, and certifying them to the Franklin County Auditor

In response to President Awakessien Jeter's invitation to speak, there were no questions or comments from the public relative to Resolution No. 11-2024.

Mr. Walter moved, seconded by Ms. Munc, to adopt Resolution No. 11-2024. The motion carried with the following vote:

Voting Aye: Adams, Close, Kulewicz, Lynch, Munc, Walter, and President Awakessien Jeter

Legislative Items for Second Reading/Public Hearing

a. Ordinance No. 62-2024 - An ordinance amending Chapter 155 – Personnel Code of the Upper Arlington Code of Ordinances

In response to President Awakessien Jeter's invitation to speak, there were no questions or comments from the public relative to Ordinance No. 62-2024.

President Awakessien Jeter advised the Third Reading/Public Hearing/Council Action will be on November 4, 2024.

Legislative Items for First Reading/Public Hearing

- a. **Ordinance No. 63-2024 – An ordinance agreeing to an adjustment to the City’s boundaries by consenting to the transfer of 12.47+/- acres of Henderson Road from the City of Columbus to the City of Upper Arlington**

Council Member Kulewicz recused himself and left the chambers at 8:49 p.m.

The Assistant City Manager shared the City of Columbus owns the 70-foot Right of Way. Columbus does not have plans for this corridor, therefore they have agreed to change the boundaries. This will go before Columbus City Council in November.

In response to President Awakessien Jeter’s invitation to speak, the following speakers came forward:

David Hodge – attorney representing Hadler Companies. He requests the legislation be tabled to allow time for engagement between the City and Hadler Companies. Suburban Centers, Inc. is an entity of Hadler Companies and they own the bulk of the commercial frontage on the north side of Henderson Road. They requested the Burges & Niple engineering reports and information over 30 days ago and have not received those. The Hadler Companies has had an agreement in place since 1972 related to signage and access and they need to have further conversations regarding any changes. Envision Henderson calls for expansion of the ROW which could negatively impact the signage, landscaping, and access, among other issues.

Mr. Lynch asked if it is early to pass this legislation when we have not accepted a study for the area yet. Ms. Thiel stated that there are some big ideas and to know if they are feasible they need to continue moving forward. To be able to make improvements the City needs to secure the right of way. The Mr. Schoeny stated that he appreciates the momentum we have with the City of Columbus right now and would like to keep it going. We currently do not have the records that were requested by the Hadler Companies and we are awaiting those from Burges & Niple. President Awakessien Jeter asked the City Attorney if we do get the right of way from Columbus, what type of future liability does that pose to the City. Mr. Shulman stated he is obtaining outside counsel to review this to ensure sure we can do what we want. Mr. Schoeny stated that once we approve the ordinance, they City of Columbus will then vote in November.

President Awakessien Jeter advised the Second Reading/Public Hearing will be on November 4, 2024, followed by Third reading/Public Hearing/Council Action on November 18.

Mr. Kulewicz returned to the chambers at 9:14 p.m. and was present for all further business.

City Manager Update

The City Manager shared the new HR Director will be starting late November. Budget meetings are coming up.

Council Liaison Report

a. Upper Arlington Board of Health Update

Council Member Kulewicz provided an update on the Upper Arlington Board of Health (attached hereto and incorporated herein as Exhibit B). He shared data on the diversity of the community, such as one out of 10 households speak a language other than English. There are 285 children living under the poverty level. For public health we need to keep things in mind during budget season because the City does have a large number of residents who are 65 and older. Additionally, there were statistics on binge drinking and depression, for which residents of Upper Arlington are not immune. There are also steps we can take such as education, awareness, EMS programs, senior programs, etc.

* * *

There being no further business to come before City Council, President Awakessien Jeter called for a motion to adjourn the meeting. Ms. Adams moved, seconded by Ms. Munc, to adjourn. The motion carried unanimously and the meeting adjourned at 9:52 p.m.

October 21, 2024



West Henderson Road Vision Plan

CITY COUNCIL BRIEFING





Kyle May
Associate Principal, MKSK

ENVISION 
HENDERSON

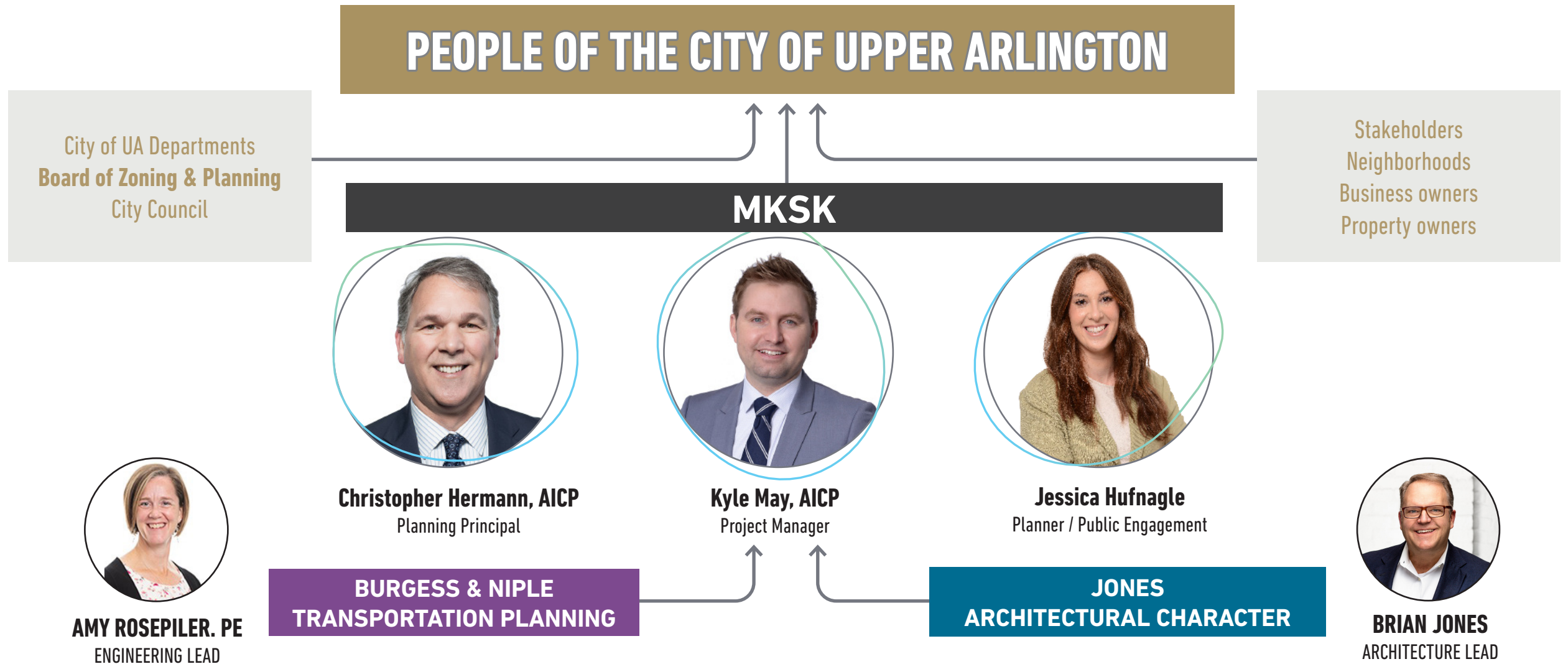
Agenda & purpose

- » Process overview and background 5 min
- » Community themes 10 min
- » Priorities, principles, & BIG ideas 30 min



SOURCE: CITY OF UPPER ARLINGTON

Project team





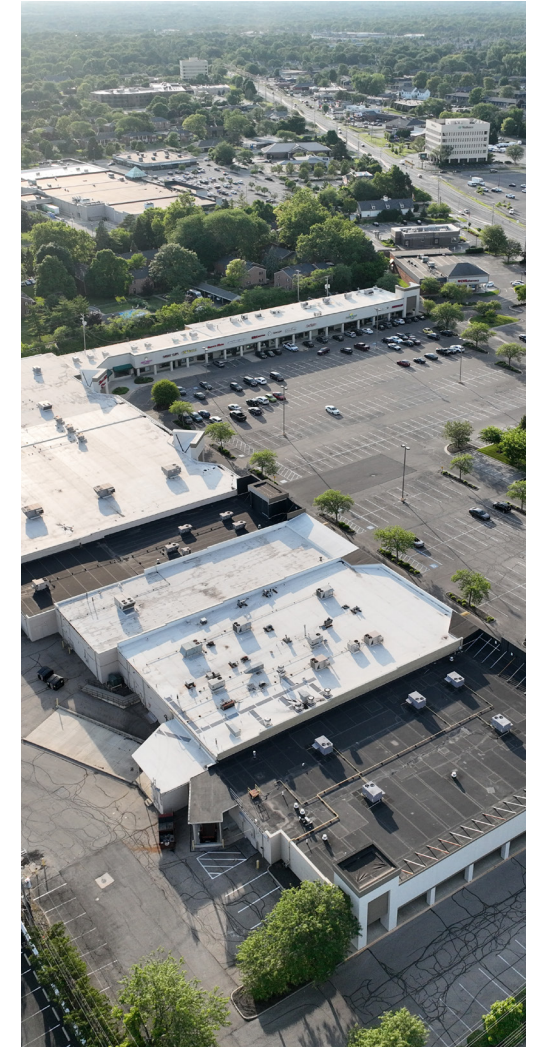
Overview & Background

Kyle May, Associate Principal, MKSK Studios

ENVISION 
HENDERSON

Why now?

- » The **Central Ohio region is growing rapidly**, and every community – Upper Arlington included – is feeling the impacts and pressures of this growth. How communities prepare for what's to come, will be key to their longterm health, identity and vibrancy.
- » West Henderson Road is the **last major business district within the City** with the potential for significant change.
- » Henderson Road serves as the **boundary between Upper Arlington and the City of Columbus**. With multiple property owners, and different zoning and design standards for each jurisdiction, the resulting **developments over the years have created an inconsistent look and feel**.
- » The district is located at the northern edge of the community instead of a more central location, with **diminished access to the region's network of highways, and lacks a defined sense of place within Upper Arlington**.
- » The current roadway configuration **does not reflect contemporary safety, access, streetscape and aesthetic expectations**.
- » Other initiatives, like **LinkUS and Zone In Columbus**, will impact this district and **now is the time to be proactive** about the changes that occur.



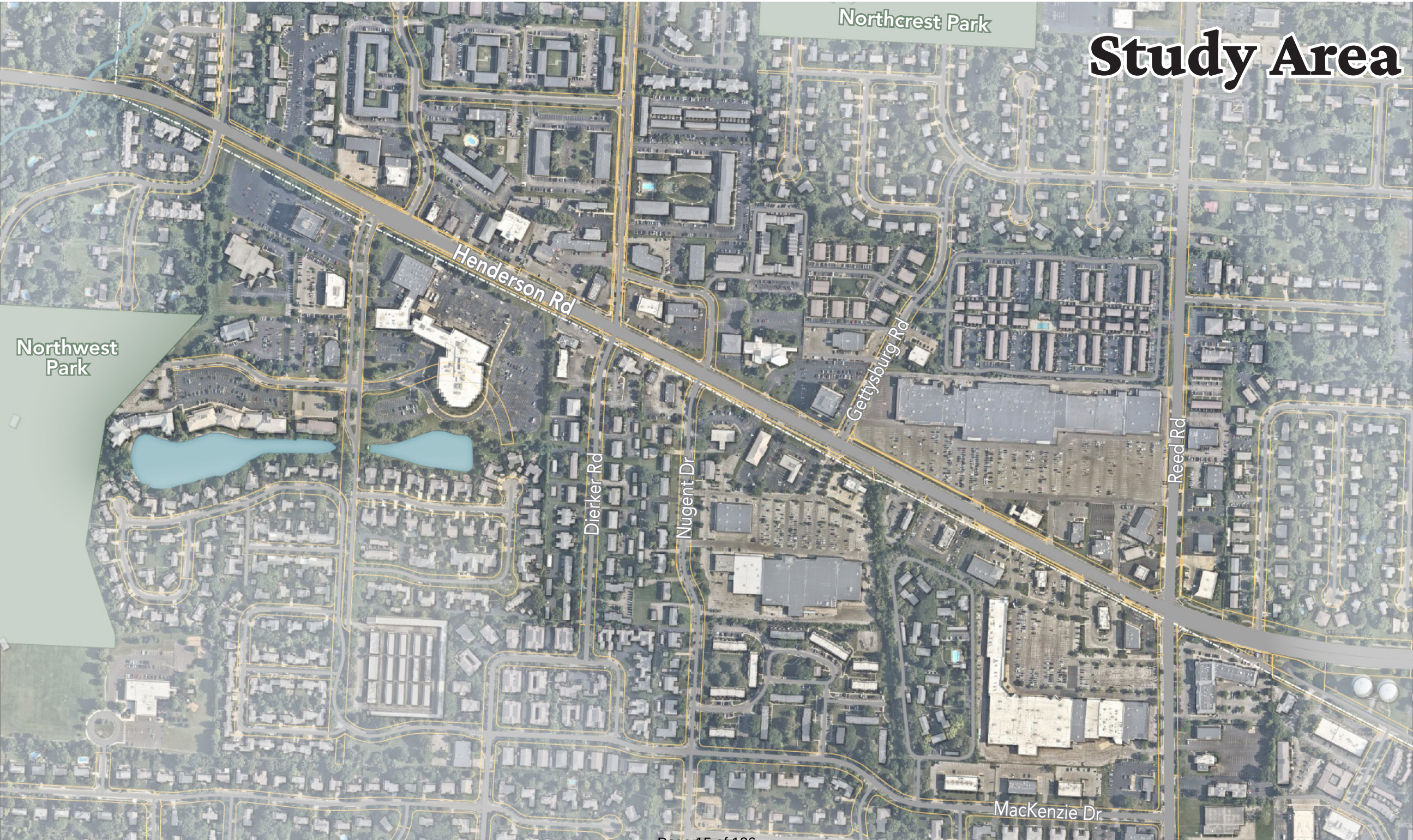
SOURCE: CITY OF UPPER ARLINGTON

Outcomes

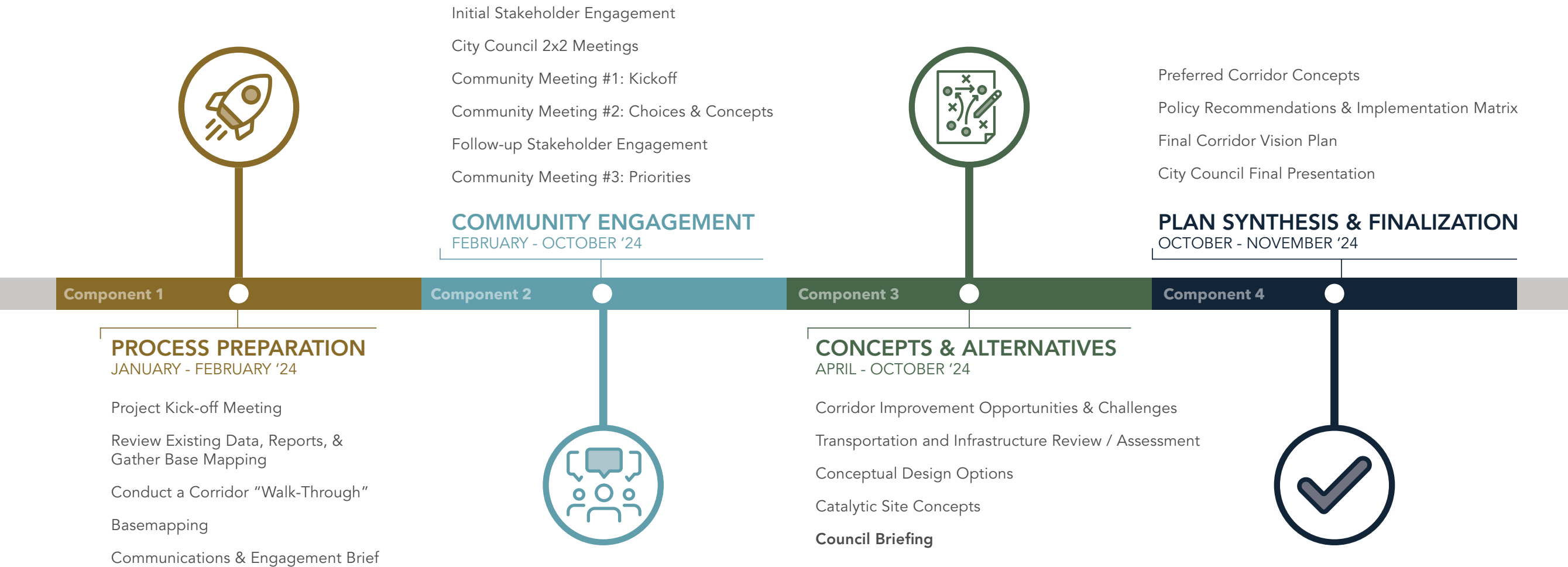
- » **Another, great community conversation** - broad engagement that combines education, brainstorming, and idea-building.
- » **Clarity, connection, better understanding**
- » **A bold vision** - A statement of intention, on behalf of citizens of Upper Arlington, focused on the rich opportunities along the Henderson Road corridor. A community-written, data-informed plan that is inspiring, clear, and connected to a sequence of actions and investments.
- » **Clear objectives** - what are the needles we're trying to move? How do we know we're making progress? Measurable, achievable, important, tight connection to the vision.
- » **Stacked and sorted actions** - community investments and policies that support one or more objectives.



SOURCE: MKSK, CITY OF UPPER ARLINGTON



Project Schedule





Community Themes

Kyle May, Associate Principal, MKSK Studios

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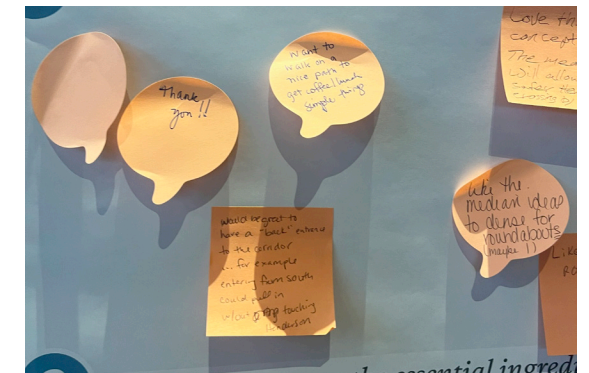
The Community Process

- » Multi-round engagement series featuring in-person and virtual meeting options
- » Campaign focused on three goals:
 - » **Educate** - Provide important background information to “level set”
 - » **Gather** - Collect concerns, opportunities, and ideas
 - » **Inspire** - Test priorities and set the direction

**Total Envision
Henderson Participants**

+900

Sharing more than **2,500**
comments, reactions, and ideas
via in-person and online activities



COMMUNITY KICKOFF

APRIL 10, 2024 LIVE MEETING ★ VIRTUAL SURVEY ★ COMMUNITY POP-UPS

COMMUNITY CHOICES

AUGUST 24, 2024 LIVE MEETING ★ VIRTUAL SURVEY

Major themes

- » The planning team, including MKSK and Burgess and Niple, reviewed each of the responses and developed a responsive categorization scheme.
- » Based on this thorough reading and review, **several overarching themes have been identified**. These provide a high-level perspective on what was shared through the thousands of responses.
- » Crosscutting themes and takeaways from the community conversations focused on major issues like **safety, aesthetics, vibrancy, mobility, jobs and fiscal outcomes, and the qualities of place**.
- » The following themes are not exhaustive but **representative of the major, emergent themes** in the 2,500+ comment database.



SOURCE: MKSK, CITY OF UPPER ARLINGTON

Major themes from Kickoff

The following themes are not exhaustive but representative of the major, emergent themes in the 2,500 comment database.

Movement inside, into, and across the corridor should be made safer for motorists and, especially, non-motorists.

- » *There are areas where these dangers cluster, but generally, safety along the corridor should be looked at holistically.*
- » *Access management is a key challenge.*



Major themes from Kickoff

The following themes are not exhaustive but representative of the major, emergent themes in the 2,500 comment database.

The qualities of place are important in Upper Arlington, but they are lacking throughout the Henderson Road corridor.

- » *There is a general lack of consistency with respect to architecture, site design, landscaping, signage, and other visible elements of the built environment.*
- » *The pattern and architecture of sites and buildings is haphazard and negatively impacts the area's overall sense of place.*



Major themes from Kickoff

The following themes are not exhaustive but representative of the major, emergent themes in the 2,500 comment database.

The market processes that are currently playing out could be harmful to the quality of the built environment and the fiscal position of the city.

- » *These processes are not self-correcting.*
- » *The softening retail and office markets – especially as they are impacting more dated products – could act as a drag against community priorities.*



Major themes from Kickoff

The following themes are not exhaustive but representative of the major, emergent themes in the 2,500 comment database.

There is a opportunity to move beyond simple, single-use spaces.

- » *Spaces are transactional and disconnecting*
- » *A fragmented building pattern and overbuilt or redundant infrastructure and parking*



Major themes from Kickoff

The following themes are not exhaustive but representative of the major, emergent themes in the 2,500 comment database.

The character, quality, and consistency of future projects is a priority.

- » *New projects should meet the community's high standard for form and function, mixing timeless materials with a land use profile that meets current and emerging market demands.*
- » *These projects can have mixed uses but should be scaled and placed appropriately.*

“ Make buildings unique to Upper Arlington not any town in the USA ”

-Round One Kickoff Participant

Major themes from Kickoff

The following themes are not exhaustive but representative of the major, emergent themes in the 2,500 comment database.

There are residents here and they are important and part of the broader Upper Arlington community.

- » *The communities tucked into the corridor are, in some cases, more than 50 years old and are generally more affordable because of their range of housing types.*
- » *These neighborhoods are an important part of the cities of Upper Arlington and Columbus and should be connected into, rather than fenced out of, complementary spaces as they evolve along the corridor.*



Major themes from Kickoff

The following themes are not exhaustive but representative of the major, emergent themes in the 2,500 comment database.

The stitching between the cities of Columbus and Upper Arlington will define the future success of this planning effort.

- » *Work in either community will have an impact on the other.*
- » *Coordination and collaboration are key to the plan's success. The Zone In (City of Columbus zoning code updates) and LinkUS (Central Ohio Transit Authority Bus Rapid Transit proposal) processes will have a profound impact on the north side of the corridor with respect to development opportunities.*
- » *The communities should continue to work together to achieve shared, strong outcomes along Henderson while maintaining their unique identities.*



“There is a GREAT multi-use path on Dierker north of Henderson. Can we have a stronger connection to it from Upper Arlington”

-Round One Kickoff Participant

Major themes from Kickoff

The following themes are not exhaustive but representative of the major, emergent themes in the 2,500 comment database.

The “gateway” aspect of the corridor can be better embraced and enhanced.

- » *Henderson makes up the northern boundary for the city and this “gateway” should showcase the best aspects of the community.*
- » *The corridor’s larger lots and existing mix of uses make it an ideal location for addressing latent community needs without overburdening existing neighborhoods.*



Major themes from Kickoff

The following themes are not exhaustive but representative of the major, emergent themes in the 2,500 comment database.

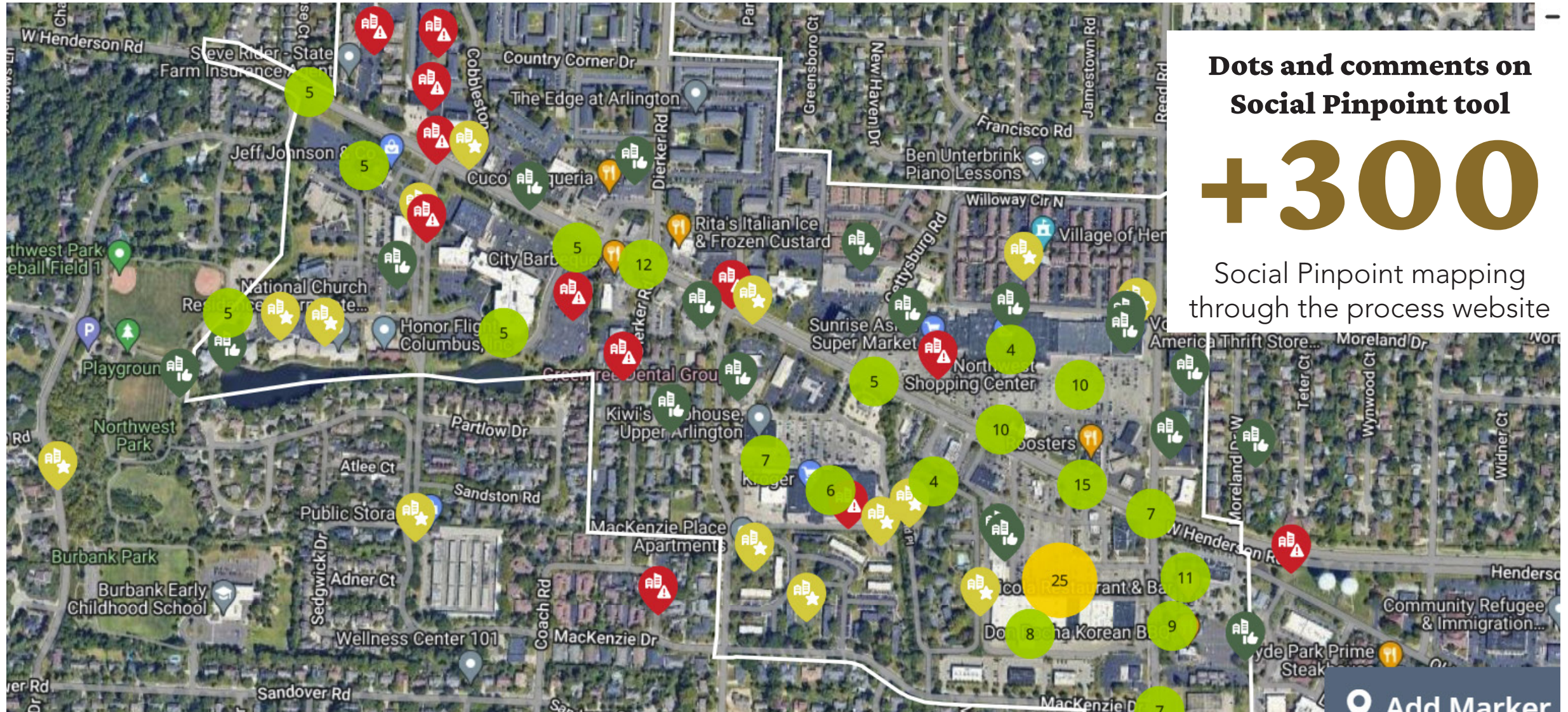
Not all redevelopment is inherently “good” or “bad”.

- » *Change should be considered and metered, following a strategy, and leading to incremental transformation of the corridor.*
- » *The design, integration, materials, architecture, landscaping, and market fundamentals make up a short list of elements to consider for any proposed project.*
- » *Additionally, these decisions are important. The city has very few simple redevelopment or development sites remaining.*

Top votes received on “what does good development look like” prompt



“Place” mapping





Priorities, Principles, & BIG ideas

Kyle May, MKSK

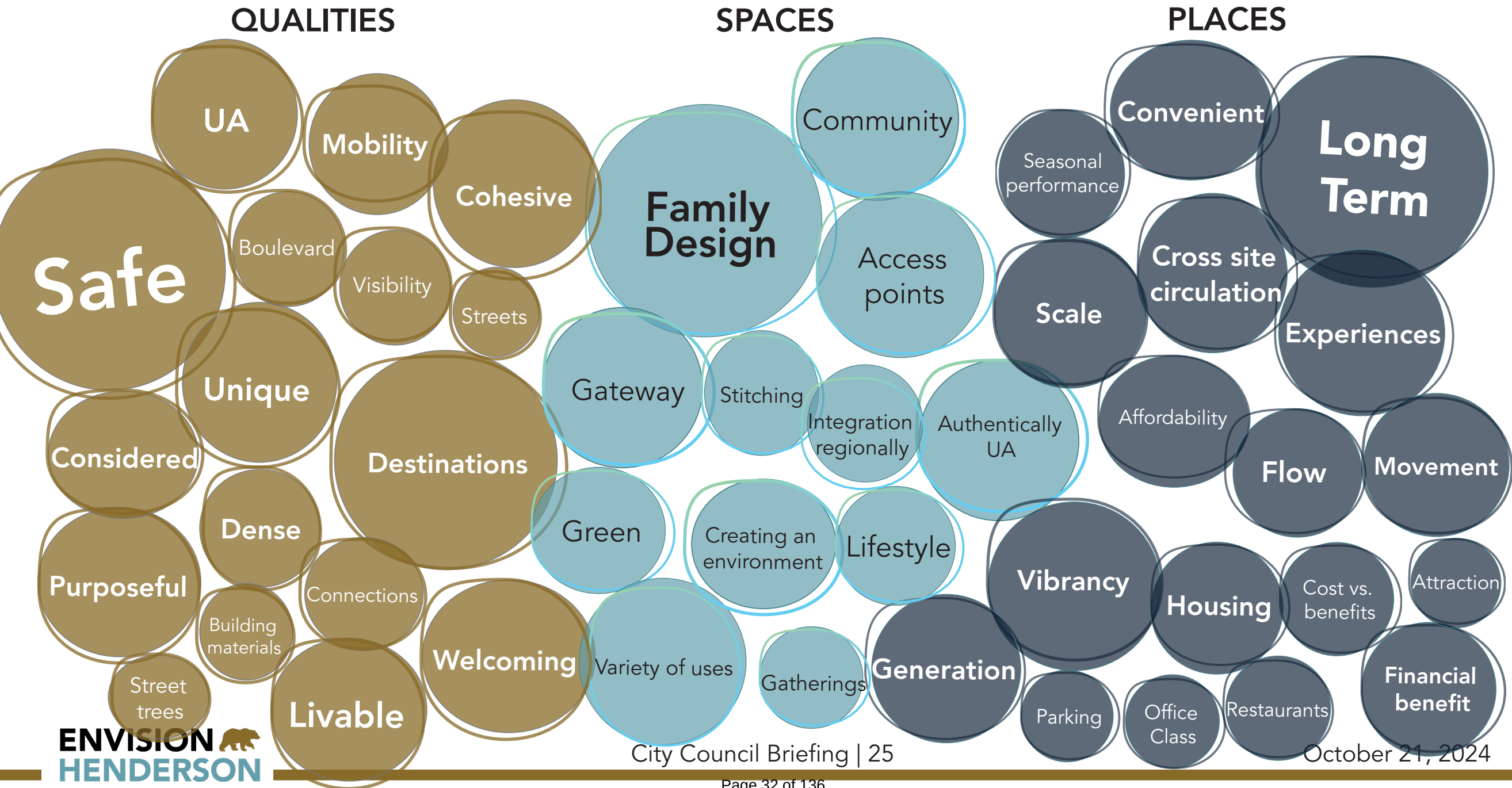
ENVISION 
HENDERSON

Moving from conditions to concepts

- » Connecting **community priorities** to actionable projects, policies, and/or programs
- » Considering with **levels of control** or what can we do alone, where do we need partners?
- » The corridor plan is focused on two, integrated environments: **Inside** the right-of-way and **outside** the right of way.
- » All concepts, recommendations, and BIG ideas will be tied back to the priorities of the community through:
 - » **Statements of intent / priorities** - why we're doing what we're doing. Our expected outcomes. Our connections to critical community needs, gaps, etc.
 - » **Principles for growth** - directional statements informing, bounding, or directing project development. Establishing character expectations.



Statements of Intent



Principles



Enhance ...

the right of way, enabling a safe, connected, and well-planned corridor for all users.



Inspire ...

great projects that better serve the community and meet our standards for quality, connectivity, and viability.



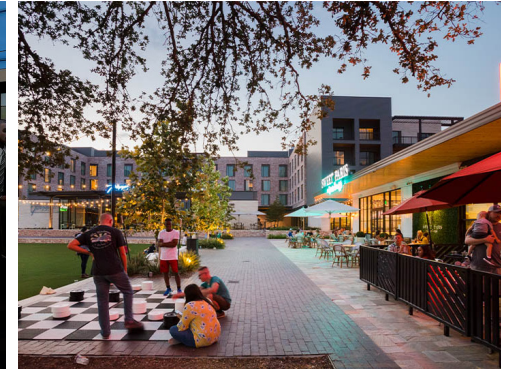
Build ...

on past investments in infrastructure and maintain the economic productivity of the district and the city's fiscal sustainability as a result.



Integrate ...

and leverage regional opportunities that enhance connections and improve the stitching between communities.

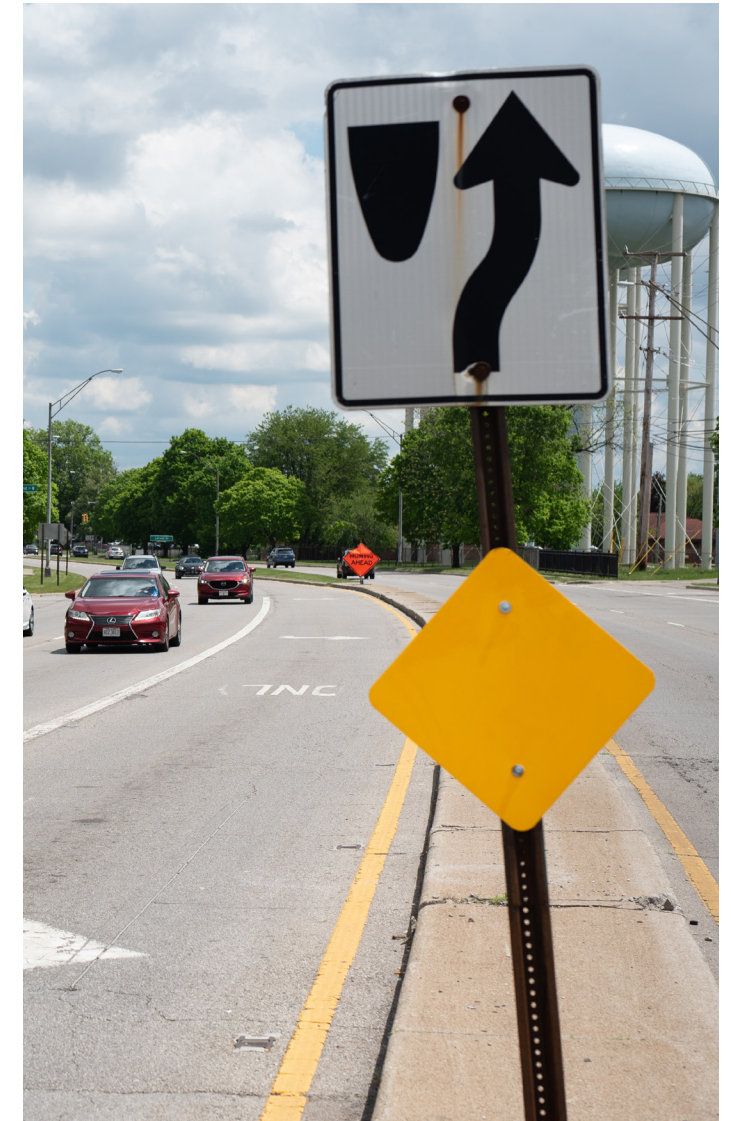


Generate ...

places for people. Places that - through their considerate site planning, development, and architecture - are vibrant, productive, and beautiful.

Taking action

- » Connect the community's priorities and principles with action
- » Identify best practices, catalysts, and transformational ideas
- » Link the priorities with possibilities
- » What is a **BIG idea**?
 - » **Transformational** investments and major moves
 - » **Elevate** the function, viability, and livability of the corridor for its residents, workers, and visitors
 - » **Mitigate** current and emergent challenges and headwinds
 - » Help **push** the conversation and deliver on community expectations
 - » **Build** a connection between the current state of the corridor and the community's vision



Assigning action

- » Plan will propose a collection of projects, policies, or programs (actions) that move the community toward its vision for Henderson
- » We have varying levels of control over implementation of these actions, the opportunity extends beyond the city's purview. Focus on three levels:
 - » **CONTROL** - Potential for unilateral implementation through capital projects, etc.
 - » **INFLUENCE** - City not (solely) responsible but plays a significant role in setting direction, framing goals, directing outcomes (ex. Zoning)
 - » **ADVOCATE** - Draw attention but ability of the city to influence outcome limited

INFLUENCE

CONTROL

Control / Influence / Advocate





ENVISION 
HENDERSON

So, what's the BIG idea?

A starting point ...

- » Building on your priorities, market and policy realities, and where we want to go
- » Starting point for the “how”? From addressing, to enhancing, to transforming

~ THE BIG IDEAS ~

The Henderson “Boulevard”

Envisioning a safe, accessible, and attractive signature street and gateway to the Upper Arlington community

The Northern Gateway

A lively mixed-use district, brimming with activity, and serving as a welcoming gateway

Live+Work Neighborhood

A new community blends the traditional office park with the traditional neighborhood, creating a more resilient, green, and walkable district

~ ADDITIONAL OPPORTUNITIES ~

**Trail
Connectors**

**Neighborhood
Investment**

**Regional
Collaboration**

The Henderson “Boulevard”

Envisioning a safe, accessible, and attractive signature street and gateway to the Upper Arlington community



KEY FINDINGS FROM TECHNICAL ANALYSIS

- » Between 2018 and 2022, there were a total of **139 crashes** along the corridor. Many of the crashes were right angle type collisions due to **limited access control** along the corridor.
- » Sporadic commercial development along the corridor led to uncoordinated site access management, **38 curb cuts**
- » Aesthetics (landscaping, signage, etc.) are highly variable, lacking



PRIORITIES FROM THE COMMUNITY

“Revitalize the corridor, provide better traffic control on Henderson Road. Aesthetically pleasing entrance to U.A.”

“Install speed calming features in the corridor, eg., roundabouts, electronic speed indication signs, etc.”

What's in a *right-of-way*?



The Henderson “Boulevard”

Envisioning a safe, accessible, and attractive signature street and gateway to the Upper Arlington community

Total Crashes 2018-22

139

In 2022, more than half of the 30 total crashes involved an injury.
One serious injury crash west of Reed involved a pedestrian

Crashes at intersections or driveways

84%

The majority of driveway related crashes occurred at driveways between Gettysburg & Reed

Crash Density

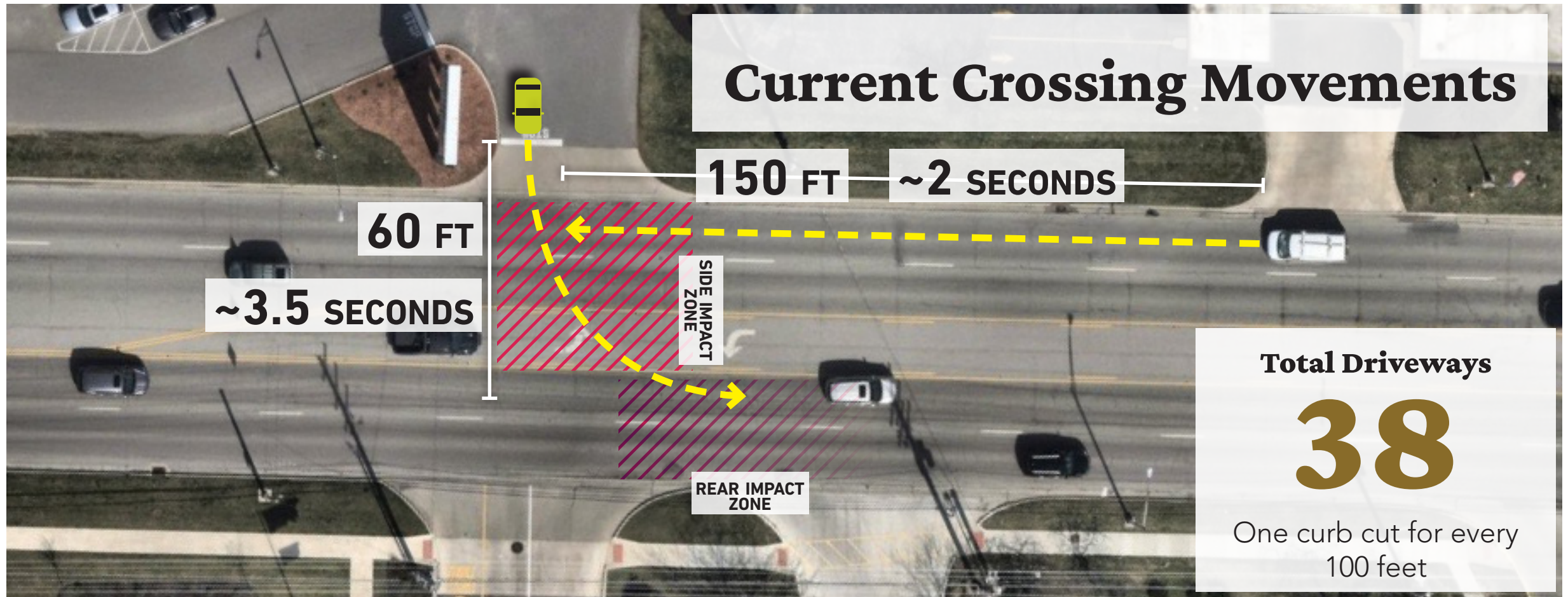


HIGH

LOW

The Henderson “Boulevard”

Envisioning a safe, accessible, and attractive signature street and gateway to the Upper Arlington community



The Henderson “Boulevard”

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The Henderson “Boulevard”

Envisioning a safe, accessible, and attractive signature street and gateway to the Upper Arlington community

CUT TO ME-
DIAN

GREEN MEDIAN

ROUNDBABOUTS

CONTINUOUS FLOW

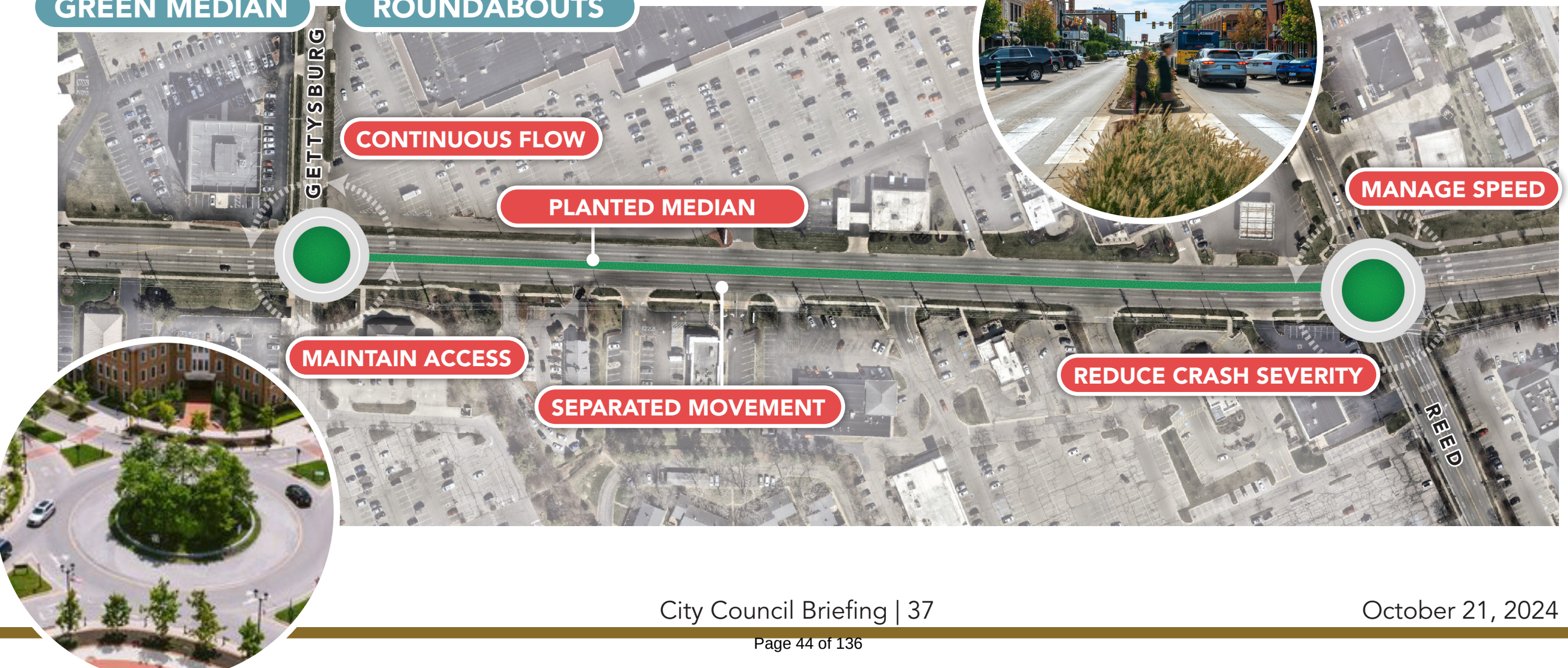
PLANTED MEDIAN

MANAGE SPEED

MAINTAIN ACCESS

SEPARATED MOVEMENT

REDUCE CRASH SEVERITY



The Henderson “Boulevard”

Envisioning a safe, accessible, and attractive signature street and gateway to the Upper Arlington community

AESTHETICS

IDENTITY



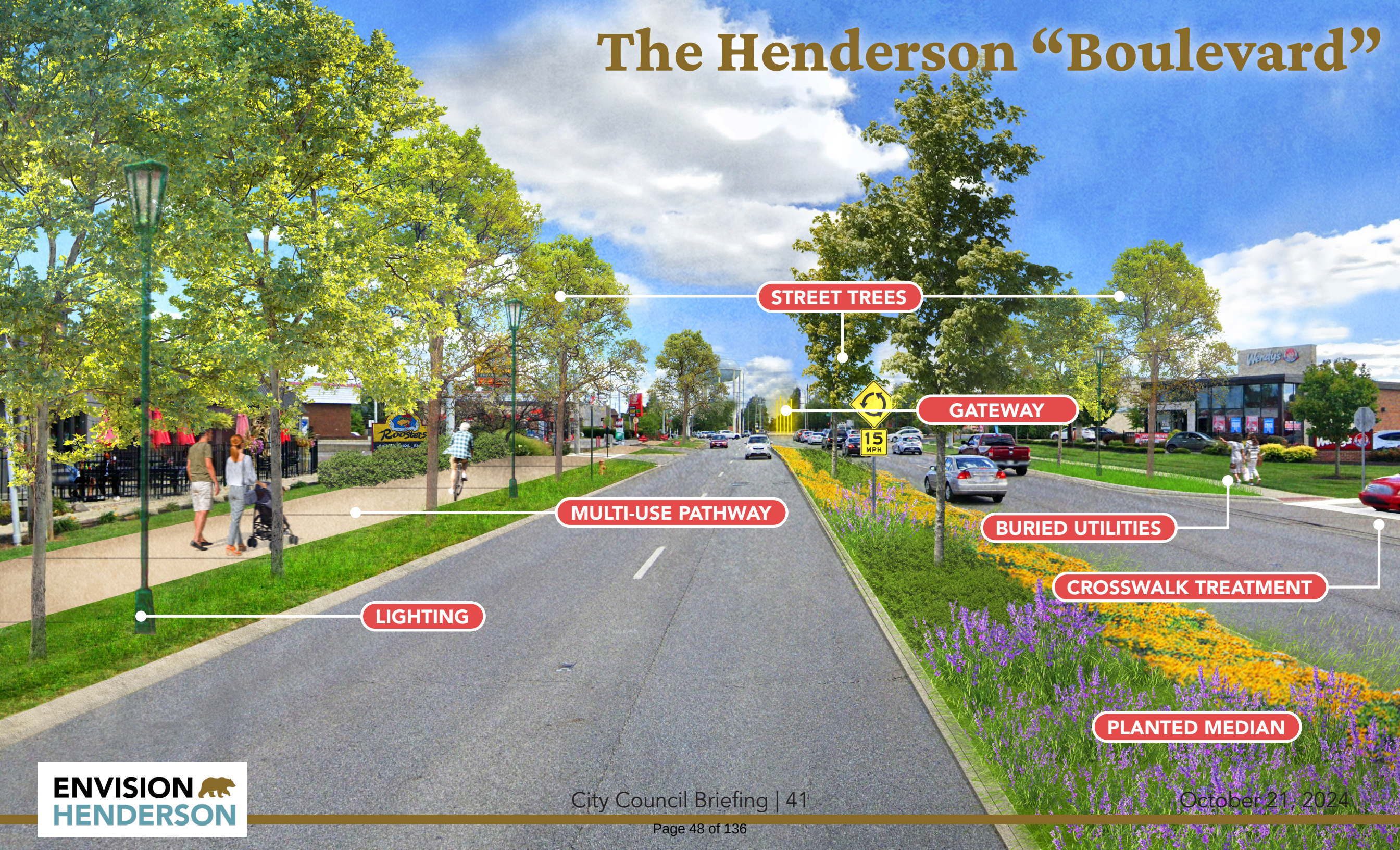
The Henderson “Boulevard”

*Envisioning a safe, accessible, and attractive signature street
and gateway to the Upper Arlington community*

The Henderson “Boulevard”



The Henderson “Boulevard”



STREET TREES

GATEWAY

MULTI-USE PATHWAY

LIGHTING

BURIED UTILITIES

CROSSWALK TREATMENT

PLANTED MEDIAN

A starting point ...

- » Building on your priorities, market and policy realities, and where we want to go
- » Starting point for the “how”? From addressing, to enhancing, to transforming

Henderson Boulevard

Envisioning a safe, accessible, and attractive signature street and gateway to the Upper Arlington community

~ THE BIG IDEAS ~

The Northern Gateway

A lively mixed-use district, brimming with activity, and serving as a welcoming gateway

Live+Work Neighborhood

A new community blends the traditional office park with the traditional neighborhood, creating a more resilient, green, and walkable district

~ ADDITIONAL OPPORTUNITIES ~

**Trail
Connectors**

**Neighborhood
Investment**

**Regional
Collaboration**

Susceptibility to change

- » Underdeveloped properties are buildings who—based on a host of criteria—have a high **susceptibility to change** in the near term (the next five to ten years).
- » Given the age of the commercial building stock along the corridor and the diminishing developable land resources across the community, underdeveloped properties are increasingly **targets of redevelopment proposals**.
- » There are several factors that contribute to whether a property is “underdeveloped” based on the latent market demands. These include **market viability, building age, vacancy, ownership and tenure, access, environmental constraints**, among others.
- » Let’s consider two criteria across the Henderson Planning Area: **Building age** and **parking-to-building ratio (FAR)**.



Susceptibility to change

CITY OF COLUMBUS

Building Age

Property under 50 years old



Property **over** 50 years old



NORTHWEST
PARK

ARLINGTON CENTRE

HENDERSON

DIERKER

GETTYSBURG

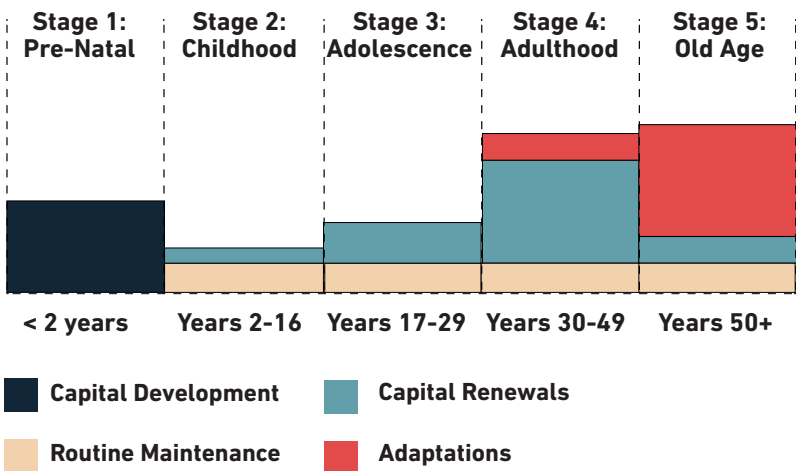
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REED

MCKENZIE

CITY OF UPPER ARLINGTON

BUILDING LIFE CYCLE



Susceptibility to change

CITY OF COLUMBUS

Building Age

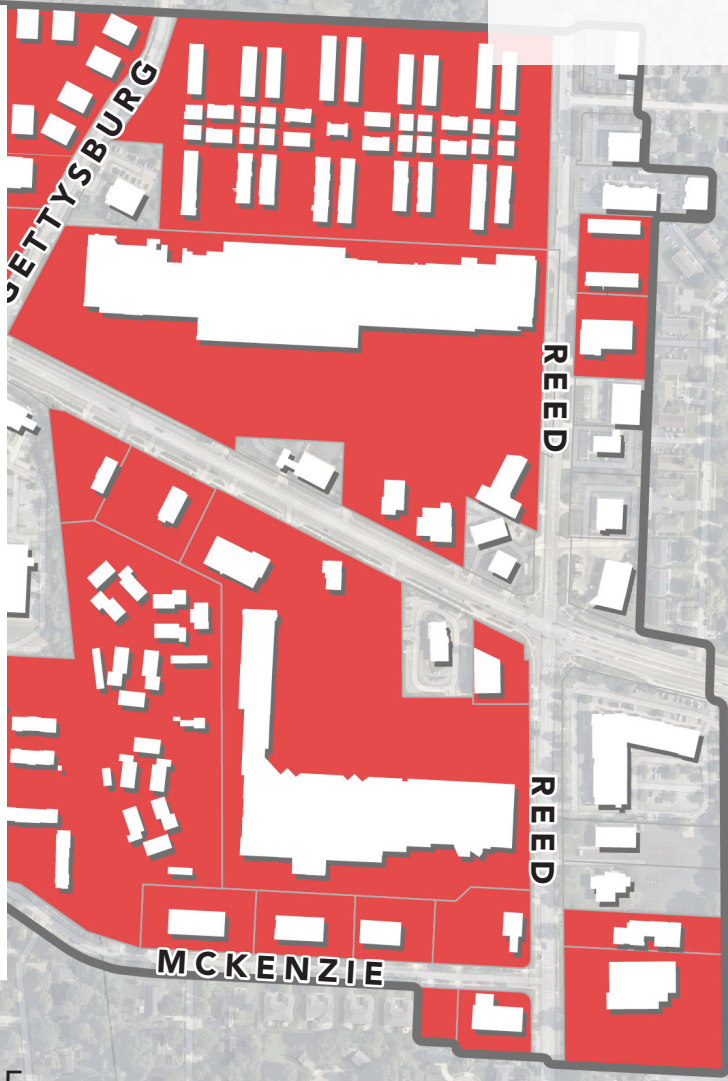
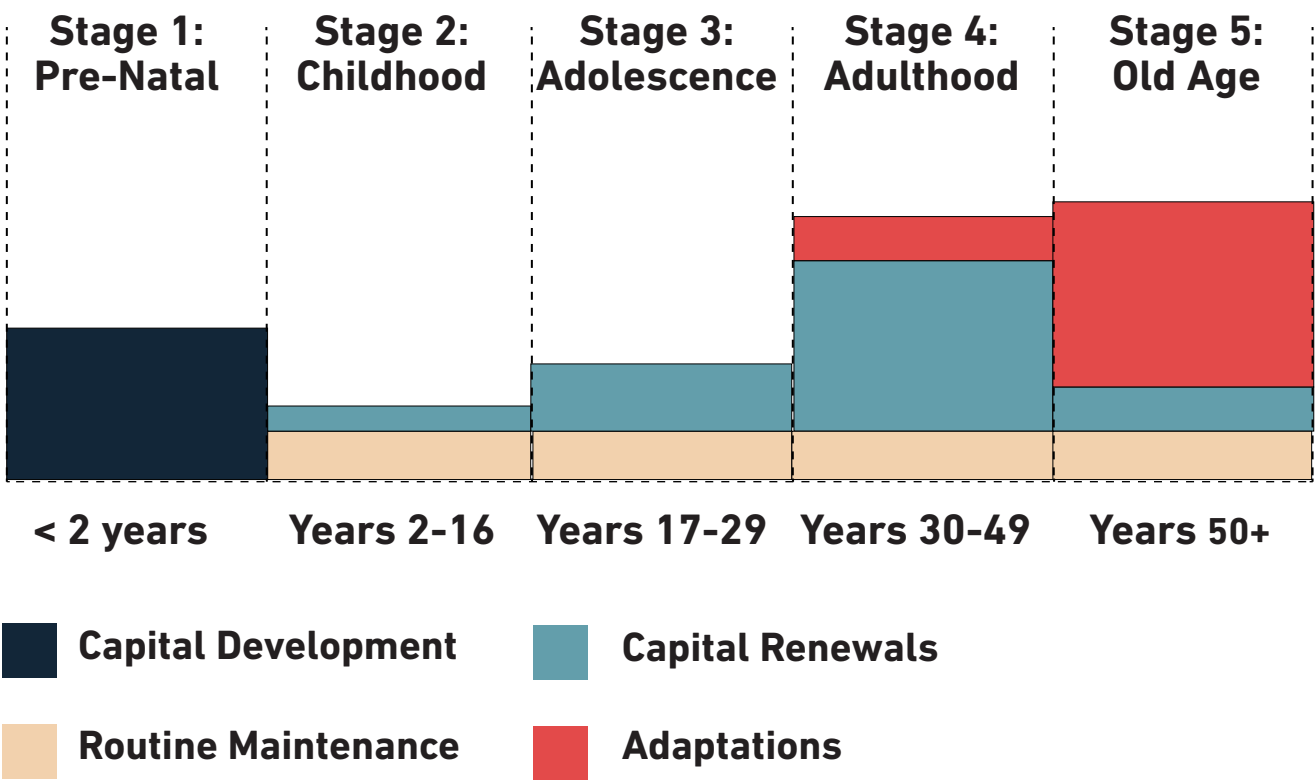
Property under 50 years old



Property **over** 50 years old



BUILDING LIFE CYCLE



Susceptibility to change

CITY OF COLUMBUS

Large Parking Sites

Building footprints



Surface lots > five acres



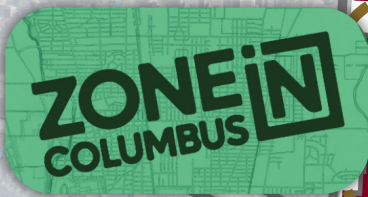
Parking Coverage in
Overall Planning Area

25%

Roughly 50 of the 200 acres
in the Planning Area are
parking lots

Large Parking Sites





Zoning & Entitlements

CITY OF COLUMBUS

Columbus Zoning Districts

- MIXED-USE: COMMUNITY ACTIVITY CENTER **NEW**
- COMMERCIAL
- MULTI-UNIT RESIDENTIAL

CITY OF UPPER ARLINGTON

Upper Arlington Zoning Districts

- NEIGHBORHOOD BUSINESS
- COMMUNITY BUSINESS
- OFFICE
- PLANNED MIXED-OFFICE DISTRICT
- PLANNED MIXED-USE DISTRICT
- MULTI-FAMILY RESIDENTIAL
- RESIDENTIAL COMMUNITY DISTRICT

Mixed-use Height

- Five stories by right
- Up to seven with affordable housing bonus

Mixed-use Height

- Seven stories by right
- Applies to PMUD and PMOD

A starting point ...

- » Building on your priorities, market and policy realities, and where we want to go
- » Starting point for the “how”? From addressing, to enhancing, to transforming

Henderson Boulevard

Envisioning a safe, accessible, and attractive signature street and gateway to the Upper Arlington community

~ THE BIG IDEAS ~

The Northern Gateway

A lively mixed-use district, brimming with activity, and serving as a welcoming gateway

Live+Work Neighborhood

A new community blends the traditional office park with the traditional neighborhood, creating a more resilient, green, and walkable district

~ ADDITIONAL OPPORTUNITIES ~

**Trail
Connectors**

**Neighborhood
Investment**

**Regional
Collaboration**

Opportunity Areas

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KEY FINDINGS FROM TECHNICAL ANALYSIS

- » Retail and service businesses are under-performing when compared to peers in other parts of the metropolitan or state market
- » Vacancy creeping up; 45% of businesses have experienced a decrease in visitors since 2022
- » 77% of the buildings in the Planning Area are at least 50 years old



PRIORITIES FROM THE COMMUNITY

“Create a destination area by building an architecturally significant town square with shopping/restaurants and green spaces.”

“The market processes that are currently playing out could be harmful to the quality of the built environment and the fiscal position of the city.”

The Northern Gateway

A lively mixed-use district, brimming with activity, and serving as a welcoming gateway to the Upper Arlington community

- » Prepare for the next generation of development projects along the corridor with a compelling, community-derived vision for “what’s next?”
- » Move past transactional, single use spaces and toward a more dynamic mix of vibrant public and private districts
 - » Mix complementary businesses, residences, and public uses in a well-conceived and attractive site plan
 - » Create walkable spaces through pedestrian-oriented street design
- » Introduce new housing opportunities for current and future residents
- » Enhance the fiscal position of the city and school district
- » Establish a character-rich gateway to Upper Arlington at its northern border



The Northern Gateway



AUTHENTICALLY UA



THE RIGHT MIX



FAMILY-ORIENTED



PLACES TO LIVE



WALKABLE



ACTIVE STREETS



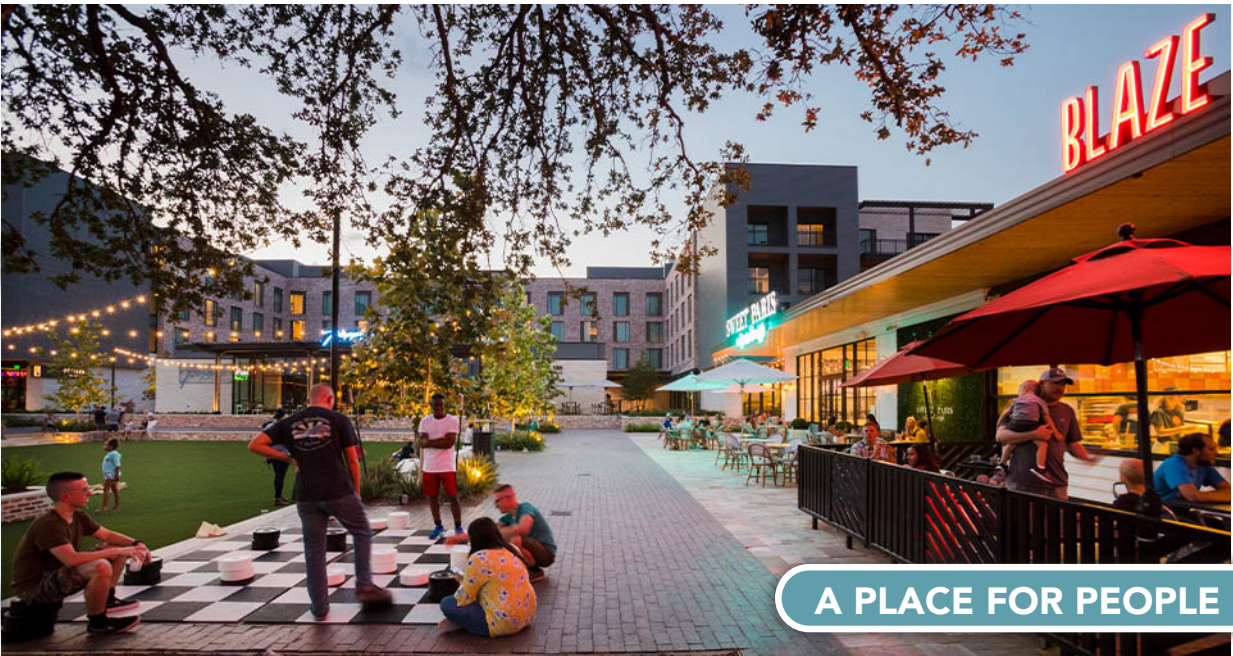
LIVELY



GREEN



HIGH QUALITY

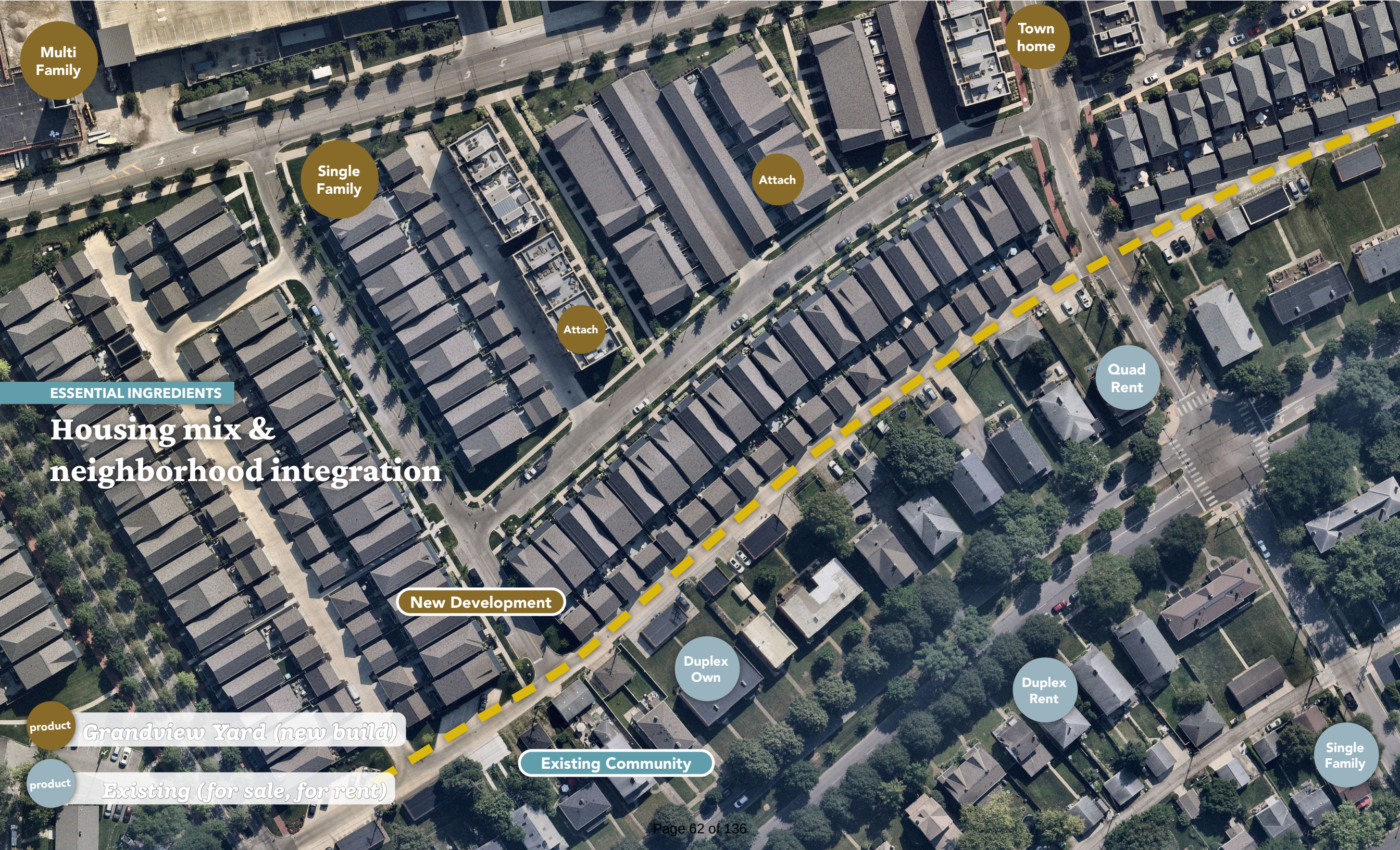


A PLACE FOR PEOPLE

A mix of housing products & neighborhood integration

- » Matching the area's **mix of housing** types or products including multi-family and middle types (quad, duplex, garden, etc.)
- » Foster a **multi-generational** and social neighborhood
- » **Stitch** new development into existing neighborhoods through a thoughtful and matched product and design
- » Promote a **"neighborhood first"** approach to district design





Multi Family

Town home

Single Family

Attach

Attach

Quad Rent

New Development

Duplex Own

Duplex Rent

Single Family

ESSENTIAL INGREDIENTS

Housing mix & neighborhood integration

product

Grandview Yard (new build)

product

Existing (for sale, for rent)

Existing Community



ESSENTIAL INGREDIENTS

Housing mix & neighborhood integration



Great streets

- » Consider and accommodate all forms of movement with emphasis on **walkability**
- » **Tame vehicular movement** throughout the district, most especially at intersections and structure entrances or exits
- » Provide **ample landscaping** and hardscaping that integrates green spaces, ground cover, street trees, etc.
- » Consider a **mix of hardscape** and paving materials like granite, brick, etc.
- » Create consistent signage, lighting, and street furniture





APPROPRIATE SETBACK

PLANTED MEDIAN

CONSISTENT LIGHTING

CONSISTENT SIGNAGE

TREE LAWN

WIDE SIDEWALKS

PEDESTRIAN FIRST

ESSENTIAL INGREDIENTS

Great streets

MIXED HARDSCAPE

“Baked-in” complementary elements & activities

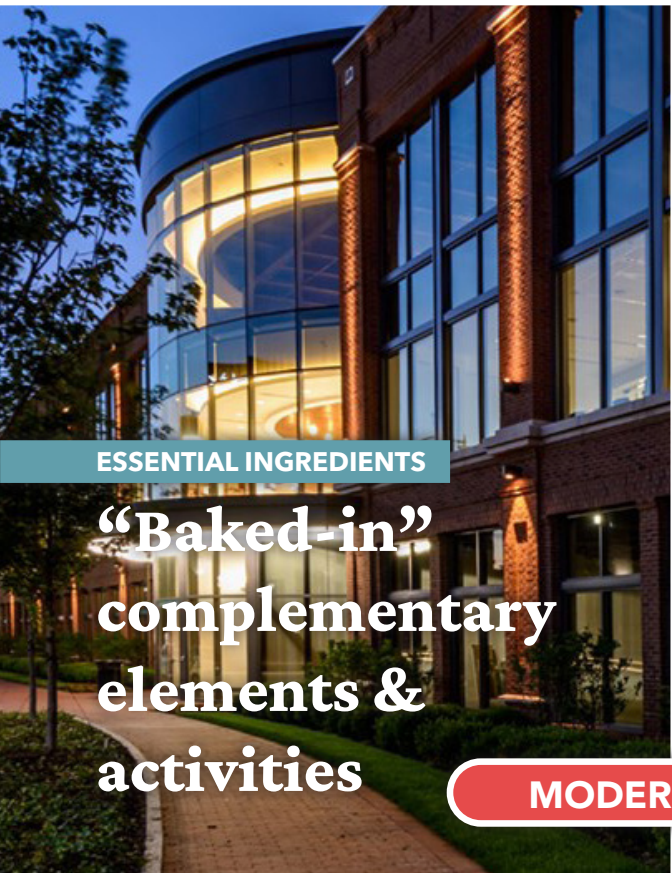
- » Enable a **18-hour district** that balances work, living, and leisure
- » Locate **destination dining** overlooking central green / plaza space, “patio-first” environments
- » Consider unique, **reinforcing elements** like a boutique hotel that can serve local demand
- » **Right-size retail**, creating an active shopping space at the center of the neighborhood
- » Locate modern, amenity-based, Class “A” office space



RESTAURANT & RETAIL



LODGING



ESSENTIAL INGREDIENTS

“Baked-in”
complementary
elements &
activities

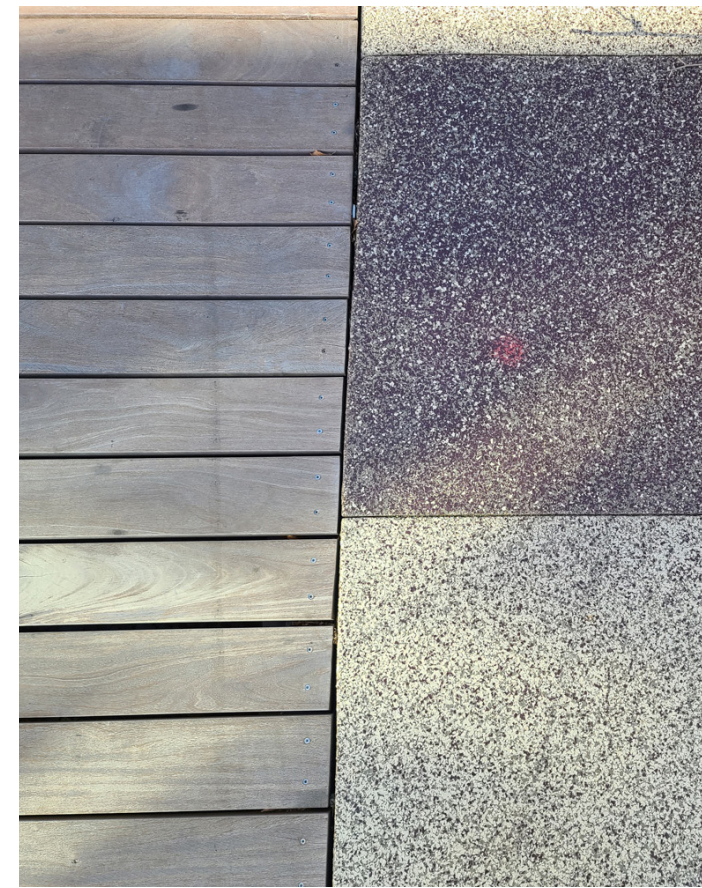
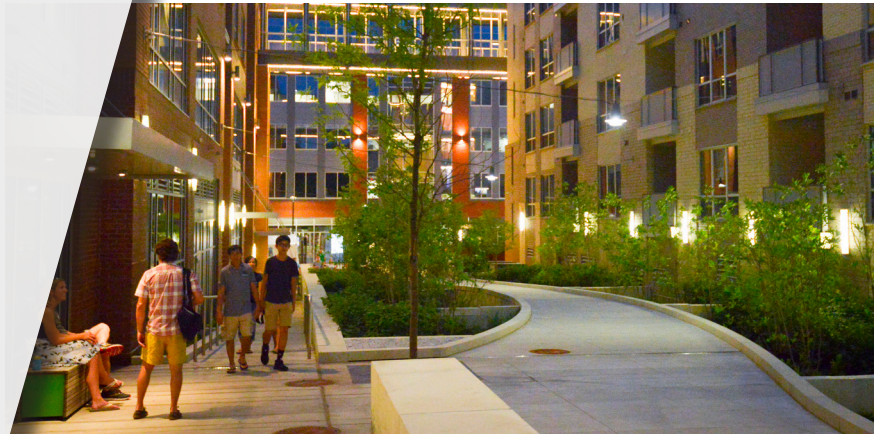
MODERN OFFICE



ENTERTAINMENT

High quality design & materials

- » **Incorporate** innovative design elements that reflect both functionality and aesthetic appeal, ensuring buildings are visually striking and timeless
- » Utilize **durable, sustainable** materials that enhance longevity, reduce maintenance, and promote environmental responsibility
- » Prioritize architectural **consistency and cohesion**, ensuring that designs complement the surrounding environment and contribute to a unified sense of place
- » Emphasize the use of **natural light, open spaces, and thoughtful details** that enhance both the user experience and the overall community appeal

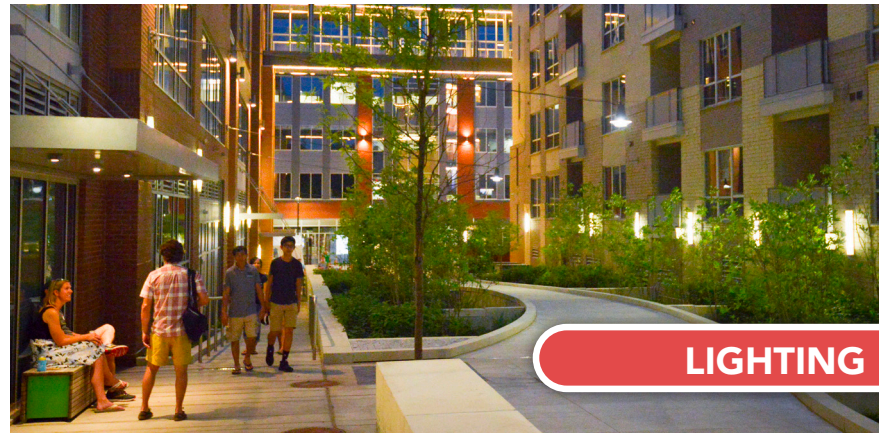
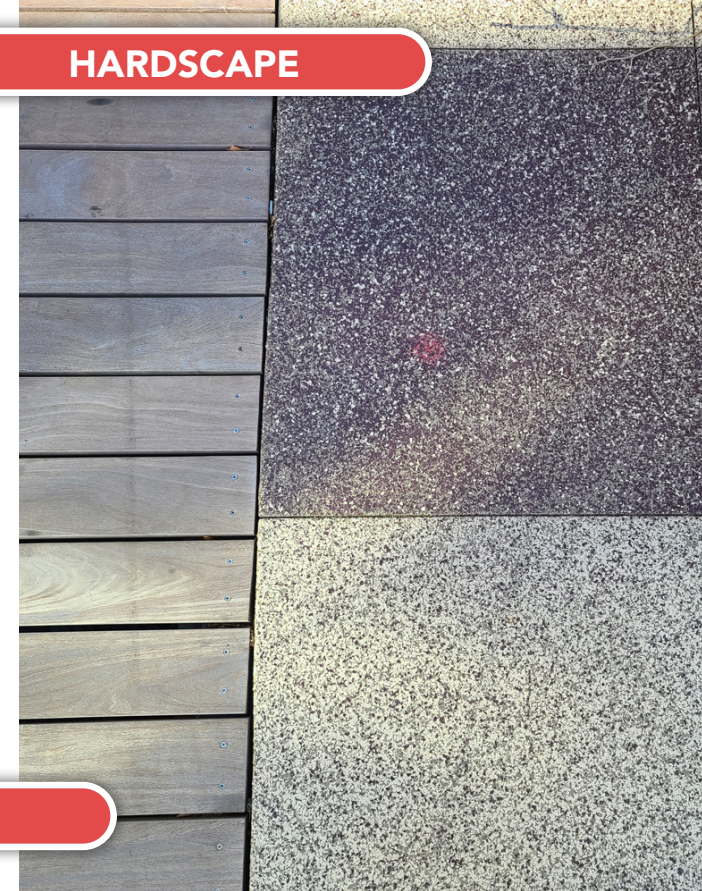




DETAILS & IDENTITY



HARDSCAPE



LIGHTING



CONSISTENCY

ESSENTIAL INGREDIENTS

High quality design & materials



SOFTSCAPE



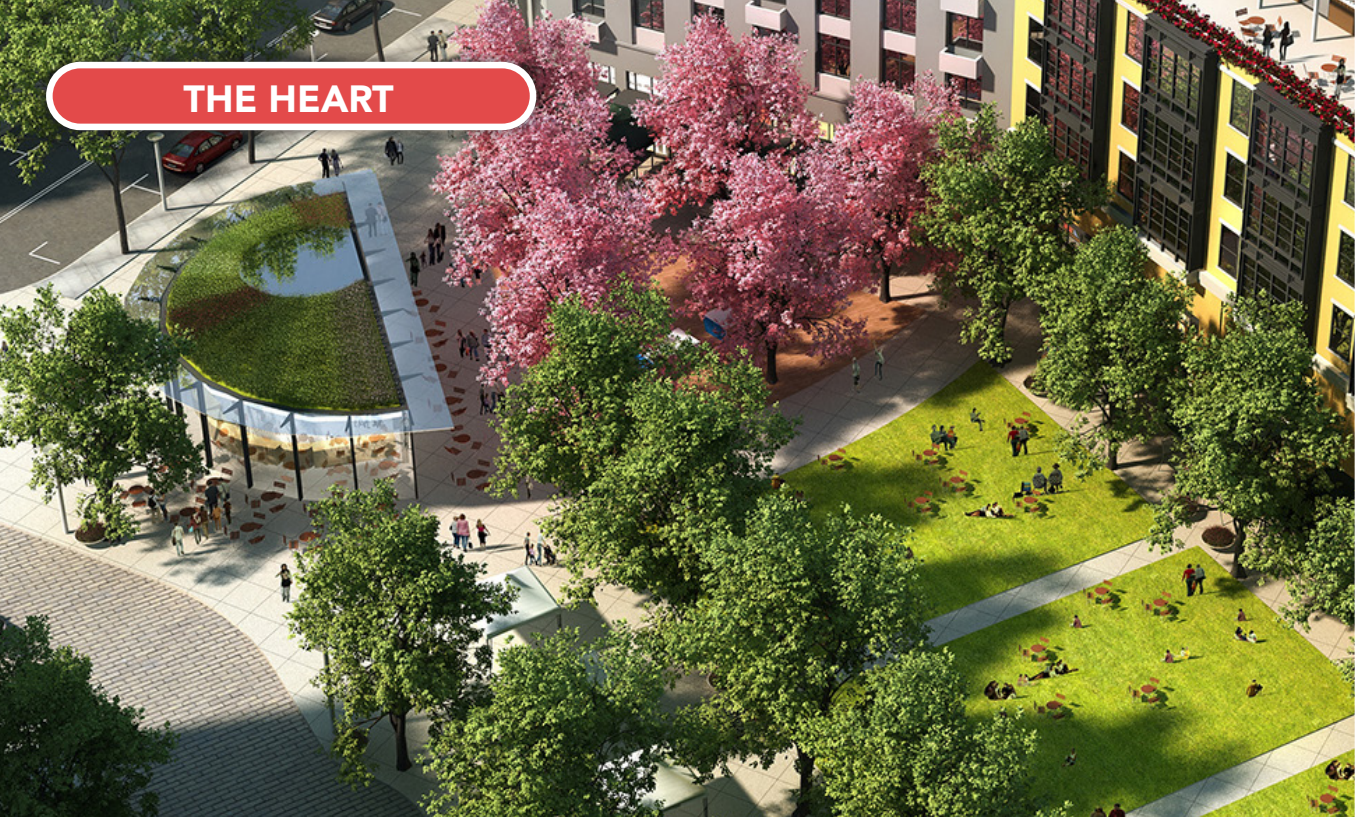
FENESTRATION

Central public space

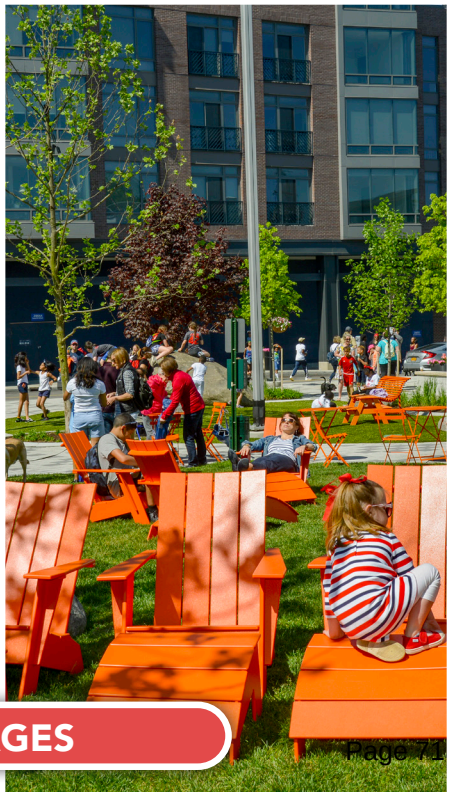
- » Establish a **"heart"** that centers the space, collects trees and greens spaces, and establishes an internal courtyard for the neighborhood
- » Mix passive and active uses
- » Allow **third places** to mix-in
- » Design for an all-ages environment, **build a "back yard"**
- » Make space for more active **programming** like concerts, festivals, and other activations
- » Ensure the space is **authentically Upper Arlington**



THE HEART



THIRD PLACES



ALL AGES



A BACK YARD

Live + Work Neighborhood

A new community blends the traditional office park with the traditional neighborhood, creating a more resilient, green, and walkable district



KEY FINDINGS FROM TECHNICAL ANALYSIS

- » Suburban office vacancy - among non class "A" creeping up; still very low in UA overall
- » Previous development patterns single-use, large parking allocations
- » Split between several sites and employers, the Upper Arlington portion of the planning area includes around 500 office workers



PRIORITIES FROM THE COMMUNITY

"There's an opportunity to do more here, improve the environment for office workers, and create a great place!"

"We can add connections between places to increase livability"



Live + Work Neighborhood

A new community blends the traditional office park with the traditional neighborhood, creating a more resilient, green, and walkable district

- » Merge community goals for housing diversity and fiscal sustainability within an additive multi-use site plan
 - » Create walkable spaces through pedestrian-oriented street design
 - » Introduce new housing opportunities for current and future residents
- » Enhance the fiscal position of the city and school district
- » Improve access to Northwest Kiwanis Park through new trail connections
- » Leverage the city's Planned Mixed Office District (PMOD) zoning



Live + Work Neighborhood



GREAT STREETS



DIVERSE HOUSING



TRAILS & CONNECTIONS



CONNECTED TO PARKS



COMMUNITY OF ALL AGES



THOUGHTFUL SITE PLANNING



TOP OFFICE SPACES

A starting point ...

- » Initiating a discussion through this round on major actions
- » Building on your priorities, market and policy realities, and where we want to go
- » Starting point for the “how”? From addressing, to enhancing, to transforming

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~ ADDITIONAL OPPORTUNITIES ~

**Trail
Connectors**

**Neighborhood
Investment**

**Regional
Collaboration**

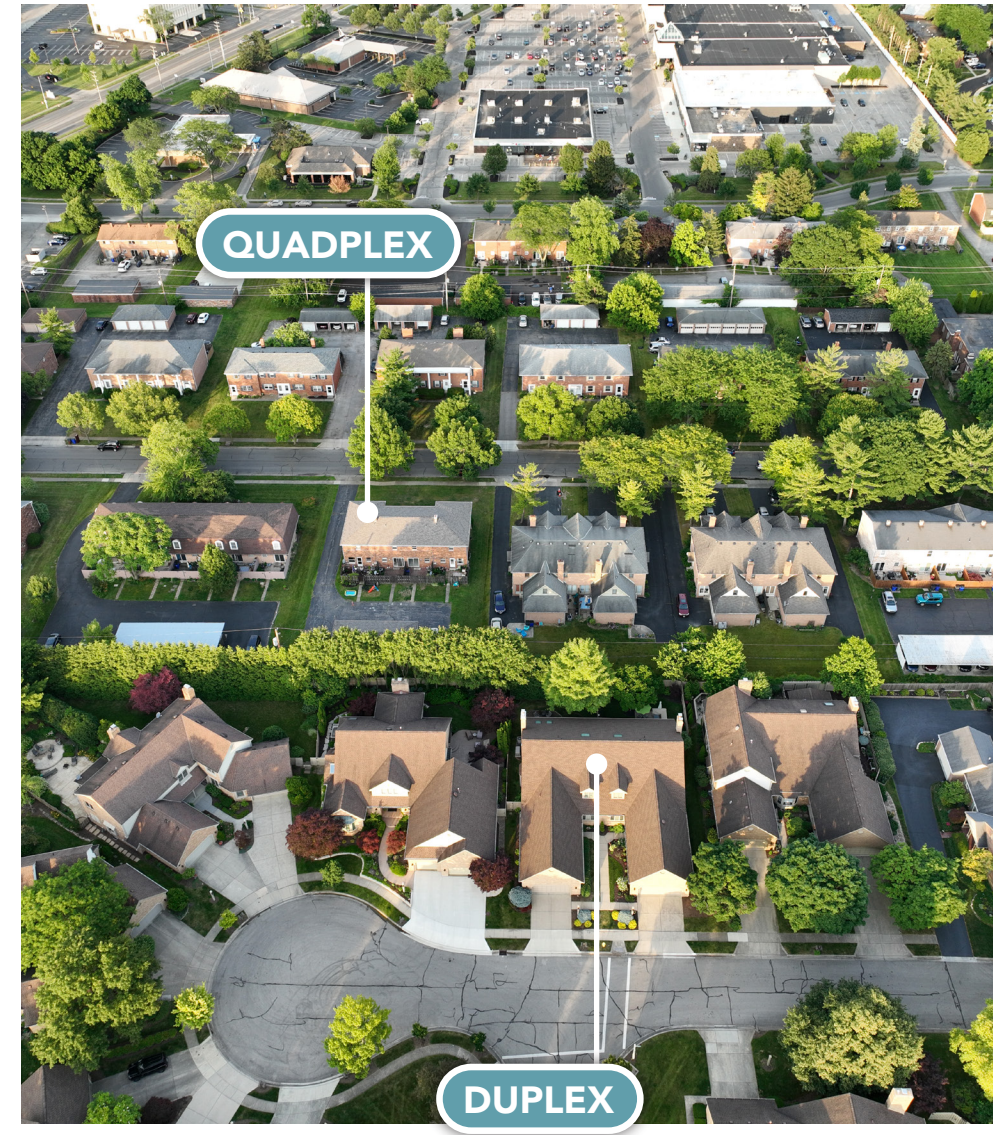
Trail Connectors

- » Opportunities to **better connect** the corridor and neighborhoods locally and regionally
- » Sidewalk coverage lacking; internal site connections strained
- » Regional trails (ex. Olentangy Trails) expanding, **substantial expansion possible** with the passage of LinkUS
- » **LinkUS Northwest** corridor stops planned at Dierker and Bethel, half mile from the planning area connected by an existing multi-use trail
- » Henderson Boulevard, provide a **10' multi-use trail** on the north side of Henderson connecting to existing trail (city of Columbus) east of Reed



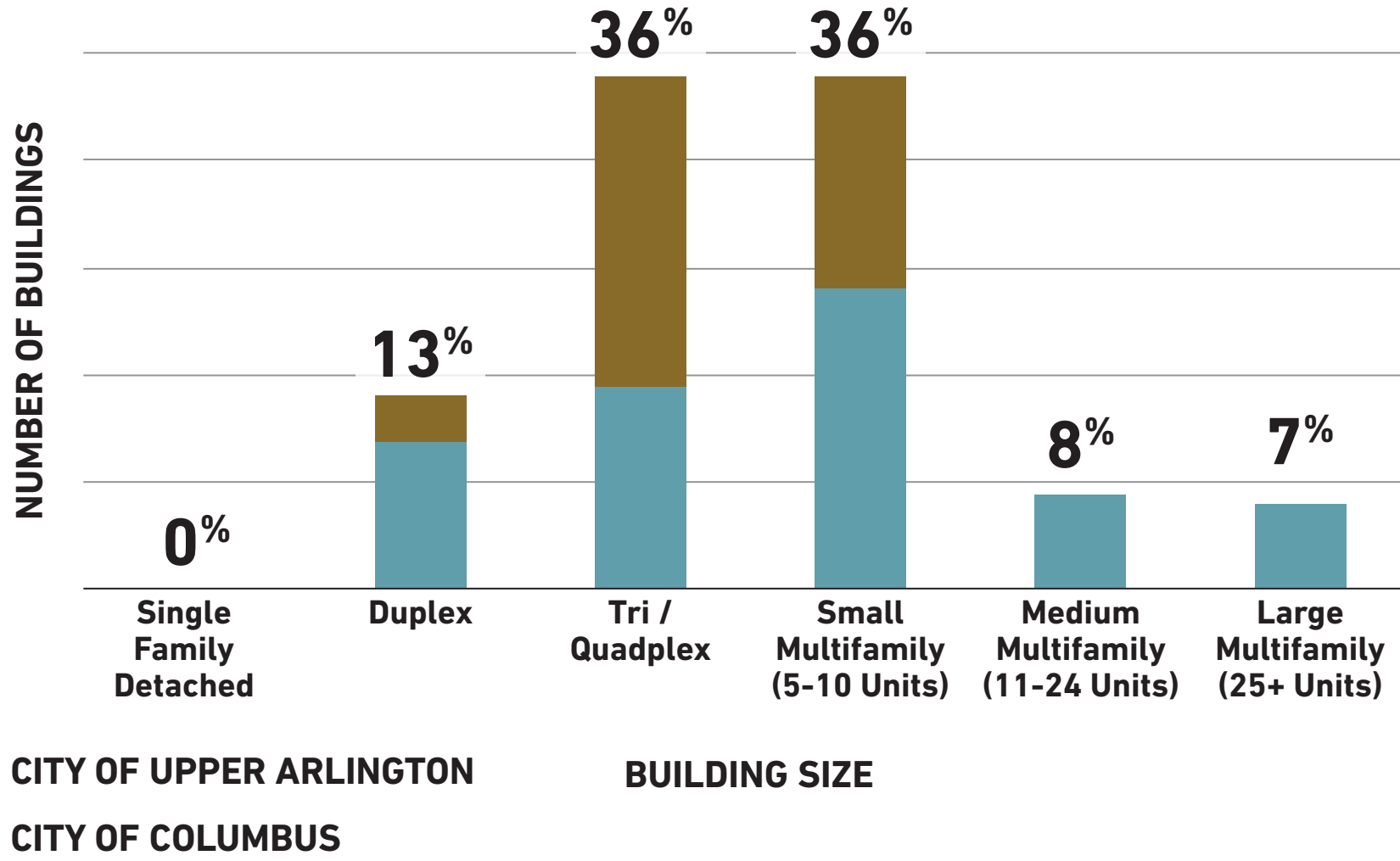
Neighborhood Investment

- » 250 housing units in the planning area
- » Unique stock, mostly **"missing middle"** - duplex, triplex, quads, etc. Owner-occupied and renter-occupied
- » The age and diversity of units preserves a **pocket of affordability**. This neighborhood is one of the few affordable entry points into Upper Arlington, largely due to the older age of many of its residential buildings.
- » Units are - on average - **more than 60 years old**
- » **Maintenance** critical to long-term preservation
- » **Stitching** into any changes to surrounding commercial property, complementary development

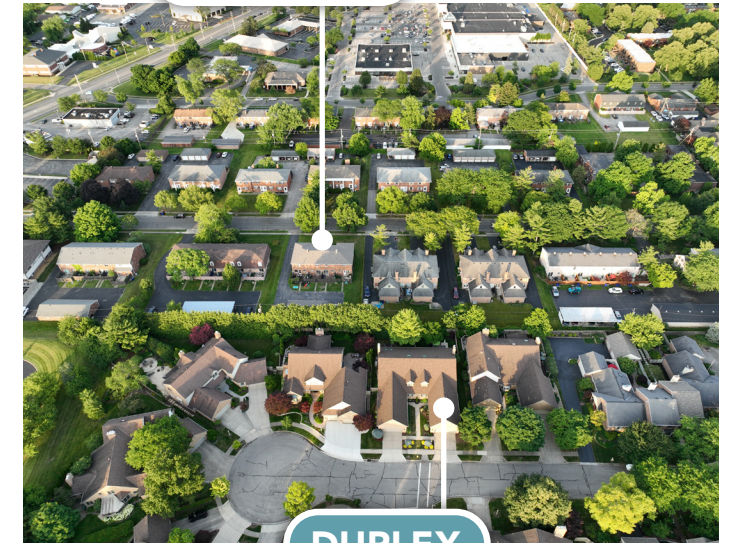


Neighborhood Investment

HOUSING UNIT TYPES IN PLANNING AREA



QUADPLEX



DUPLEX

SMALL MULTIFAMILY



Regional Collaboration

- » The **Central Ohio region is growing rapidly**, and every community – Upper Arlington included – is feeling the impacts and pressures of this growth. Henderson Road serves as the **boundary between Upper Arlington and the City of Columbus**.
- » Major regional plans and projects could have an impact on the planning area and the broader Upper Arlington community
 - » **Zoneln** - significant up-zoning of property along the north side of Henderson adopted by Columbus City Council July 29, 2024. Five stories by-right, with two story affordable bonus
 - » **LinkUS** - Northwest transit corridor less than 1/2 mile from Henderson, sales tax vote set for November 5, 2024
 - » **Central Ohio Greenways** - continued expansion of regional trail system, additional funding linked to LinkUS vote in November
- » Work with regional partners and **advocate for great projects** and policies that lead to great outcomes.



SOURCE: CENTRAL OHIO TRANSIT AGENCY (COTA)



SOURCE: CITY OF COLUMBUS

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~ ADDITIONAL OPPORTUNITIES ~

**Trail
Connectors**

**Neighborhood
Investment**

**Regional
Collaboration**

Thank you!

ENVISION 
HENDERSON



Franklin County Public Health
280 East Broad Street
Columbus, Ohio 43215-4562
(614) 525-3160
www.mycph.org

Upper Arlington Community Health

Office of Epidemiology & Data

About Upper Arlington

Upper Arlington (UA) was home to an estimated 35,694 community members in 2023.¹ While the median age in UA is 5 years higher than in Franklin County, more than 1 in 4 UA residents is a child.² Overall, 8% of residents were born outside of the United States.²

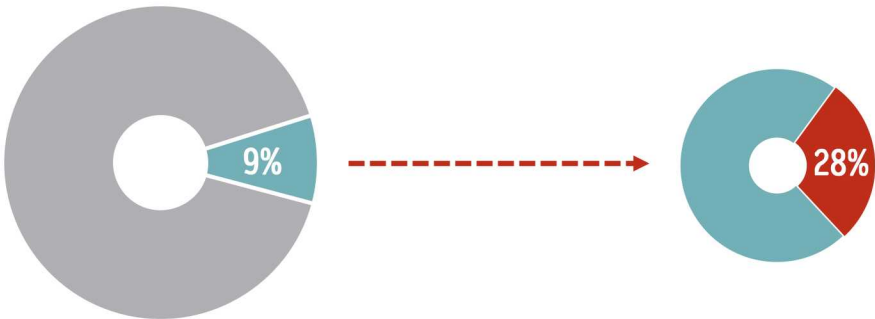
Basic Needs & Social Determinants of Health

Housing Cost Burden: In UA, 1 in 10 (10.5%) households are burdened by the cost of their housing, meaning they spend 30% or more of their total income on housing alone.² These households may have fewer resources to allocate toward health and wellbeing. In UA, households who rent are more likely to be housing cost-burdened than households who own.² Single-parent households and nonfamily households are more likely to rent as well as Asian, Black/African American, and multiracial households.²

Language: 1 in 10 (9.4%) UA residents speak a language other than English at home.² Of those residents, 28% speak English “less than very well,” amounting to nearly 900 community members.² Community members who speak Asian and Pacific Island languages reported the least proficiency with English.²

In Upper Arlington, 9% of residents speak a language other than English at home. Of these residents, 1 in 4 speak English less than “very well.”

US Census American Community Survey, Upper Arlington, 2022



Half of residents who speak Asian or Pacific Island languages at home speak English less than “very well.”



¹ [Mid-Ohio Regional Planning Commission \(MORPC\) Central Ohio Population Resource Hub](#)
² [US Census Bureau American Community Survey \(ACS\) 2022 5-Year Estimates Data Profiles](#)

Poverty: Overall, 2.6% of all UA residents are living below the poverty level, amounting to 285 children (2.8%), 525 adults ages 18-64 years (2.7%), and 134 older adults ages 65 years and over (2.1%).² In UA, the risk of poverty differs depending on where you live and other sociodemographic factors. Black/African American and Asian residents of UA are more likely to live below the poverty level than White residents.² Residents without a college degree are also less likely to live in poverty, with poverty rates decreasing as educational attainment increases.² In UA, the poverty rate ranges from 0.6% to 6.8% depending on the neighborhood where you live.²

Black or African American residents are 20 times more likely than **White** residents to live below the poverty level. **Asian** residents are 3 times more likely than **White** residents to live below the poverty level.

US Census American Community Survey, Upper Arlington, 2022

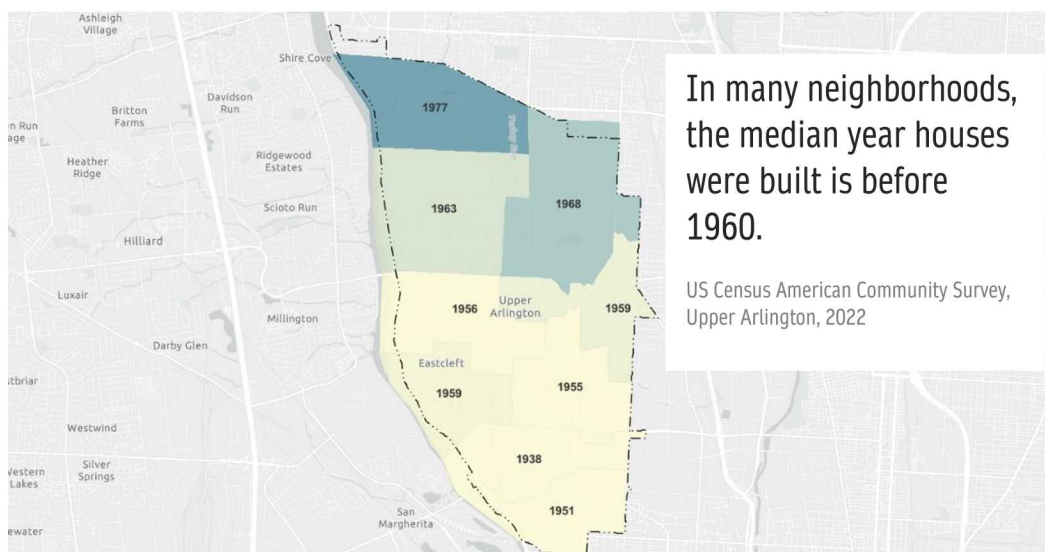


Environmental & Climate Health

Perspectives on Environment: While an estimated 67% of UA residents are interested in how to help the environment, 44% feel hopeless to protect the environment.³

Lead Exposure:

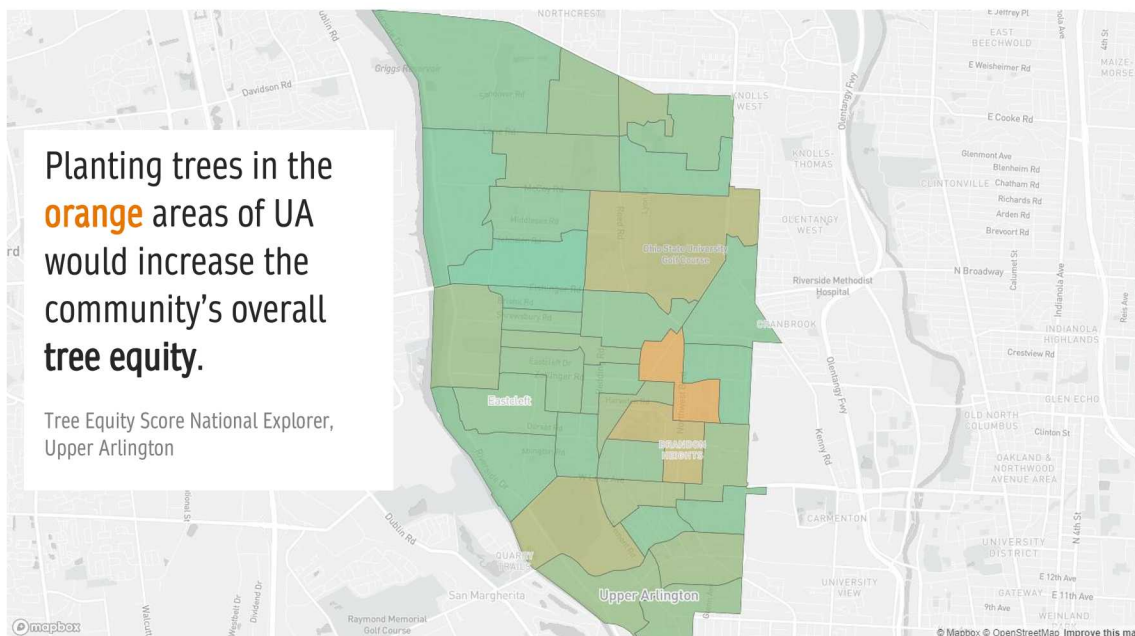
7,705 occupied housing units in UA were built before 1960, meaning they are at higher risk for containing lead-based paint.² In 2022, 466 resident children of zip codes 43220 and 43221 had their blood lead levels tested, and 3% tested positive for an elevated result.⁴



³ Esri Market Potential 2024

⁴ Ohio Department of Health Healthy Housing and Lead Poisoning Surveillance System

Tree Canopy Coverage: UA has one of the highest scores for tree equity among cities in Franklin County (93 out of 100).⁵ Within UA, tree canopy coverage is generally well-distributed. All UA census block groups have a tree equity score of 75 or higher.⁵ UA could plant additional trees to increase the tree equity scores of all UA census block groups.⁵ To ensure that all UA census block groups have a tree equity score of 80 or higher, UA would have to plant 387 trees. To increase the tree equity score to 90 or higher for all UA census block groups, UA would have to plant 6,400 trees.

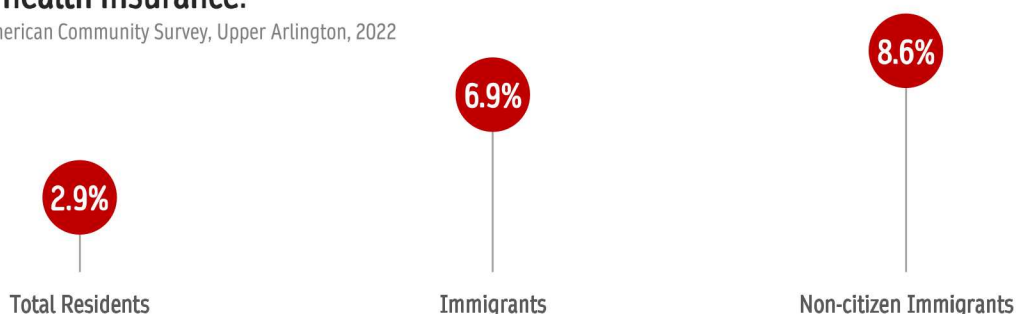


Chronic Conditions & Access to Care

Health Insurance: In UA, nearly 750 residents are without health insurance, making up 2.1% of the total population.² Immigrant/New American residents are less likely to have health insurance (6.9% uninsured), with even higher uninsured rates among residents who are not citizens (8.6%).²

Non-citizen immigrant residents of Upper Arlington are most likely to be without health insurance.

US Census American Community Survey, Upper Arlington, 2022



⁵ [Tree Equity Score Locality Report: Upper Arlington, OH](#)

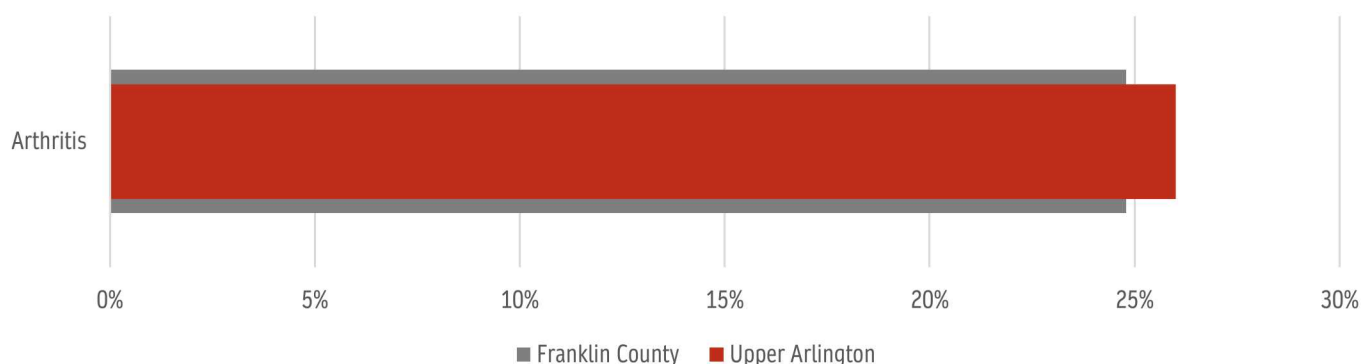
Preventative Care: In 2022, 21.4% of UA adults did not receive an annual checkup.⁶ Similarly, 19.0% of women aged 50-74 years did not receive a mammogram and 28.5% of adults aged 50-75 years did not receive colorectal cancer screening.⁶

Chronic Conditions: Among UA adults, 33.7% have high cholesterol, 27.9% have high blood pressure, and 25.7% have arthritis.⁶

Arthritis in **Upper Arlington** is **more prevalent** than in Franklin County.

1 in 4 Upper Arlington adults experiences arthritis.

PLACES: Local Data for Better Health, Upper Arlington, 2022



Maternal & Child Health

Prenatal Care: From 2018 to 2022, 90.5% of live births to UA residents received prenatal care during the first trimester.⁷ This means 9.5% of live births either received no prenatal care or received prenatal care later than recommended.

Preterm Birth: From 2018 to 2022, 7.5% of babies born to UA residents were born preterm (<37 weeks).⁷ Black/African American residents had a higher prevalence of preterm birth (17.2%) compared to White residents (7.5%), though it was lower among Asian residents (4.8%).⁷ Preterm birth rates were also higher among residents with Medicaid (15.5%) than residents with private insurance (7.3%).⁷

Residents with **Medicaid** are more than **two times** as likely to give birth **preterm** compared to residents with private insurance.

Ohio Birth Records, Upper Arlington, 2018-2022



⁶ [PLACES: Local Data for Better Health 2020-2022](#)

⁷ Ohio Department of Health Bureau of Vital Statistics

Perinatal Hypertension: In 2022, 11.2% of UA residents who gave live birth experienced some form of hypertension (high blood pressure) before or during pregnancy, including pre-pregnancy hypertension, gestational hypertension, pre-eclampsia, and eclampsia.⁷

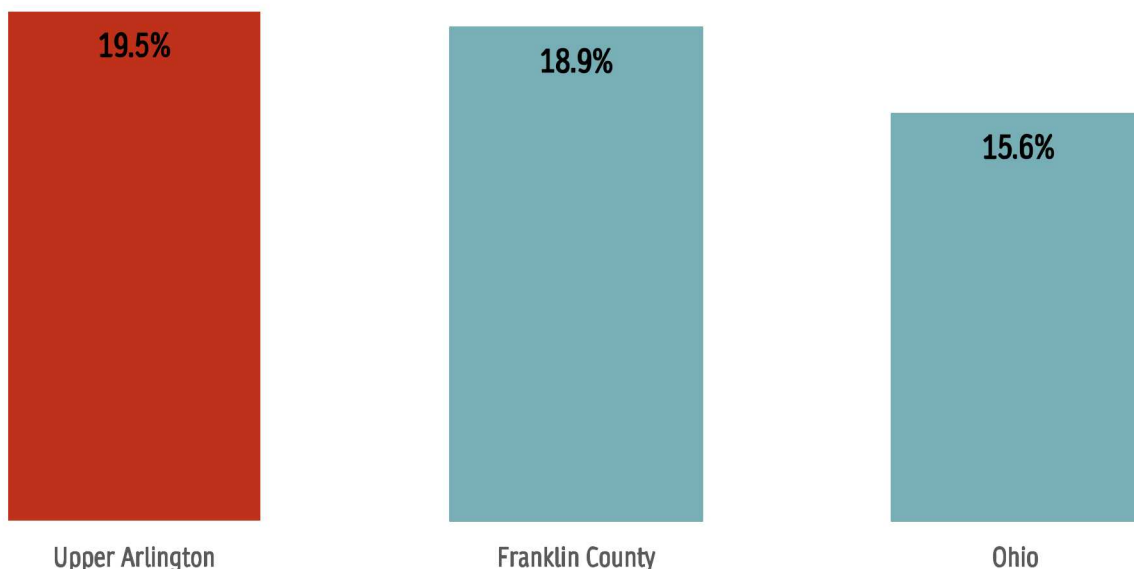
Youth Data: Data about youth in UA is largely unavailable. Participation in the Ohio Health Youth Environment Survey (OHYES!) and data sharing with Franklin County Public Health would allow for FCPH to share information about adverse childhood experiences, mental health, substance use, social support, and more about students in UA City School District.⁸

Behavioral Health

Binge Drinking: In 2022, 19.5% of UA adults reported binge drinking in the past 30 days, falling within the worst 25% of all Ohio and US cities and villages.⁶ This is higher than both Franklin County (18.9%) and Ohio (15.6%) overall. The binge drinking prevalence in UA appears to have increased overall since 2018 (17.5%).⁶ Those who report binge drinking are 14 times more likely to report alcohol-impaired driving.⁹

In 2022, the percentage of **Upper Arlington** adults who reported **binge drinking** in the past 30 days was **19.5%**, which is **higher** than both Franklin County and Ohio.

PLACES: Local Data for Better Health, Upper Arlington, 2022



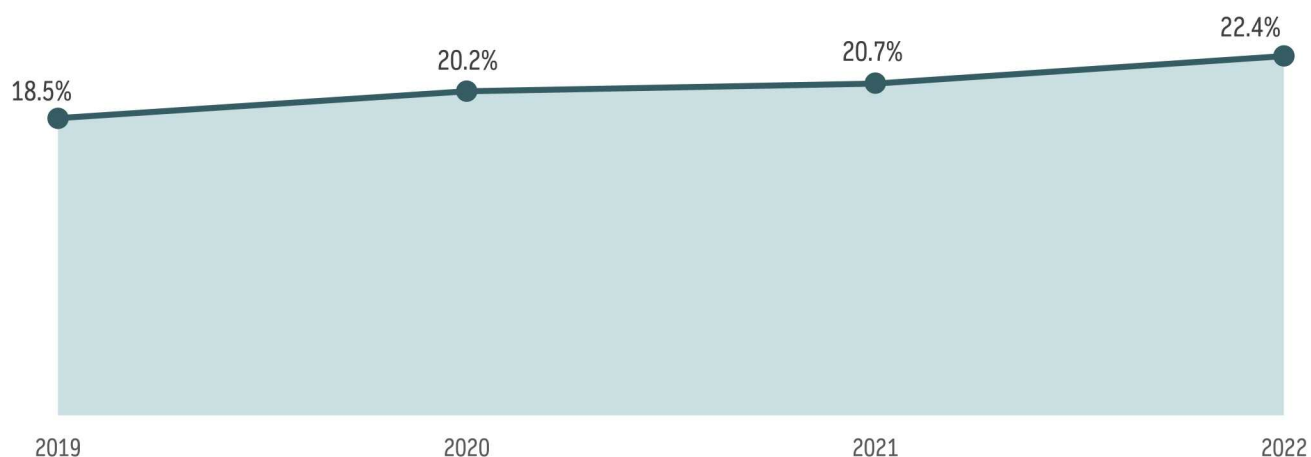
⁸ [Ohio Youth Surveys Ohio Health Youth Environment Survey \(OHYES!\)](#)

⁹ [Rapid Drinking is Associated with Increases in Driving-Related Risk-Taking](#)

Depression & Mental Health: In 2022, 1 in 5 (22.4%) adults in UA had ever been diagnosed with depression.⁶ This is lower than in Franklin County (24.4%) but higher than in the United States (19.5%). The percentage of UA adults diagnosed with depression has continued to increase since 2019.⁶ Despite 22.4% of adults being diagnosed with depression, only 9% of households reported receiving mental healthcare services and only 13.8% of adults bought medication for anxiety or depression in 2023.¹⁰

Adult depression diagnoses in Upper Arlington are increasing.

PLACES: Local Data for Better Health, Upper Arlington, 2022



Smoking: In 2022, 8.9% of UA adults reported currently smoking, amounting to an estimated 2,350 residents.⁶ While this is lower than smoking rates in Franklin County and the US, it is higher than the Healthy People 2030 goal of 6.1%. In one UA neighborhood, the current smoking rate is 11.1%.⁶

Injury & Death

Substance-Involved Injury: From 2020 to 2023, residents of zip codes 43220 and 43221 visited the emergency department (ED) 408 times for alcohol-related injuries.¹¹ In 2023, there were 113.1 ED visits per 100,000 residents of zip codes 43220 and 43221 for unintentional overdose.¹¹ This is lesser than the rate in Franklin County (292.9). In 2023, emergency medical service providers reported administering 39 doses of naloxone (Narcan) in zip codes 43220 and 43221.¹²

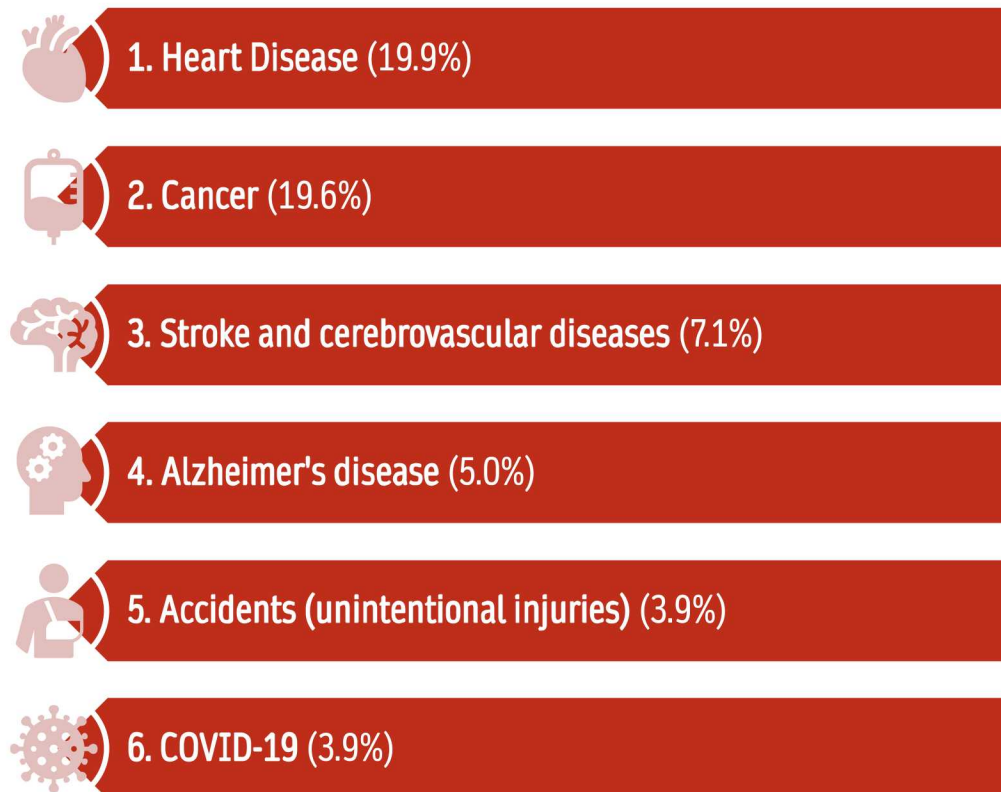
Self-Harm Injury: From 2020 to 2023, residents of zip codes 43220 and 43221 visited emergency departments over 800 times for self-harm, including self-harm, suicidal ideation, suicide attempt.¹²

¹⁰ [Claritas Consumer Profiles](#)

¹¹ Ohio Department of Health EpiCenter Health Monitoring System

¹² [Ohio Emergency Medical Services \(EMS\) Naloxone Watch](#)

Leading Causes of Death: The leading causes of death among residents of Upper Arlington are similar to those among residents of Franklin County and the United States. Among the UA deaths due to unintentional injuries, 36.4% were caused by a fall and 36.4% were due to unintentional overdose.⁷ All UA residents who died from falls were 75 years of age or older.⁷



These data were provided by the Center for Public Health Statistics and Informatics, Ohio Department of Health. The Department specifically disclaims responsibility for any analyses, interpretations, or conclusions.

Recommendations & Local Resources

Increase annual check-ups & preventative screenings

Residents should be encouraged to regularly access preventative healthcare by receiving annual checkups and regular cancer screenings. Maintained relationships with healthcare providers could also improve the time at which residents receive prenatal care during pregnancy and associated family planning efforts may increase the likelihood that hypertension is addressed before pregnancy and decrease the risk for preterm birth.

Address mental health and substance use in the community

To prevent overdose, UA could promote [harm reduction materials](#) like naloxone (Narcan) and fentanyl test strips, both of which can be provided by FCPH through mail or through community trainings. Stigma surrounding SUD can be a significant barrier to seeking help. By understanding and challenging these misconceptions, UA can create a more compassionate and supportive environment for individuals in recovery. FCPH also provides [Peer Support Services](#) to connect individuals seeking recovery with someone who understands their situation and can provide support and guidance. UA leadership can also engage with county-wide collective impact efforts as part of the Columbus & Franklin County Addiction Plan ([C&FCAP](#)). This is a community action plan designed to decrease overdoses, overdose deaths, and infectious diseases like Hepatitis C and HIV/AIDS. In addition, so SUD, FCPH also supports tobacco cessation efforts. Franklin County and Ohio provide a variety of [smoking cessation resources](#) to residents of UA stop using tobacco products.

Many people who suffer from depression do not have access to treatment or seek treatment. However, effective treatment for depression is important to prevent it from becoming a chronic disease. UA could focus on reducing stigma around mental health and seeking treatment to increase the amount of people receiving mental healthcare services. Suicide and self-harm are preventable. UA could promote the [988 Lifeline](#) as well as partner with the [Franklin County Suicide Prevention Coalition](#), who provides evidence-based suicide prevention training to the community.

UA could also focus on reducing binge drinking in the community. UA can connect with the Franklin County Alcohol, Drugs, and Mental Health Board ([ADAMH](#)) to learn more about resources and opportunities to partner on safe alcohol consumption and recovery resources.

The Franklin County Board of Commissioners provides a community site for seeking resources called [Credible Mind](#). This site can be utilized by UA community members and organizations to locate and engage with resources on a variety of topics related to health and well-being.

Improve health literacy & language accessibility efforts across Upper Arlington

UA residents may benefit from translation and literacy efforts throughout the community. UA could engage with community organizations, schools, and healthcare providers to assess and fill gaps in language accessibility, particularly for Asian and Pacific Islander languages. Local organizations and

healthcare providers could also be encouraged to participate in [organizational health literacy assessments](#) to improve their service to the community.

Encourage UA CSD to participate in OHYES! with a Data Use Agreement

Participation in the [Ohio Health Youth Environment Survey \(OHYES!\)](#) and data sharing with Franklin County Public Health would allow for FCPH to share information about adverse childhood experiences, mental health, substance use, social support, and more about students in UA City School District. UA has routinely participated in the OHYES! Survey but partnering with FCPH to analyze data would also allow a deeper dive into the data on UA youth and request reports as needed. This would also improve health equity in the UA community, as resources could be tailored to youth who are at highest risk for adverse outcomes.

Increase economic stability among residents at higher risk

Poverty and housing affordability go hand in hand. Economic stability is a social determinant of health that can improve many health outcomes, including preterm birth, depression, and overdose. UA could improve economic stability among UA residents at higher risk, including single-parent households, community members with lower educational attainment, and racial/ethnic minority households. [FCPH Community Health Workers \(CHWs\)](#) can connect UA residents to medical and social services throughout the community.

Implement safety & wellness programming for older adults

UA could engage older adult residents in fall prevention programming. Regular exercise can also prevent falls, as well as mitigate the symptoms of chronic conditions like arthritis. Engaging with the [Franklin County Office on Aging](#) may also provide older adults in UA with opportunities to stay active and maintain their health.

Increase health insurance coverage among New American residents

Efforts to increase health insurance coverage among the immigrant/New American community in UA could improve overall access to care and equity in the community. [FCPH Community Health Workers \(CHWs\)](#) can connect UA residents to medical and social services throughout the community in multiple languages.

Ensure lead screening among Upper Arlington youth at highest risk

Children should be tested for lead exposure at age 1 and 2 years, and up to 6 years if the children are at [higher risk](#). UA residents can request a free [lead-based paint screening](#) from FCPH and receive home renovations if they qualify.

Engage Upper Arlington community members in improving environmental health

UA residents are interested in impacting the environment but might not know how. Community efforts to promote environmental wellbeing may increase community engagement in UA.

Authors:	Darren Shulman, City Attorney
Council Meeting Date:	November 4, 2024
Subject/Legislative Item:	Ordinance No. 62-2024 - An ordinance amending Chapter 155 - Personnel Code of the Upper Arlington Code of Ordinances (<i>Adams</i>)
Purpose:	To amend Chapter 155 - Personnel Code to make adjustments to employee pay and benefits, in anticipation of the opening of the Bob Crane Community Center.
Executive Summary:	These changes to the personnel code make the following changes, which staff recommend putting in place to facilitate the opening of the Bob Crane Community Center: 1. Gives the City Manager authority to establish a policy offering free and/or discounted membership to a city recreation facility as a component of compensation. 2. Clarify that holiday pay (pay for hours not worked on a holiday) is intended to cover year-round employees who work 30 or more hours a week on a year-round basis. The existing language aligns with the City's current staffing, but the recommended language is being recommended based on the staffing plan for the community center. The City Clerk is given authorization to designate deputy clerks who work less than 30 hours to receive the holiday pay benefit to ensure flexibility in staffing and avoid unintentionally impacting existing employees. 3. Language clarifying that employees, even those not entitled to holiday pay, are entitled to time and a half pay for all hours worked on a holiday or an observed holiday. 4. Expand first-call duty compensation eligibility to direct supervisors of employees in the technical, labor and trades group plan. As part of this change, the revised language requires the Department Head to authorize this, which is a higher level of supervision than division superintendent.



Purpose and Impact

The recommended changes (except for the first call compensation) are geared towards aligning our personnel code with the planning for the community center. Providing time and a half pay for working a holiday adds another cost, but staff believe this benefit is equitable and will aid in staffing and recruitment on those days. Giving the city manager authority to establish a policy offering memberships to the community center as a component of compensation is anticipated to aid in recruiting and retention, as well as aligning with the goals of the City's wellness program.

History

The proposed language largely represents changes deemed time sensitive due to the impending opening of the community center. For example, authority to give memberships is needed to include an opt-in for that benefit in the City's upcoming open enrollment period. The holiday pay and time and a half for working on a holiday changes are needed to finalize the pay structure for employees to allow recruitment to begin. Given the absence of an HR Director and the need to get these changes in place quickly, review of the Personnel Code has been limited to the areas identified as needing immediate attention. The City Attorney plans to work with the new HR Director to do a more comprehensive review of the code in the future, so additional changes may be brought to Council in the future.

Alternatives

Council could choose to adopt some, all, or none of the recommended changes. Failing to adopt the recommended changes to holiday pay could lead to either additional staffing expense or changes in how the City hires staff for the community center.

Attachments

1.	Ordinance No. 62-2024
2.	Exhibit A - CHAPTER 155. PERSONNEL CODE DRAFT



RECORD OF ORDINANCES

CITY OF UPPER ARLINGTON
STATE OF OHIO

ORDINANCE NO. 62-2024

TO AMEND CHAPTER 155 – PERSONNEL CODE OF THE UPPER ARLINGTON CODE OF ORDINANCES

- WHEREAS,** in preparation of the opening of the Bob Crane Community Center, the Parks & Recreation and Human Resources departments need to begin recruiting employees to work at the facility; and
- WHEREAS,** before recruiting efforts take place, staff recommend changes to current employee benefits; and
- WHEREAS,** to implement recommended benefits changes, City Council must first authorize changes to Chapter 155 - Personnel Code of the Upper Arlington Code of Ordinances prior to posting job openings for the Bob Crane Community Center.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Upper Arlington, Ohio:

SECTION 1. Chapter 155 – Personnel Code of the Upper Arlington Code of Ordinances is hereby amended as described in EXHIBIT A, attached hereto and made a part herein.

SECTION 2. This ordinance shall take effect 30 days after passage.

CHAPTER 155. PERSONNEL CODE

§ 155.01 DEFINITIONS.

- (A) *Anniversary date.* For non-bargaining unit employees, anniversary date shall be January 1 unless otherwise determined by the city manager.
- (B) *Applicant.* A person requesting consideration for employment in a class in the classified service or unclassified service.
- (C) *Appointing authority.* The officer (meaning, for purposes of defining "appointing authority," the city manager, city clerk, or city attorney as provided elsewhere in the City Charter or Upper Arlington Codified Ordinances), commission, board or body having the power of appointment to, or removal from a position in the classified service and unclassified service.
- (D) *Class or (classification).* A group of positions with the same descriptive title having similar duties and responsibilities and requiring similar qualifications which can be distinguished from other groups of positions (e.g., administrative assistant). There may be only one (1) position in a particular class (e.g., police chief).
- (E) *Class series.* As adopted by the civil service commission, two (2) or more classes which are similar as to type of work but which differ as to degree of responsibility, difficulty, complexity, skill and/or technical knowledge and which have been arranged in a ladder of steps in a normal line of promotion.
- (F) *Classified service positions.* Positions in the service of the city subject to examination and not specifically excluded and placed in unclassified service.
- (G) *Continuous service.* The length of service as a full-time employee uninterrupted by resignation, retirement, discharge for cause or any other separation from city employment. Military leave, leave resulting from injury in the line of duty, leave for approved disability coverage, authorized leave without pay or administrative leave without pay for periods of six (6) weeks or less are not considered separation from city service.
- (H) *Department.* Any department, office, commission, board or other body as defined under the City Charter or Upper Arlington Codified Ordinances.
- (I) *Eligible.* A person who has satisfactorily met all qualifications and requirements for employment in the job class for which the person has made application and whose name should appear on an eligible list.
- (J) *Full-time employee.* An employee that is scheduled to work not less than forty (40) hours per seven (7) consecutive calendar days.
- (K) *Health care provider.* A licensed doctor of medicine or osteopathy or other person providing health services who is licensed or certified under federal or state law or any other person determined by the secretary of labor to be capable of providing health care services.
- (L) *Immediate family.* Parents, parents-in-law, brother-in-law, sister-in-law, spouse, children, brothers, sisters, grandparents unless otherwise specified.
- (M) *Part-time employee.* An employee regularly scheduled to work throughout the year and works less than forty (40) hours per week on average. Seasonal/temporary employees are not part-time employees.
- (N) *Position.* Any office, employment or job calling for the performance of certain duties and the exercise of certain responsibilities by one (1) individual. A position may be vacant or occupied (part-time or full-time) and it may be designated regular, part-time, seasonal, etc.

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- (O) *Resignation.* Voluntary separation from employment.
- (P) *Retirement.* An employee separation from city service that is not by resignation, layoff, or discharge, where the separating employee's application for retirement benefits has been approved by the retirement system and the separating employee will receive payment of retirement benefits in accordance with an approved retirement immediately upon separation from city employment. Retirement shall not mean someone who is eligible but has not formally filed for retirement and has not been approved to receive retirement benefits.
- (Q) *Seasonal/temporary employee.* Annually recurring work periods of typically six (6) months or less a year. Seasonal/temporary employees must average less than thirty (30) hours per week over the course of the entire year. The season will be defined as closely as possible upon hire so that the employee will have a reasonably clear idea of how much work can be expected. Internships fall under this definition.
- (R) *Senior executive.* Those individuals who are department heads and/or positions designated by the city manager.
- (S) *Shared position.* A shared position exists only if one (1) full-time position is authorized and more than one (1) person shares the position's responsibilities providing that the hours do not exceed forty (40) in any one (1) week.
- (T) *Workday.* A regularly scheduled working time assigned by a supervisor or manager.
- (U) *Workweek.* A regularly recurring period of seven (7), twenty-four (24) hour days consisting of five (5) workdays of eight (8) hours per day and two (2) days off or four (4) days of ten (10) hours per day and three (3) days off except in the case of firefighters where they may work twenty-four (24) hours every seventy-two (72) hours.

(Ord. No. 118-2009; Ord. No. 6-2012; Ord. No. 7-2013; Ord. No. 62-2022, § 1(Exh. A), 10-3-2022)

§ 155.02 COMPENSATION.

- (A) The compensation plan is designed as a fair and equitable method for payment of employees in the city with a target market rate of one hundred three percent (103%). The plan shall establish a basic salary schedule as approved by the city council. The salary schedule shall include minimum and maximum rates of pay for all positions included in the classification plan. In addition to the basic salary schedule, the compensation plan consists of two (2) components. These two (2) components, market adjustments and performance award, shall be used to determine the employee compensation.
- (1) *Market adjustment:* The market adjustment is the component that is used to insure that the salary schedule is adjusted equally across-the-board to reflect changes in the wage index. Three (3) considerations, not all inclusive, dictate whether or not a wage adjustment will be administered: changes in union contract positions which cause salary compression with positions not covered by the contract, changes in the wage index based upon the Bureau of Labor Statistics wage index for state and local governments (BLS wage index) and the budgetary constraints of the city. Each year city council may vote on wage adjustment(s) to the salary schedule; a percentage increase will be applied to the salary ranges as determined by council. City council may utilize the BLS wage index to determine any wage adjustment(s) to the salary schedule.
- (2) *Performance award:* The performance award component is designed to reward job performance, therefore, serving as an incentive system. Base salary increases and bonuses are awarded to employees whose performance is evaluated as consistently competent, satisfactory and/or exceed expectations. The performance appraisal is essential to the effective utilization of this component. The merit system is based upon the principle that satisfactory, or above, performance should be rewarded

because such performance is a greater contribution to the city than unsatisfactory. The performance award is strictly used to monetarily reward satisfactory or above satisfactory performance.

- (B) Employees shall be paid a salary or wage based on the salary range for their position as set forth in the salary schedule adopted by city council. Salary increases from the performance award component shall be effective beginning in the payroll period that includes the employee's anniversary date. The resulting salary shall not exceed the maximum rate for the position. New employees shall not be entitled to a salary increase from the performance award component unless they have been employed by the city for at least six (6) months.
- (C) *Part-time employment:* The same principles, which apply to the compensation plan for full-time regular employees shall determine salary procedures for part-time employees.
- (D) It shall be the responsibility of the appointing authority to implement the performance appraisal process by conducting or having conducted, an appraisal of performance.
- (E) The pay schedule of all employees, except city council members, shall be on a bi-weekly basis. The pay schedule of city council members shall be on a monthly basis.
- (F) The entry level of pay for all positions shall be recommended to the appointing authority or determined by the appointing authority at the amount necessary to employ that applicant with the best overall set of qualifications, as determined by the employment process.
- (G) Employees shall be compensated for overtime, as follows:
 - (1) Employees working a forty-hour work week, at the rate of one and one-half (1½) times their regular hourly rate.
 - (2) All overtime compensation shall be by cash payment unless the employee elects to receive compensatory time off in accordance with this section. An eligible full-time employee, prior to performing overtime, may elect to receive compensatory time in lieu of the cash payment. For seasonal and part-time employees, the city expressly reserves its right to require compensation of overtime by cash payment in the manner provided in C.O. § 155.02(G)(1). No one should coerce or pressure the employee to receive compensatory time instead of the cash payment. Such compensatory time shall not exceed a total accumulation over two hundred forty (240) hours.
 - (3) The use of compensatory time shall be approved in advance by the department head or designee.
 - (4) Any compensatory time earned in excess of the two hundred forty-hour limitation or earned during the month of December shall be by cash payment. Public service employees shall be paid a cash payment for earned but unused compensatory time in the pay period prior to November 1. For all other eligible employees, compensatory time that has not been used by December 1 of each year shall be paid by cash payment at the rate of pay in effect in the first December pay period unless otherwise approved by the appointing authority. An employee may be permitted to carry over compensatory time to the following year upon approval by the appointing authority.
- (H) *Reinstated employees:* A reinstated employee shall be paid at a salary rate within the approved salary range for the position in which the employee is reinstated. The salary level in the range will be related to, but not limited to, such factors as performance, experience and length of previous service in the jurisdiction and shall be set by the city manager.
- (I) *Temporary work at a higher classification:* An employee assigned temporarily to a position of higher classification shall be compensated at the minimum of that class or seven percent (7%) above the employee's present rate, whichever is higher, for all hours worked at the higher classification, provided a minimum of sixteen (16) consecutive hours are worked in the higher class.

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- (J) The city manager shall maintain a performance bonus program not to exceed .0066 of non-union wages as an incentive for highly meritorious service. The performance bonus may include, but is not limited to, a certificate of appreciation or a cash payment.
- (K) The city manager shall maintain a discretionary fund to be used for acts of appreciation to employee teams, not to exceed .001 of total wages.
- (L) The city manager shall have the authority to make salary adjustments within the established ranges, exclusive of the collective bargaining agreements, for good cause shown and to ensure that the goal of a fair and equitable compensation system is properly administered.
- (Ord. No. 6-2012; Ord. No. 6-2012, 2-13-2012; Ord. No. 54-2013; Ord. No. 62-2022, § 1(Exh. A), 10-3-2022)

§ 155.03 HOLIDAYS.

- (A) The following days are declared paid holidays from which employees will be excused from work:
- New Year's Day: January 1
- Martin Luther King Day: Third Monday in January
- President's Day: Third Monday in February
- Memorial Day: Last Monday in May
- Juneteenth: June 19
- Independence Day: July 4
- Labor Day: First Monday in September
- Veteran's Day: November 11
- Thanksgiving Day: Fourth Thursday in November
- Christmas Day: December 25
- (B) Full-time employees are eligible to receive eight (8) hours of holiday pay. Part-time employees **WHO WORK AN AVERAGE OF THIRTY (30) OR MORE HOURS A WEEK ON A YEAR ROUND BASIS** are eligible to receive holiday pay for the number of hours normally scheduled to work on that day, up to eight (8) hours. **THE CITY CLERK IS AUTHORIZED TO DESIGNATE DEPUTY CLERKS WHO WORK LESS THAN 30 HOURS A WEEK TO RECIEVE THE HOLIDAY PAY DESCRIBED IN THIS SECTION.**
- (C) When any holiday listed above falls on Saturday, the preceding work day shall be considered the holiday. When the holiday falls on a Sunday, the following work day shall be considered the holiday. In the event the federal and state governments shall designate a day of the week for any of the holidays specified above, then said day shall be observed in accordance with said designation.
- (D) In order for an employee to receive holiday pay, the employee must have actually worked on their scheduled day before and after the holiday unless the employee had scheduled approved leave time. Employees on an approved leave of absence, such as FMLA or parental leave, are eligible for holiday pay.
- (E) When any holiday listed above falls while an employee is on approved vacation time, such holiday shall not be charged against vacation leave.
- (F) Each full-time and part-time employee who is required to work on a day designated as a holiday shall, in addition to receiving holiday pay for the holiday **(IF APPLICABLE)**, be paid at the rate of one and one-half (1½) times the rate of pay for all hours worked on the holiday. When the actual holiday and observed holiday do not fall on the same day and the employee is assigned to work on either or both, the employee will be

eligible to be paid at the rate of one and one-half (1½) times the rate of pay for all hours worked on those days. Holiday pay does not count towards the forty-hour workweek for the purpose of overtime.

- (G) If an employee's work schedule is other than Monday through Friday, the employee will receive holiday pay for holidays observed on their day off regardless of the day of the week on which they are observed.
- (H) Each full-time employee working four (4) workdays of ten (10) hours per day shall be paid eight (8) hours pay for a holiday. The employee has the option of supplementing the remaining two (2) hours with leave time or modifying work week to eight (8) hour days so that the employee's hours for the week are still forty (40) hours.

(Ord. No. 32-2022, § 1, 4-11-2022; Ord. No. 62-2022, § 1(Exh. A), 10-3-2022)

§ 155.04 PERSONAL LEAVE.

- (A) Each full-time employee shall receive forty (40) hours of personal leave at the start of each calendar year. An employee, after approval by his supervisor, may use personal leave for matters of a personal nature.
- (B) Personal leave may be used in as small as one-fourth of an hour (fifteen-minute) increments.
- (C) A newly appointed full-time employee shall receive personal leave based on the following schedule:

Hire Month	Number of Personal Leave Hours in First Calendar Year
January, February	40 hours
March, April	32 hours
May, June	24 hours
July, August	16 hours
September, October	8 hours
November, December	0 hours

- (D) Personal leave may not be carried over into the next calendar year and is not eligible for payout upon ending employment.

(Ord. No. 62-2022, § 1(Exh. A), 10-3-2022)

§ 155.05 VACATION TIME.

- (A) *Accruals:* Each full-time employee shall accrue vacation based on the schedules listed in the tables below effective January 1, 2022. The appointing authority may approve a member of the senior executive class who is within three (3) years of his or her retirement date to maintain the vacation plan effective prior to January 1, 2022 if that person provides notice of retirement for a date prior to January 1, 2025 by December 31, 2021. Employees currently on the grandfathered vacation accrual plan will be given the option to move to the current vacation accrual plan effective January 1, 2022 for the remainder of their service with the city.

Table 1: Current Vacation Accrual Plan (Full-time general employees hired after January 1, 2011)

Years of Service	Accrual per pay period (hours)	Annual rate (hours)
<1	3.077	80
5	4.615	120
15	6.154	160
20	7.690	200

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(Supp. No. 11, Update 3)

Table 2: Grandfathered Vacation Accrual Plan (Full-time general employees hired before January 1, 2011)

Years of Service	Accrual per pay period (hours)	Annual rate (hours)
<1	3.077	80
5	4.615	120
10	5.385	140
13	6.154	160
13+	Additional .3077 per pay for each additional 3 years of continuous service	

Table 3: Full-time employees in the senior executive class hired after January 1, 2011

Years of Service	Accrual per pay period (hours)	Annual rate (hours)
<1	4.615	120
5	6.154	160
15	7.077	184
20	7.690	200

Table 4: Full-time employees in the senior executive class hired before January 1, 2011

Years of Service	Accrual per pay period (hours)	Annual rate (hours)
<1	4.615	120
5	6.154	160
12	7.69	200
12+	Additional .3077 per pay for each additional 3 years of continuous service	

- (B) *Accrual exceptions:* The appointing authority shall have the authority to make adjustments in the amount of vacation leave accrued or credited for new hires in non-bargaining unit positions to ensure the hiring of the best qualified candidate for the position. The appointing authority may consider previous public or private employment and credit the employee with time worked in the relevant positions. Such credit will be applied on an individual basis to a placement within this vacation schedule.
- (C) Vacation time shall be at full pay at the current salary rate.
- (D) All full-time employees shall begin accrual of vacation in the first full pay period and upon completion of all regular work days within a pay period thereafter. Vacation time is not accrued if separation occurs prior to completion of all regular work days within a pay period.
- (E) The accrual balance will appear to the credit of the employee, but will not be available for use as approved vacation leave until the employee has served for a period of one hundred eighty (180) days, unless otherwise approved by the appointing authority. Vacation use will not be permitted within one hundred eighty (180) days unless negotiated at the time of hire because of previous commitments, or unless approved by the appointing authority. Only requests for vacation less than or equal to the accrued balance will be approved.
- (F) *Vacation carryover:* Each full-time employee shall be permitted an annual standard maximum carryover of three (3) times the employee's annual vacation accrual rate. Any accrued vacation leave in excess of the maximum carryover limits standing to the credit of the employee on December 31 shall become void on that date. Requests to carry over additional hours into the following year may be approved by the appointing

authority. Approval of such requests will be limited to instances where factors beyond the employee's control or directly related to the operational needs of the city prevented the employee from using the accrued vacation.

- (G) The city is permitted to offer a program under which employees with five (5) years of service with Upper Arlington may elect to cash in up to eighty (80) hours of vacation time each year.
 - (H) *Scheduling*: Employees shall request vacation leave as far in advance as possible and approval is at the discretion of the supervisor. In the event of conflicting requests, the department director shall resolve the conflict based on the operating needs of the department/division.
 - (I) *Vacation payout upon ending employment*:
 - (1) Where an employee becomes deceased while in paid status in city employment, any accrued but unused vacation leave to the employee's credit shall be paid in a lump sum.
 - (2) Any employee leaving the city shall be paid a lump sum amount for any accrued but unused vacation leave.
 - (3) Prior to their retirement, an employee who anticipates being a rehired retiree may make a request in writing to the city manager to carryover vacation into their rehired position. The city manager has the authority to approve this request.
 - (J) Accrual of the annual vacation rate is based upon twenty-six (26) regular pay dates within the calendar year. No additional accrual will be credited when a 27th pay date occurs within the calendar year.
- (Ord. No. 118-2009; Ord. No. 5-2011; Ord. No. 6-2012; Ord. No. 79-2012; Ord. No. 82-2021, § 1, 12-13-2021; Ord. No. 62-2022, § 1(Exh. A), 10-3-2022)

§ 155.06 SICK LEAVE.

- (A) All full-time employees shall accrue sick leave at the rate of 4.615 hours for each pay period.
- (B) After the third consecutive day of illness, the employee may be required to secure a certificate from a doctor giving information as to the circumstances involved or nature of the illness.
- (C) Unused sick leave shall be cumulative with no maximum.
- (D) Employees may use sick leave upon approval by their supervisor or manager. The employee must give the reason for the sick leave and location of convalescence, if different than the home address.
- (E) Sick leave may be used in as small as one-fourth of an hour (fifteen-minute) increments.
- (F) Reserved.
- (G) Reserved.
- (H) Reserved.
- (I) Reserved.
- (J) Reserved.
- (K) New employees may transfer unused sick leave credit which was not converted to a cash benefit from another Ohio public agency as long as: 1) Employment occurs within ten (10) years of the employee's termination date from the transferring agency. 2) The employee has not already converted the sick leave credit into a cash benefit with the transferring agency. 3) The sick leave credit to transfer does not exceed one thousand nine hundred twenty (1,920) hours. 4) The employee submits required documentation from the transferring agency within ninety (90) days of their start date, as specified in the city's personnel rules.

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- (L) Reserved.
- (M) Payment for unused sick leave.
- (1) All full-time employees shall at the time of their retirement, receive payment in a lump sum of one (1) hour of pay for each four (4) hours of accumulated unused sick leave to their credit for accruals up to and including one thousand nine hundred twenty (1,920) hours.
 - (2) *Senior executive sick leave conversion upon retirement:* Executives at the time of retirement shall receive payment in a lump sum in accordance with the following schedule:
 - (a) Up to one thousand four hundred forty (1,440) hours, at the rate of one (1) hour of pay for each four (4) hours of accumulated and unused sick leave to the executive's credit.
 - (b) From one thousand four hundred forty (1,440) hours to one thousand nine hundred twenty (1,920) hours, at the rate of one (1) hour of pay for each three (3) hours of accumulated and unused sick leave to the executive's credit.
 - (c) Above one thousand nine hundred twenty (1,920) hours, at the rate of one (1) hour of pay for each two (2) hours of accumulated and unused sick leave to the executive's credit.
 - (d) For executives, the hourly rate of pay shall be computed on the basis of a forty-hour work week.
 - (3) Executives who have in excess of one thousand nine hundred twenty (1,920) hours to their credit at the end of the calendar year may convert the hours in excess of one thousand nine hundred twenty (1,920) into cash at the rate of one (1) hour of pay for each two (2) hours of sick leave.
 - (4) Prior to their retirement, an employee who anticipates being a rehired retiree may make a request in writing to the city manager to carryover sick leave into their rehired position. The city manager has the authority to approve this request.
- (N) *Donating sick leave.* When any employee of the City of Upper Arlington (non-contractual and/or contractual, if not governed by a bargaining unit agreement which is contradictory to this section) has exhausted all sick leave, vacation, personal, compensatory or other time bank available to them due to a disabling illness or injury of themselves or an immediate household family member, other employees of the city may volunteer to donate sick leave, vacation, compensatory time, personal or holiday time to the affected employee according to the administrative guidelines established by the city manager

(Ord. No. 6-2012, 2-13-2012; Ord. No. 5-2017, § 4, 2-13-2017; Ord. No. 62-2022, § 1(Exh. A), 10-3-2022)

§ 155.07 WAGE CONTINUATION POLICY.

- (A) Wage continuation.
- (1) A full-time employee may be granted wage continuation not to exceed two hundred forty (240) hours per injury or occupational disease. Safety forces' executives shall be granted wage continuation not-to-exceed one thousand forty (1,040) hours per injury. Wage continuation shall be charged at the rate of one (1) hour for each hour absent.
 - (2) Wage continuation may be granted to any full-time employee only for injuries or other disabilities which are incurred in the performance of city employment and which are determined by a licensed physician to have so disabled such employee that the duties of his/her position cannot be performed and have been approved as workers compensation. Musculoskeletal, cardiovascular, respiratory, and pulmonary disabilities are some, but not all, possible examples of such service related injuries.

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- (3) Pending the determination of the workers compensation claim, wage continuation request approval will be pending that determination. An employee may use other leave, which would be re-credited to the employee if the wage continuation is approved.

(Ord. No. 62-2022, § 1(Exh. A), 10-3-2022)

§ 155.08 SHORT-TERM AND LONG-TERM MEDICAL DISABILITY.

- (A) Each full-time employee is eligible for the short-term medical disability program. Each full-time employee, not eligible under the public employee retirement system or the police and fire pension fund for disability coverage, is eligible for the long-term medical disability program for non-work related illnesses and injuries. Such illnesses and injuries include, but are not limited to serious diseases; disabilities caused by pregnancy, child birth, or related medical conditions or physical impairment due to accidents. The city may require certification of an employee's continuing illness or disability by a physician.
- (B) The short-term program provides for payment to the employee from the 46th day of accident or illness for a maximum of one hundred eighty (180) days at sixty percent (60%) of the employee's gross wages.
- (C) The long-term program provides for payment to the employee from the 181st day of the accident or illness until the employee becomes eligible under the public employees retirement system or the police and fire pension fund, up to a maximum of two (2) years at sixty percent (60%) of the employee's gross wages in effect at that time.
- (D) The employee may elect to use all or part of their accumulated sick leave in order to make up any difference between one hundred percent (100%) of their gross wages and the amount which they receive under the disability programs.
- (E) If an employee exhausts all sick leave benefits, other approved leave may be granted by the city manager.
- (F) If, while receiving payments for short-term or long-term disability, the employee performs work for the city or another employer, the amount of payment under the disability program shall be reduced by the compensation which he receives during that time period.
- (G) While an employee is paid short-term or long-term disability benefits pursuant to this section, vacation and sick leave accruals shall cease and step/merit increases would not be awarded until returning to work.
- (H) The city shall maintain applicable insurance benefits for the employee while on short-term disability.
- (I) Upon returning to work following a short or long-term medical disability leave, an employee must present written certification from a physician attesting to the employee's ability to perform the duties listed in the employee's job description.
- (J) In the event that a disability claim is denied by the third party administrator, the employee may follow the appeal process in the employee benefit plan in the employee handbook.
- (K) The city manager or designee shall be responsible for the administration of the short-term and long-term disability programs.

(Ord. No. 7-2013; Ord. No. 62-2022, § 1(Exh. A), 10-3-2022)

§ 155.09 BEREAVEMENT LEAVE.

- (A) A full-time employee may be granted up to three (3) regularly scheduled work days without loss of pay in case of a death in the immediate family.

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- (B) Sick leave, vacation, personal days or compensatory time may be used for bereavement leave up to an additional two (2) days for immediate family.
 - (C) A total of three (3) days of leave is permissible for deaths other than the immediate family, but such leave shall be charged to vacation, personal days or compensatory time.

(Ord. No. 62-2022, § 1(Exh. A), 10-3-2022)

§ 155.10 LEAVES OF ABSENCE.

- (A) In an effort on behalf of the city to be flexible and provide latitude to employees in unique or special circumstances, leaves of absence may be granted to employees by the city under special circumstances. Eligibility for a leave of absence will be reviewed on a case-by-case basis and will be limited to full-time, regular employees with at least two (2) consecutive years of service or to situations where the city must accommodate a disability under the Americans with Disabilities Act.
- (B) Leaves of absence for the following situations or emergencies will be considered:
 - (1) To allow employees to attend courses in training, or recognized colleges or universities.
 - (2) Personal leave of absence may be granted to an employee to attend to personal matters in cases in which the city determines that an extended period of time off would be in the best interest of the employee and the city, including but not limited to inpatient substance abuse treatment.
 - (3) For other purposes deemed beneficial to the city and the employee.
- (C) Leaves of absence are granted without pay except in special and unusual circumstances. Insurance benefits are continued during leaves of absence.
- (D) Requests for a leave of absence must be made in writing by the employee. All leaves must be approved by the department director and the appointing authority. permitted leaves are limited to six (6) weeks at which time any request for additional leave must be made.
- (E) An employee returning to work from leave shall be reinstated to the employee's former position or a comparable position.
- (F) If an employee fails to return to work at the conclusion of a permitted leave, the employee will be terminated from employment, unless the city manager and department director grant an extension.
- (G) Leave of absence may be paid leave by using personal days, vacation and sick leave. When an employee is on leave of absence without pay, vacation and sick leave accruals shall cease and merit increases would not be retroactive while in unpaid status.

(Ord. No. 62-2022, § 1(Exh. A), 10-3-2022)

§ 155.11 MILITARY LEAVE.

- (A) An employee shall be granted military leaves of absence or separation with reinstatement rights in accordance with ORC 5923.05 for one hundred seventy-six (176) days during each calendar year.
- (B) If the Chief Executive Officer of the United States declares that a state of emergency exists, the employee, if ordered to active duty for purposes of that emergency, shall be paid pursuant to this section for a period, or periods whether or not consecutive, not to exceed thirty (30) days during each calendar year without special approval by the city manager. Such military leave of absence shall not be granted to persons employed by the City of Upper Arlington, Ohio for brief, non-recurrent periods. Leave shall be granted to the extent required by the Uniformed Services Employment and Reemployment Rights Act (USERRA).

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(Supp. No. 11, Update 3)

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- (C) The city shall pay the employee their regular salary, less the amount paid by the military during that period. The employee must submit proof of military pay to finance to be eligible for military leave pay.
 - (D) An eligible employee may be granted military caregiver leave and military qualifying exigency leave consistent with the provisions of C.O. § 155.18, family and medical leave policy.
- (Ord. No. 118-2009; Ord. No. 62-2022, § 1(Exh. A), 10-3-2022)

§ 155.12 JURY SERVICE.

- (A) A full-time employee, while serving upon a jury in any court of record, shall be paid his regular salary for each workday during the time served. Jury duty fees paid to the employee by the court shall be returned to the city.
 - (B) The employee, upon notice of jury service, shall present such notice to his immediate supervisor. A copy of such notice shall be filed in the employee's personnel file.
 - (C) Jury service requiring less than four (4) hours of the employee's regular work day as verified by the time report, shall require the employee to report to his supervisor for completion of his/her regular work day with the city.
- (Ord. No. 62-2022, § 1(Exh. A), 10-3-2022)

§ 155.13 MISCELLANEOUS BENEFITS.

- (A) The city shall provide an employee assistance program (EAP) or similar mental health or substance abuse counseling services as offered by the city's chosen insurance provider, to improve the quality of life of employees and their families and as a result increase productivity of employees. The program will confidentially deal primarily, but not exclusively, with alcoholism, emotional disturbances, familial or marital crises, drug dependencies, work stress and other miscellaneous problems.
- (B) *Employee coverages:* The city shall provide health, life, accidental death and dismemberment and dental coverages for all full-time employees, all in accordance with the respective plans adopted by the city governing each such benefit.
- (C) *Dependent insurance:* The city shall provide health and dental coverages for the eligible dependents of employees, as defined by the city's health and dental programs. The provision of such dependent coverage shall be at the option of the employee.
- (D) *Premium costs:* The city and the employee shall pay the premium costs for employee and dependent insurance coverage as follows:
 - (1) The city shall pay the premium cost minus the employee's contribution as set forth in subsections (2) and (3).
 - (2) A non-bargaining unit employee shall pay the same amount of contribution paid by the bargaining unit employees.
 - (3) The employee shall equally incur the cost of any increase in premium costs.
 - (4) The year before implementation will serve as the base year for determining the city's premium cost and the employee's contribution of any premium increase.
- (E) Senior executive class group term life insurance coverage has a death benefit of an amount equal to two (2) times the executive's base salary rounded to the nearest one thousand dollars (\$1,000.00).

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- (F) Labor and Trades and CAPT plan employees' group term life insurance coverage has a death benefit of an amount of forty thousand dollars (\$40,000.00).

(Ord. No. 79-2012; Ord. No. 71-2014, § 1, 12-8-2014; Ord. No. 62-2022, § 1(Exh. A), 10-3-2022)

§ 155.14 RETIREMENT.

As required under ORC 145.03, all city employees are required to participate in the Ohio Public Employees Retirement System (OPERS) or the Ohio Police and Fire Pension Fund (OP&F). As required under ORC 145.48, the city shall pay to the public employees retirement system an amount that shall be a certain percent of the earnable salary of all employees to be known as the "employer contribution" at the rate set by the applicable retirement board.

(Ord. No. 111-2008, 12-8-2008; Ord. No. 4-2011, 1-24-11; Ord. No. 6-2012, 2-13-12; Ord. No. 44-2012; Ord. No. 11-2014; Ord. No. 8-2017, § 1, 1-23-2017; Ord. No. 62-2022, § 1(Exh. A), 10-3-2022)

§ 155.15 SERVICE CREDIT COMPENSATION.

- (A) Full-time employees shall receive service credit compensation based upon the number of years of continuous service with the City of Upper Arlington during that calendar year. Service credit compensation is paid the last pay date in November, regardless of when the employee's anniversary date falls.

For completion of five (5) years of full-time service, the compensation shall be a lump sum of [six] hundred dollars (\$600.00), and shall increase by fifty dollars (\$50.00) for each additional year of service up to a maximum of two thousand five hundred dollars (\$2,500.00). Public safety senior executives are eligible for an additional fifty dollars (\$50.00) per service year, starting in year six (6).

- (B) An employee who retires from city service in good standing for any reason shall be paid 8.33% of their service credit compensation for each full month of service completed during that calendar year. This payment will be made on their final paycheck.

- (C) Reserved.

- (D) Full-time employees shall receive service credit compensation when on short- or long-term disability.

(Ord. No. 62-2022, § 1(Exh. A), 10-3-2022)

§ 155.16 MISCELLANEOUS COMPENSATION PROVISIONS.

- (A) *Standby pay*: As designated by the **DEPARTMENT HEAD** ~~division superintendent~~, employees in the technical, labor and trades group plan **AND THEIR DIRECT SUPERVISORS** shall receive the same compensation for first-call duty responsibilities consistent with the same group of employees in the bargaining unit of the public service department.

- (B) *Call out pay*: An employee who is called out will be guaranteed a minimum of three (3) hours when called to duty after normal working hours at a rate of compensation of time and one-half.

- (C) *Severance pay—Senior executive class*: Severance pay for senior executives is to provide interim income for individuals who are involuntarily terminated due to no fault of their own. A senior executive would only be eligible if the individual is:

- (1) Not retiring and not eligible for retirement;
- (2) Not resigning voluntarily or of his own choice;

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- (3) Performing at or above a satisfactory level as indicated by performance appraisal evaluations;
 - (4) Complying with the personnel rules and personnel codified ordinances;
 - (5) Not leaving the city due to permanent disability; and
 - (6) Employed by the city at least three (3) years.

The severance pay will apply, but not be limited to, the following possible situations:

- (1) Significant one (1) time or growing philosophical difference in administrative policy or practice with the city manager;
- (2) Change in senior executive class position(s) initiated by a new city manager; or
- (3) City council direction to the city manager to remove a senior class position incumbent.

The senior executive would be eligible to receive one (1) month of severance pay for each three (3) years of employment with the city up to a maximum of three (3) months of severance pay. Payment will be made in a lump sum at the time when final termination pay is rendered.

- (D) *Service club—Senior executive class:* Service club memberships will be paid for by the city, subject to the city manager's approval, with an annual maximum of one thousand dollars (\$1,000.00) per senior executive.
- (E) *Administrative leave:* The city manager shall have the authority to approve paid or unpaid administrative leave where, in their judgement, such action would be in the best interest of the city. Absent exigent circumstances, the city manager must approve the paid administrative leave before it is granted. The following are examples of when administrative leave may be approved, but are not all-inclusive: during the course of an internal investigation, instances required by a collective bargaining unit agreement, when a fitness for duty evaluation is conducted before an individual may be released to return to work, weather emergencies, other approved employee activities or building closures. All administrative leave must be documented in the payroll system as such.
- (F) *Daylight saving time pay:* An employee who is on the clock as part of their regular work schedule when daylight saving time begins at 2:00 a.m. in the spring will work one (1) hour less as a result of the clock jumping from 2:00 a.m. to 3:00 a.m. That employee will be eligible for one (1) hour of administrative leave to cover the hour less worked. An employee who is on the clock as part of their regular work schedule when daylight saving time ends at 2:00 a.m. in the fall will work an extra hour as a result of the clock winding back from 2:00 a.m. to 1:00 a.m. The employee will receive the one (1) hour of pay and any applicable overtime rules will apply.

(G) THE CITY MANAGER IS AUTHORIZED TO ESTABLISH A POLICY OFFERING FREE AND/OR DISCOUNTED MEMBERSHIP TO A CITY RECREATION FACILITY TO CLASSES OF EMPLOYEES AS A COMPONENT OF COMPENSATION.

(Ord. No. 118-2009; Ord. No. 62-2022, § 1(Exh. A), 10-3-2022; Ord. No. 10-2024, § 1, 2-12-2024)

§ 155.17 RESERVED.

Ord. No. 62-2022, § 1(Exh. A), adopted Oct. 3, 2022, repealed § 155.17, which pertained to serious disease policy.

§ 155.18 RESERVED.

Ord. No. 62-2022, § 1(Exh. A), adopted Oct. 3, 2022, repealed § 155.18, which pertained to family and medical leave policy and derived from Ord. No. 118-2009; Ord. No. 115-2010, adopted Mar. 16, 2011; Ord. No. 6-

2012, adopted Feb. 13, 2012; Ord. No. 7-2013; Ord. No. 5-2017, adopted Feb. 13, 2017; Ord. No. 41-2018, adopted May 29, 2018.

§ 155.19 PARENTAL LEAVE.

- (A) The City of Upper Arlington will provide up to four (4) weeks of paid parental leave to eligible employees following the birth of an employee's child or the placement of a child with an employee in connection with adoption. The purpose of the parental leave is to enable the employee to care and bond with a newborn or newly adopted child. Employees covered under a collective bargaining agreement are eligible for parental leave as negotiated and detailed in their respective contracts. Eligible employees must meet the following criteria at the time of the birth or date of placement:
- (1) Be a full-time non-bargaining unit employee with at least twelve (12) months of service;
 - (2) Worked at least one thousand two hundred fifty (1,250) hours worked in the past twelve (12) months;
 - (3) Be the biological parent of a newborn child or the legal guardian of and reside in the same household as a newly adopted child age seventeen (17) or younger.
- The following limitations apply:
- (i) Multiple births or adoptions (e.g. birth of twins or adoption of siblings) does not increase the total amount of paid parental leave granted for that event.
 - (ii) The adoption of a new spouse's child is not covered under this leave.
 - (iii) The city will provide parental leave for one (1) birth or adoption in a rolling twelve-month period, regardless of how many occur within that timeframe.
- (B) Parental leave shall begin on the date of the birth of an employee's child or on the day on which custody is taken by the employee for adoption placement.
- (C) Parental leave paid under this section shall not exceed four (4) continuous weeks immediately following the birth or adoption of a minor child. All employees granted parental leave shall receive up to four (4) weeks of leave equal to seventy percent (70%) of their base rate of pay.
- (D) Employees receiving parental leave may utilize available sick leave, personal leave, vacation leave, or compensatory time balances in order to supplement the seventy percent (70%) of their base rate received during their parental leave period, in an amount sufficient to give them up to one hundred percent (100%) of their pay for the time on parental leave.
- (1) Employees remain eligible to receive all employer-paid benefits and continue to accrue all other forms of paid leave as if they were in active pay status, regardless of whether they are receiving payment at seventy percent (70%) or supplementing to one-hundred percent (100%) of their regular rate of pay.
 - (2) Use of parental leave does not affect an employee's eligibility for other forms of paid leave and does not prohibit an employee from taking additional leave under the "Family and Medical Leave Act" except that parental leave shall be included in any leave time provided under that act.
- (E) The city manager or designee shall be responsible for the administration of parental leave.
- (Ord. No. 41-2018, § 3, 5-29-2018; Ord. No. 62-2022, § 1(Exh. A), 10-3-2022)

Authors:	Gary Wilfong, P.E., Public Service Director Jacolyn Thiel, Assistant City Manager
Council Meeting Date:	November 4, 2024
Subject/Legislative Item:	Ordinance No. 63-2024 - An ordinance agreeing to an adjustment to the City's boundaries by consenting to the transfer of 12.47 +/- acres of Henderson Road from the City of Columbus to the City of Upper Arlington
Purpose:	To promote Economic Development in the City of Upper Arlington through the boundary adjustment of approximately 12.47 acres of Henderson Road from the City of Columbus to the City of Upper Arlington.
Executive Summary:	Adoption of this ordinance accepts the boundary adjustment of approximately 12.47 acres of Henderson Road between approximately 405 feet east of Reed Road and approximately 450 feet west of Stonehaven Drive.

Purpose and Impact

The ordinance before City Council would accept the proposed boundary adjustment of Henderson Road between approximately 405 feet east of Reed Road and approximately 450 feet west of Stonehaven Drive within the Upper Arlington corporate boundary that is currently owned by the City of Columbus. The property on the south side of this section of roadway is currently in the City of Upper Arlington and the north side is currently in Columbus. This boundary adjustment does not impact or make changes to any private property's current corporation boundaries, only the ownership of the roadway and right-of-way. The benefit to Upper Arlington accepting this boundary adjustment allows us to make future improvements to the corridor from recommendations of the Envision Henderson study, including streetscape elements and safety upgrades, with the intent that these improvements may encourage development opportunities on the city's northern border.

Upper Arlington will take on maintenance of this roadway and associated infrastructure. Staff is currently working with Columbus on the details of the infrastructure transfer, including a potential maintenance agreement for the traffic signals. Acceptance of the boundary adjustment will increase the city's lane miles from 365.7 to 369.6, an increase of just over 1%.

History



Early in 2023, the City of Upper Arlington City Council identified Henderson Road as a priority for the City, and directed staff to explore opportunities for upgrades on this roadway. Since the roadway was not in Upper Arlington, staff held several meetings with the City of Columbus to discuss potential partnerships for studying the corridor to determine alternatives. As these discussions progressed, it was decided that the optimal alternative was for the City of Upper Arlington to accept this portion of roadway in a boundary adjustment, which would allow Upper Arlington to drive the project forward. Columbus indicated that they would be supportive of this proposal.

Late in 2023, the City of Upper Arlington entered into a contract with MKSK to perform a study of the corridor. The Envision Henderson study is not only focused on the roadway and what opportunities are available, but also on the potential upgrades and redevelopment that may follow on private properties. As a part of this contract, a sub-consultant was utilized to develop the necessary documents for the boundary adjustment. Those documents have been prepared, reviewed by Upper Arlington and Columbus staff, and preliminary approval has been obtained from the Franklin County Engineers Office. With that preliminary approval, both jurisdictions must now approve an ordinance accepting the adjustment.

Alternatives

The alternative to adoption of this ordinance is to have this portion of Henderson Road remain within the City of Columbus corporate boundary. The negative to this alternative is Upper Arlington will not gain control of the streetscape or maintenance of this portion of Henderson Road. Historically, the roadway here has not been maintained to Upper Arlington standards and what we would like to see with new projects in the area. The positive to not approving the ordinance would be that the city would not incur additional maintenance costs.

Attachments

1.	PRELIMINARY APPROVAL - 2024072.14 Annexation Description CERT 20240805
2.	Ordinance No. 63-2024
3.	Exhibit A - 202407214 Annexation Plat



PRELIMINARY APPROVAL

BRAD FOSTER, P.E., P.S.

fasante

08/06/2024 11:37:50 AM

PENDING ORIGINALS

*Submitted via digital format



Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.

Page 1 of 10

**BOUNDARY ADJUSTMENT
12.470 ACRES
FROM THE CITY OF COLUMBUS
TO THE CITY OF UPPER ARLINGTON**

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Quarter Township 1, Township 1 North, Range 19 West, United States Military Lands and contains all of the lands within the current right-of-way of Henderson Road as conveyed to the City of Columbus, the City of Upper Arlington, and Franklin County by deed or easement as shown on the plat of annexation, also including a part of a parcel conveyed to Suburban Centers, Inc. (parcel 010-100747) filed as Deed Book volume 2686, page 232 and being bounded and described as follows:

BEGINNING at a point on the existing northerly right-of-way line of Henderson Road (width varies), at the northwesterly corner of the area annexed to the City of Columbus by case number 65-73 (ordinance number 1065-74 and Miscellaneous Record volume 163, page 47), at the southwesterly corner of Chevy Chase Woods Condominium (5th Amendment) filed as Condominium Book volume 301, page 494, declared in Instrument Number 202205090071112, and on the easterly line of a parcel conveyed to Michael B. Cleary and Elizabeth C. Cleary (parcel 210-000381) filed as Official Record volume 24191, page A06, being a point common to the incorporated City of Columbus and the unincorporated Perry Township, said point being the **POINT OF BEGINNING** of the parcel herein described.

Thence crossing through said land incorporated in the City of Columbus, on the southerly line of said Chevy Chase Woods Condominium (5th Amendment), and on said northerly right-of-way line of Henderson Road, South 83 degrees 18 minutes 40 seconds East for a distance of 156.05 feet to a point at the southeasterly corner of said Chevy Chase Woods Condominium (5th Amendment) and at the southwesterly corner of Chevy Chase Woods Condominium (4th Amendment) filed as Condominium Book volume 301, page 98, declared in Instrument Number 202112070222089;

Thence continuing through said land incorporated in the City of Columbus, on the southerly line of said Chevy Chase Woods Condominium (4th Amendment), and on said northerly right-of-way line of Henderson Road, South 62 degrees 41 minutes 38 seconds East for a distance of 168.78 feet to a point at the southeasterly corner of said Chevy Chase Woods Condominium (4th Amendment) and at the southwesterly corner of Chevy Chase Woods Condominium filed as Condominium Book volume 280, page 81, declared in Instrument Number 201908020096818;

Thence continuing through said land incorporated in the City of Columbus, on the southerly line of said Chevy Chase Woods Condominium, and on said northerly right-of-way line of Henderson Road, South 62 degrees 41 minutes 38 seconds East for a distance of 126.84 feet to a point on the westerly right-of-way line of Chevy Chase Court (width varies), on the easterly line of said area annexed to the City of Columbus by case number 65-73, and on the westerly line of the area annexed to the City of Columbus by case number COC 261 (ordinance number 1332-68 and Miscellaneous Record volume 146, page 123);

Thence continuing through said land incorporated in the City of Columbus and crossing the right-of-way of said Chevy Chase Court, South 64 degrees 36 minutes 24 seconds East for a distance of 64.55 feet to a point on the easterly right-of-way line of said Chevy Chase Court, on said northerly right-of-way line of Henderson Road, on the westerly line of Slate Run Woods filed as Plat Book volume 49, page 65, and at the southwesterly corner of a parcel conveyed to Kevin L. Sanders and Julia M. Sanders (parcel 010-147430) filed as Instrument Number 201709180129953;

Thence continuing through said land incorporated in the City of Columbus, through said Slate Run Woods, on said northerly right-of-way line of Henderson Road, and on the southerly line of said Kevin L. Sanders and Julia M. Sanders parcel, South 62 degrees 57 minutes 33 seconds East for a distance of 149.96 feet to a point on the easterly line of said Slate Run Woods and at the southwesterly corner of Henderson Park Office II Condominium filed as Condominium Book volume 44, page 21, declared in Official Record volume 13400, page H02;

Thence continuing through said land incorporated in the City of Columbus, on the southerly line of said Henderson Park Office II Condominium, and on said northerly right-of-way line of Henderson Road, South 62 degrees 57 minutes 33 seconds East for a distance of 158.06 feet to a point;

Thence continuing through said land incorporated in the City of Columbus, on the southerly line of said Henderson Park Office II Condominium, and on said northerly right-of-way line of Henderson Road, South 80 degrees 48 minutes 46 seconds East for a distance of 20.64 feet to a point at the southeasterly corner of said Henderson Park Office II Condominium and at the southwesterly corner of Henderson Park Office Condominium filed as Condominium Book volume 41, page 60, declared in Official Record volume 11837, page A15;

Thence continuing through said land incorporated in the City of Columbus, on the southerly line of said Henderson Park Office Condominium, and on said northerly right-of-way line of Henderson Road, South 62 degrees 41 minutes 38 seconds East for a distance of 175.04 feet to a point at the southeasterly corner of said Henderson Park Office Condominium, on the easterly line of said area annexed to the City of Columbus by case number COC 261, on the westerly line of the area annexed to the City of Columbus by case number COC 211 (ordinance number 729-65 and Miscellaneous Record volume 139, page 01), and on the westerly line of a parcel conveyed to Michael K. Higgins (parcel 010-103684) filed as Instrument Number 199907010167732;

Thence continuing through said land incorporated in the City of Columbus, on the easterly line of said area annexed to the City of Columbus by case number COC 261, on the westerly line of said area annexed to the City of Columbus by case number COC 211, on said northerly right-of-way line of Henderson Road, and on the westerly line of said Michael K. Higgins parcel, South 02 degrees 48 minutes 13 seconds West for a distance of 9.89 feet to a point;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, and on the southerly line of said Michael K. Higgins parcel, South 62 degrees 41 minutes 38 seconds East for a distance of 194.33 feet to a point on the westerly line of Davis Henderson Road Subdivision No. 2 filed as Plat Book volume 43, page 81, at the southeasterly corner of said Michael K. Higgins parcel, and at the southwesterly corner of a parcel conveyed to 2260 Henderson LLC (parcel 010-122782) filed as Instrument Number 201806190081407;

Thence continuing through said land incorporated in the City of Columbus, through said Davis Henderson Road Subdivision No. 2, on said northerly right-of-way line of Henderson Road, and on the southerly line of said 2260 Henderson LLC parcel, South 62 degrees 41 minutes 38 seconds East for a distance of 131.26 feet to a point on the easterly line of said Davis Henderson Road Subdivision No. 2, on the easterly line of said 2260 Henderson LLC parcel, and on the westerly right-of-way line of Cobblestone Drive (width varies);

Thence continuing through said land incorporated in the City of Columbus and crossing the right-of-way of said Cobblestone Drive, South 62 degrees 56 minutes 20 seconds East for a distance of 73.61 feet to a point on the easterly right-of-way line of said Cobblestone Drive, on said northerly right-of-way line of Henderson Road, and at the southwesterly corner of a parcel conveyed to Yang Hai Lu (parcel 010-116044) filed as Instrument Number 201601070001941;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, and on the southerly line of said Yang Hai Lu parcel, South 60 degrees 24 minutes 30 seconds East for a distance of 113.43 feet to a point and at the southeasterly corner of said Yang Hai Lu parcel and at the southwesterly corner of a parcel conveyed to SJS Real Estate I, LLC (parcel 010-105986) filed as Instrument Number 200308250268702;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, on the southerly line of said SJS Real Estate I, LLC parcel, on the southerly line of a parcel conveyed to Max Auto Real Estate LLC (parcel 010-105335) filed as Instrument Number 201602120018160, and on the southerly line of a parcel conveyed to Min & Schiff, Ltd (parcel 010-104692) filed as Instrument Number 200605310104825, South 62 degrees 55 minutes 28 seconds East for a distance of 372.45 feet to a point at the southeasterly corner of said Min & Schiff, Ltd parcel;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, and on the easterly line of said Min & Schiff, Ltd parcel, North 20 degrees 08 minutes 01 seconds East for a distance of 10.07 feet to a point at the southwesterly corner of a parcel conveyed to Mattis Properties, LLC (parcel 010-118119) filed as Instrument Number 200512290273139;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, and on the southerly line of said Mattis Properties, LLC parcel, South 62 degrees 55 minutes 28 seconds East for a distance of 174.18 feet to a point;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, and on the southerly line of said Mattis Properties, LLC parcel, South 20 degrees 08 minutes 01 seconds West for a distance of 10.80 feet to a point;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, on the southerly line of said Mattis Properties, LLC parcel, and on the southerly line of a parcel conveyed to Ruth H. Billman (parcel 010-117341) filed as Instrument Number 202210250148515, with a curve to the left, said curve having a central angle of 00 degrees 39 minutes 07 seconds, a radius of 11413.78 feet, an arc length of 129.85 feet, and a long chord which bears South 64 degrees 23 minutes 32 seconds East for a distance of 129.85 feet to a point;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, and on the southerly line of said Ruth H. Billman parcel, with a curve to the right, said curve having a central angle of 00 degrees 33 minutes 10 seconds, a radius of 11503.02 feet, an arc length of 110.96 feet, and a long chord which bears South 64 degrees 26 minutes 30 seconds East for a distance of 110.96 feet to a point on the westerly right-of-way line of Dierker Road (width varies) and at the southeasterly corner of said Ruth H. Billman parcel;

Thence continuing through said land incorporated in the City of Columbus and crossing the right-of-way of said Dierker Road, South 65 degrees 27 minutes 52 seconds East for a distance of 82.76 feet to a point on the easterly right-of-way line of said Dierker Road, on said northerly right-of-way line of Henderson Road, and on the southerly line of a parcel conveyed to PKC Properties, Ltd. (parcel 010-147406) filed as Instrument Number 200802040017000;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, on the southerly line of said PKC Properties, Ltd. parcel, and on the southerly line of a parcel conveyed to NPA Commercial Property, LLC (parcel 010-147405) filed as Instrument Number 200405240118278, South 62 degrees 52 minutes 31 seconds East for a distance of 340.81 feet to a point on the westerly right-of-way line of Wendy's Drive, formerly known as Fountas Drive (50' wide) by Plat Book volume 39, page 69;

Thence continuing through said land incorporated in the City of Columbus and crossing the right-of-way of said Wendy's Drive, South 62 degrees 52 minutes 31 seconds East for a distance of 98.61 feet to a point on the easterly right-of-way line of said Wendy's Drive, on said northerly right-of-way line of Henderson Road, and at the southwesterly corner of a parcel conveyed to The Lin Family Limited Partnership (parcel 010-147404) filed as Official Record volume 30470, page C08;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, and on the southerly line of said The Lin Family Limited Partnership parcel, South 62 degrees 52 minutes 31 seconds East for a distance of 119.71 feet to a point at the southeasterly corner of said The Lin Family Limited Partnership parcel and at the southwesterly corner of a parcel conveyed to North Congregational United Church of Christ of Columbus, Ohio (parcel 010-144329) filed as Instrument Number 200002010022475;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, and on the southerly line of said North Congregational United Church of Christ of Columbus, Ohio parcel the following four (4) courses:

South 03 degrees 00 minutes 29 seconds West for a distance of 1.32 feet to a point;

South 62 degrees 49 minutes 00 seconds East for a distance of 183.69 feet to a point;

South 74 degrees 07 minutes 36 seconds East for a distance of 50.99 feet to a point;

South 55 degrees 25 minutes 08 seconds East for a distance of 38.83 feet to a point on the easterly line of said area annexed to the City of Columbus by case number COC 211, on the westerly line of the area annexed to the City of Columbus by case number COC 198 (ordinance number 776-64 and Miscellaneous Record volume 137, page 62), at the southeasterly corner of said North Congregational United Church of Christ of Columbus, Ohio parcel, and at the southwesterly corner of a parcel conveyed to Suburban Centers, Inc. (parcel 010-006103) filed as Instrument Number 201010260142199;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, and on the southerly line of said Suburban Centers, Inc. parcel the following three (3) courses:

South 55 degrees 24 minutes 14 seconds East for a distance of 62.01 feet to a point;

South 62 degrees 49 minutes 00 seconds East for a distance of 107.82 feet to a point;

North 88 degrees 36 minutes 31 seconds East for a distance of 16.73 feet to a point on the westerly right-of-way line of Gettysburg Road (60' wide) dedicated with the plat of Northcrest filed as Plat Book volume 38, page 87, and at the southeasterly corner of said Suburban Centers, Inc. parcel;

Thence continuing through said land incorporated in the City of Columbus and crossing the right-of-way of said Gettysburg Road, and crossing through a parcel conveyed to Suburban Centers, Inc. (parcel 010-100747) filed as Deed Book volume 2686, page 232, South 64 degrees 11 minutes 53 seconds East for a distance of 76.52 feet to a point on the northerly line of a highway easement conveyed to the City of Columbus filed as Deed Book volume 3340, page 337, and on said northerly right-of-way line of Henderson Road;

Thence continuing through said land incorporated in the City of Columbus, on said northerly line of said highway easement, on said northerly right-of-way line of Henderson Road, and continuing through said Suburban Centers, Inc. parcel, South 62 degrees 59 minutes 26 seconds East for a distance of 621.65 feet to a point on an interior line of said Suburban Centers, Inc. parcel and on the westerly line of a parcel conveyed to The Ohio National Bank of Columbus (parcel 010-017525) filed as Deed Book volume 3074, page 670;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, on the interior line of said Suburban Centers, Inc. parcel, and on the westerly line of said The Ohio National Bank of Columbus parcel, South 02 degrees 21 minutes 49 seconds West for a distance of 5.50 feet to a point at an interior corner of said Suburban Centers, Inc. parcel and at the southwesterly corner of said The Ohio National Bank of Columbus parcel;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, on the southerly line of said The Ohio National Bank of Columbus parcel, on the southerly line of said Suburban Centers, Inc. parcel, and on the southerly line of a parcel conveyed to Speedway SuperAmerica LLC (parcel 010-102795) filed as Instrument Number 199807160177995, South 62 degrees 59 minutes 26 seconds East for a distance of 785.38 feet to a point;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, and on the southerly line of said Speedway SuperAmerica LLC parcel, North 82 degrees 39 minutes 27 seconds East for a distance of 41.01 feet to a point on the westerly right-of-way line of Reed Road (width varies) and at the southeasterly corner of said Speedway SuperAmerica LLC parcel;

Thence continuing through said land incorporated in the City of Columbus and crossing the right-of-way of said Reed Road, South 74 degrees 19 minutes 03 seconds East for a distance of 87.38 feet to a point on the easterly line of said area annexed to the City of Columbus by case number COC 198, on the westerly line of the area annexed to the City of Columbus by case number COC 173 (ordinance number 868-61), and at the southwesterly corner of a parcel conveyed to the City of Columbus, Ohio filed as Instrument Number 201704210054002;

Thence continuing through said land incorporated in the City of Columbus and along the southerly line of said City of Columbus, Ohio parcel, South 74 degrees 19 minutes 03 seconds East for a distance of 7.20 feet to a point on the easterly right-of-way of said Reed Road, on said northerly right-of-way line of Henderson Road, at the southeasterly corner of said City of Columbus, Ohio parcel, and at the southwesterly corner of a parcel conveyed to the AutoZone Development, LLC, filed as Instrument Number 201703100033779;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, and on the southerly line of said AutoZone Development, LLC parcel, South 69 degrees 11 minutes 53 seconds East for a distance of 188.76 feet to a point at the southeasterly corner of said AutoZone Development, LLC parcel;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, and on the easterly line of said AutoZone Development, LLC parcel, North 02 degrees 16 minutes 21 seconds East for a distance of 8.66 feet to a point at the southwesterly corner of Lot 310 of Knolls West Section No. 5 filed as Plat Book volume 40, page 13, and at the southwesterly corner of a parcel conveyed to Alice M. Kelemen filed as Instrument Number 201007160090391;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, on the southerly line of said Lot 310 of Knolls West Section No. 5, and on the southerly line of said Alice M. Kelemen parcel, South 75 degrees 47 minutes 39 seconds East for a distance of 134.25 feet to a point on the westerly right-of-way line of Moreland Drive (50' wide), at the southeasterly corner of said Lot 310 of Knolls West Section No. 5, and at the southeasterly corner of said Alice M. Kelemen parcel;

Thence continuing through said land incorporated in the City of Columbus and crossing the right-of-way of said Moreland Drive, South 75 degrees 47 minutes 39 seconds East for a distance of 51.19 feet to a point on the easterly right-of-way line of said Moreland Drive, on said northerly right-of-way line of Henderson Road, at the southwesterly corner of Lot 287 of said Knolls West Section No. 5, and at the southwesterly corner of a parcel conveyed to Reza Reyazi filed as Official record volume 34078, page B11;

Thence continuing through said land incorporated in the City of Columbus, on said northerly right-of-way line of Henderson Road, on the southerly line of said Lot 287 of Knolls West Section No. 5, and on the southerly line of said Reza Reyazi parcel, South 75 degrees 47 minutes 39 seconds East for a distance of 30.59 feet to a point;

Thence continuing through said land incorporated in the City of Columbus, crossing said right-of-way of Henderson Road, and along the extension of the easterly line of the area annexed to the City of Upper Arlington by case number B.C. 01-06 (ordinance numbers 1266-2006 and 98-2006 and Instrument Number 200610190210004), South 00 degrees 32 minutes 10 seconds East for a distance of 139.39 feet to a point at the northeasterly corner of said area annexed to the City of Upper Arlington by case number B.C. 01-06, being on the line common to the City of Columbus and the City of Upper Arlington, on the southerly right-of-way line of said Henderson Road, and at the northeasterly corner of a parcel conveyed to Do-An Investments, LTD. filed as Instrument Number 200105220111606;

Thence on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, and on the northerly line of said Do-An Investments, LTD. parcel, North 77 degrees 41 minutes 58 seconds West for a distance of 63.79 feet to a point on the northerly line of said area annexed to the City of Columbus by case number COC 198 (ordinance number 776-64) and on the southerly line of said area annexed to the City of Columbus by case number COC 173;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, and on the northerly line of said Do-An Investments, LTD. parcel, North 77 degrees 41 minutes 58 seconds West for a distance of 116.12 feet to a point;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, and on the northerly line of said Do-An Investments, LTD. parcel, North 75 degrees 55 minutes 38 seconds West for a distance of 131.38 feet to a point on the southerly line of said area annexed to the City of Columbus by case number COC 198, at the southwesterly corner of said area annexed to the City of Upper Arlington by case number B.C. 01-06, and on the northerly line of the area annexed to the City of Upper Arlington by case number UA 9 (ordinance number 64-64 and Miscellaneous Record volume 136, page 498);

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, and crossing said right-of-way of Reed Road, North 62 degrees 45 minutes 53 seconds West for a distance of 207.11 feet to a point at the northeasterly corner of the area annexed to the City of Columbus by case number B.C. 01-82 (ordinance number 380-83);

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, and continuing through said right-of-way of Reed Road, South 00 degrees 23 minutes 19 seconds East for a distance of 22.53 feet to a point at the southeasterly corner of said area annexed to the City of Columbus by case number B.C. 01-82;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, and continuing through said right-of-way of Reed Road, North 62 degrees 59 minutes 26 seconds West for a distance of 12.72 feet to a point on the westerly right-of-way line of said Reed Road, on said southerly right-of-way line of Henderson Road, and at the northeasterly corner of a parcel conveyed to 1801 Henderson Road, LLC filed as Instrument Number 202101130007804;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, on the northerly line of said 1801 Henderson Road, LLC parcel, on the northerly line of a parcel conveyed to CRI Outparcels LLC filed as Instrument Number 201512180177410, and on the northerly line of a parcel conveyed to G.G.R.E. Son Central II Arlington LLC filed as Instrument Number 201511100159130, North 62 degrees 59 minutes 26 seconds West for a distance of 863.94 feet to a point at the northwesterly corner of said G.G.R.E. Son Central II Arlington LLC parcel;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, and on the westerly line of said G.G.R.E. Son Central II Arlington LLC parcel, South 27 degrees 00 minutes 34 seconds West for a distance of 5.00 feet to a point at the northeasterly corner of a parcel conveyed to Golden Arch Realty Corporation (parcel 070-011324) filed as Deed Book volume 3396, page 989;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, on the northerly line of said Golden Arch Realty Corporation parcel, and on the northerly line of a parcel conveyed to Moo Moo Henderson, LLC (parcel 070-005930) filed as Instrument Number 200910020142619, North 62 degrees 59 minutes 26 seconds West for a distance of 420.50 feet to a point;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, and on the northerly line of said Moo Moo Henderson, LLC parcel, North 78 degrees 07 minutes 05 seconds West for a distance of 47.67 feet to a point on the westerly line of said Moo Moo Henderson, LLC parcel and on the easterly line of a parcel conveyed to Centro NP Greentree SC, LLC (parcel 070-004529) filed as Instrument Number 201008200107161;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, and on the northerly line of said Centro NP Greentree SC, LLC parcel, North 52 degrees 30 minutes 25 seconds West for a distance of 66.89 feet to a point;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, on the northerly line of said Centro NP Greentree SC, LLC parcel, on the northerly line of a parcel conveyed to Centro NP Greentree SC, LLC (parcel 070-005152) filed as Instrument Number 201008200107161, and on the northerly line of a parcel conveyed to L & D Real Estate, Ltd (parcel 070-004510) filed as Instrument Number 200102260037630, North 62 degrees 52 minutes 31 seconds West for a distance of 463.09 feet to a point at the northwesterly corner of said L & D Real Estate, Ltd parcel and on the easterly line of a parcel conveyed to The City National Bank & Trust Company of Columbus (parcel 070-008395) filed as Deed Book volume 3073, page 558;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, and on the easterly line of said The City National Bank & Trust Company of Columbus parcel, North 27 degrees 07 minutes 29 seconds East for a distance of 15.00 feet to a point at the northeasterly corner of said The City National Bank & Trust Company of Columbus parcel;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, and on the northerly line of said The City National Bank & Trust Company of Columbus parcel, North 62 degrees 52 minutes 31 seconds West for a distance of 269.93 feet to a point on the easterly right-of-way line of Nugent Drive (60' wide);

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, and crossing the right-of-way of said Nugent Drive, North 62 degrees 52 minutes 31 seconds West for a distance of 110.00 feet to a point on the westerly right-of-way line of said Nugent Drive, on said southerly right-of-way line of Henderson Road, at the northeasterly corner of Kipling Plains Addition filed as Plat Book volume 38, page 108, and at the northeasterly corner of a parcel conveyed to Garden Plaza, LLC (parcel 070-011231) filed as Instrument Number 201605240065452;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, on the northerly line of said Kipling Plains Addition, and on the northerly line of said Garden Plaza, LLC parcel, North 62 degrees 52 minutes 31 seconds West for a distance of 109.99 feet to a point at the northwesterly line of said Kipling Plains Addition, at the northwesterly corner of said Garden Plaza, LLC parcel, and at the northeasterly corner of a parcel conveyed to Ballmrukh, Inc. (parcel 070-011262) filed as Instrument Number 200505200096894;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, on the northerly line of said Ballmrukh, Inc. parcel, and on the northerly line of a parcel conveyed to State Savings Bank (parcel 070-004590) filed as Instrument Number 199806190152662, North 62 degrees 52 minutes 31 seconds West for a distance of 187.28 feet to a point on the easterly right-of-way line of said Dierker Road;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, and crossing the right-of-way of said Dierker Road, North 64 degrees 46 minutes 06 seconds West for a distance of 97.76 feet to a point on the westerly right-of-way line of said Dierker Road, on said southerly right-of-way line of Henderson Road, and at the northeasterly corner of a parcel conveyed to Hoosier Que II, LLC (parcel 070-011051) filed as Instrument Number 201312260210079;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, and on the northerly line of said Hoosier Que II, LLC parcel, with a curve to the left, said curve having a central angle of 00 degrees 39 minutes 58 seconds, a radius of 11413.02 feet, an arc length of 132.68 feet, and a long chord which bears North 64 degrees 23 minutes 06 seconds West for a distance of 132.68 feet to a point;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, and on the northerly line of said Hoosier Que II, LLC parcel, with a curve to the right, said curve having a central angle of 00 degrees 27 minutes 19 seconds, a radius of 11503.78 feet, an arc length of 91.40 feet, and a long chord which bears North 64 degrees 29 minutes 26 seconds West for a distance of 91.40 feet to a point on the easterly line of Arlington Centre filed as Plat Book volume 45, page 32, on the westerly line of said area annexed to the City of Upper Arlington by case number UA 9, on the easterly line of said area annexed to the City of Upper Arlington by case number UA 12, at the northeasterly corner of Tree of Life Condominium filed as Condominium Book volume 263, page 84, declared in Instrument Number 201712110173796, at the northwesterly corner of said Hoosier Que II, LLC parcel, and at the northeasterly corner of a parcel conveyed to Upper Arlington Center LLC (parcel 070-014822) known as Unit 2 filed as Instrument Number 202108180147360;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, crossing through said Arlington Centre, on the northerly line of said Tree of Life Condominium, and on the northerly line of said Upper Arlington Center LLC parcel, with a curve to the right, said curve having a central angle of 01 degrees 34 minutes 08 seconds, a radius of 11503.78 feet, an arc length of 315.01 feet, and a long chord which bears North 63 degrees 28 minutes 42 seconds West for a distance of 315.00 feet to a point;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, continuing through said Arlington Centre, on the northerly line of said Tree of Life Condominium, and on the northerly line of said Upper Arlington Center LLC parcel, North 62 degrees 41 minutes 38 seconds West for a distance of 112.18 feet to a point at the northwesterly corner of said Upper Arlington Center LLC parcel and at the northeasterly corner of a parcel conveyed to LD DI Assetco, LLC (parcel 070-014821) known as Unit 1 filed as Instrument Number 202112170229277;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, continuing through said Arlington Centre, on the northerly line of said Tree of Life Condominium, and on the northerly line of said LD DI Assetco, LLC parcel, North 62 degrees 41 minutes 38 seconds West for a distance of 392.47 feet to a point on the easterly right-of-way line of Arlington Centre Boulevard (width varies) and at the northwesterly corner of said LD DI Assetco, LLC parcel;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, continuing through said Arlington Centre, and crossing the right-of-way of said Arlington Centre Boulevard, North 62 degrees 43 minutes 18 seconds West for a distance of 115.02 feet to a point on the westerly right-of-way line of said Arlington Centre Boulevard, on said southerly right-of-way line of Henderson Road, and at the northeasterly corner of a parcel conveyed to Hamilton Square Limited Partnership (parcel 070-001429) filed as Official Record volume 12721, page B10;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, continuing through said Arlington Centre, and on the northerly line of said Hamilton Square Limited Partnership parcel, North 60 degrees 24 minutes 23 seconds West for a distance of 237.91 feet to a point;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, continuing through said Arlington Centre, and on the northerly line of said Hamilton Square Limited Partnership parcel, North 62 degrees 55 minutes 28 seconds West for a distance of 419.07 feet to a point at the southwesterly corner of said area annexed to the City of Columbus by case number B.C. 01-82, on the westerly line of said Arlington Centre, on the easterly right-of-way line of Stonehaven Drive (width varies), and at the northwesterly corner of said Hamilton Square Limited Partnership parcel;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, and on the easterly right-of-way line of said Stonehaven Drive, North 14 degrees 58 minutes 03 seconds East for a distance of 10.23 feet to a point at the northwesterly corner of said area annexed to the City of Columbus by case number B.C. 01-82 and on the southerly line of said area annexed to the City of Columbus by case number COC 261;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, and crossing the right-of-way of said Stonehaven Drive, North 62 degrees 55 minutes 28 seconds West for a distance of 44.79 feet to a point at the southwesterly corner of said area annexed to the City of Columbus by case number COC 261 and at the southeasterly corner of said area annexed to the City of Columbus by case number 65-73;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, and crossing the right-of-way of said Stonehaven Drive, North 62 degrees 55 minutes 28 seconds West for a distance of 26.97 feet to a point on the westerly right-of-way line of said Stonehaven Drive, on said southerly right-of-way line of Henderson Road, and at the northeasterly corner of The Villas at Slate Run Condominium North (2nd Amendment) filed as Condominium Book volume 85, page 73, declared in Instrument Number 200003140050289;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, and on the northerly line of said The Villas at Slate Run Condominium North (2nd Amendment), North 62 degrees 55 minutes 28 seconds West for a distance of 107.67 feet to a point;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, and on the northerly line of said The Villas at Slate Run Condominium North (2nd Amendment), with a curve to the left, said curve having a central angle of 07 degrees 50 minutes 51 seconds, a radius of 1020.12 feet, an arc length of 139.72 feet, and a long chord which bears North 66 degrees 50 minutes 54 seconds West for a distance of 139.61 feet to a point at the northwesterly corner of said The Villas at Slate Run Condominium North (2nd Amendment) and at the northeasterly corner of The Villas at Slate Run Condominium North filed as Condominium Book volume 77, page 05, declared in Instrument Number 199804160090598;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, and on the northerly line of said The Villas at Slate Run Condominium North, with a curve to the left, said curve having a central angle of 09 degrees 19 minutes 57 seconds, a radius of 1020.12 feet, an arc length of 166.16 feet, and a long chord which bears North 75 degrees 26 minutes 18 seconds West for a distance of 165.98 feet to a point at the northwesterly corner of said The Villas at Slate Run Condominium North and at the northeasterly corner of a parcel conveyed to Matthew Labuhn and Gretchen Labuhn, aka Matthew A. Labuhn and Gretchen A. Labuhn (parcel 070-011903) filed as Instrument Number 200307300238227;

Thence continuing on said line common to the City of Columbus and the City of Upper Arlington, on said southerly right-of-way line of Henderson Road, and on the northerly line of said Matthew Labuhn and Gretchen Labuhn, aka Matthew A. Labuhn and Gretchen A. Labuhn parcel, with a curve to the left, said curve having a central angle of 00 degrees 18 minutes 04 seconds, a radius of 1020.12 feet, an arc length of 5.36 feet, and a long chord which bears North 80 degrees 15 minutes 18 seconds West for a distance of 5.36 feet to a point at the southwesterly corner of said area annexed to the City of Columbus by case number 65-73 and at the southeasterly corner of said unincorporated Perry Township;

Thence on the line common to said City of Columbus and said Perry Township, on the westerly line of said area annexed to the City of Columbus by case number 65-73, and crossing the right-of-way of said Henderson Road, North 01 degrees 28 minutes 38 seconds East for a distance of 56.31 feet to a point on the northerly right-of-way line of said Henderson Road and on the easterly line of said Michael B. Cleary and Elizabeth C. Cleary parcel;

Thence continuing on the line common to said City of Columbus and said Perry Township, on the westerly line of said area annexed to the City of Columbus by case number 65-73, on the northerly right-of-way line of said Henderson Road, and on the easterly line of said Michael B. Cleary and Elizabeth C. Cleary parcel, North 01 degrees 28 minutes 38 seconds East for a distance of 22.98 feet to a point at the **POINT OF BEGINNING**, containing 12.470 acres, more or less.

This description was produced from the best available courthouse records. A field survey is not required for annexation purposes.

Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83(2011) Epoch 2010, as established using GPS observations processed against the Ohio Real Time Network, with the centerline of Henderson Road between Nugent Drive and Gettysburg Road being South 62 degrees 49 minutes 00 seconds East, and are used to denote angles only.

This description was prepared and reviewed under the supervision of Travis D. McCarty, Professional Surveyor No. 8347, in August 2024.

STATE OF OHIO

TRAVIS MCCARTY

S-8347

REGISTERED

PROFESSIONAL SURVEYOR

Glaus, Pyle, Schomer, Burns, & DeHaven, Inc.
dba GPD Group



08/05/2024

Travis D. McCarty, P.S.
Ohio Professional Surveyor No. 8347

PRELIMINARY APPROVAL

BRAD FOSTER, P.E., P.S.

fasante

08/06/2024 11:38:14 AM

PENDING ORIGINALS

*Submitted via digital format



Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.

RECORD OF ORDINANCES

CITY OF UPPER ARLINGTON
STATE OF OHIO

ORDINANCE NO. 63-2024

TO AGREE TO AN ADJUSTMENT TO THE CITY'S BOUNDARIES BY CONSENTING TO THE TRANSFER OF APPROXIMATELY 12.47 +/- ACRES OF HENDERSON ROAD FROM THE CITY OF COLUMBUS TO THE CITY OF UPPER ARLINGTON

WHEREAS, 12.47 +/- acres of Henderson Road is located within the City of Columbus and is adjacent to right of way and territory located within the City of Upper Arlington; and

WHEREAS, it is in the best interest of all parties if the boundaries of the two communities reflect the proposed adjustment; and

WHEREAS, it is the desire of the City of Columbus and City of Upper Arlington, with approval from the Franklin County Engineer's Office, to transfer the subject area to the City of Upper Arlington; and

WHEREAS, the City of Upper Arlington will assume ownership of 12.47+/- acres of Henderson Road between approximately 405 feet east of Reed Road and approximately 450 feet west of Stonehaven Drive; and

WHEREAS, the proposed transfer does not involve the transfer of territory inhabited by more than five voters; and

WHEREAS, it is the recommendation of staff to agree to the boundary adjustment to promote economic development in the City of Upper Arlington.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Upper Arlington, Ohio:

SECTION 1. In accordance with Section 709.37 of the Ohio Revised Code, the City of Columbus hereby agrees to transfer to the City of Upper Arlington the land described in Exhibit A, attached hereto and incorporated herein.

SECTION 2. The City Clerk shall submit a certified copy of this ordinance to the Franklin County Commissioners Office, for further proceedings in accordance with the law.

SECTION 3. City Council agrees to and authorizes the City Manager, City Attorney, and Finance Director to take all necessary actions for the acceptance of the territory described in Section 1 from the City of Columbus, upon approval of the petition by the Board of Franklin County Commissioners.

SECTION 4. This ordinance shall take effect 30 days after passage.

Drawing Name: C:\Users\RKoenig\PROJECTS\202407214_HENDERSON_RD_ANNEX\SurveyData\Annexation\202407214
Annexation Plat.dwg
April 25, 2024 3:24 PM - RKoenig

ANNEXATION PLAT

12.470 ACRES

FROM THE CITY OF COLUMBUS
TO THE CITY OF UPPER ARLINGTON

PART OF SECTION 1, T1N, R19W
UNITED STATES MILITARY LANDS
COUNTY OF FRANKLIN, STATE OF OHIO



CONTIGUITY:

Total perimeter of annexation area is 11,237 feet, of which 5,527 feet is contiguous with the City of Upper Arlington, having 49% contiguity.

APPROVALS:

THE PROPOSED ANNEXATION PURSUANT TO SECTION 709.031 OF THE OHIO REVISED CODE IS HEREBY APPROVED BY THE BOARD OF COUNTY COMMISSIONERS IN RESOLUTION NO. _____ AND IS RECORDED IN JOURNAL ENTRY VOLUME _____ PAGE _____ THIS _____ DAY OF _____, 20____.

FRANKLIN COUNTY COMMISSIONERS

ACCEPTED BY THE COUNCIL OF THE CITY OF UPPER ARLINGTON BY ORDINANCE NO. _____

CLERK OF COUNCIL

APPROVED THIS _____ DAY OF _____, 20____

FRANKLIN COUNTY MAP OFFICE

ENTERED FOR TRANSFER THIS _____ DAY OF _____, 20____

FRANKLIN COUNTY AUDITOR

RECEIVED FOR RECORD THIS _____ DAY OF _____, 20____
RECORDED IN PLAT BOOK _____, PAGE _____
INSTRUMENT # _____ FEE _____

FRANKLIN COUNTY RECORDER

LEGEND:

____ P/L _____ EXISTING PROPERTY LINE
____ R/W _____ EXISTING RIGHT OF WAY LINE
____ C/L _____ EXISTING CENTER LINE
____ EXISTING CORP. LINE
____ PROPOSED CORP. LINE
____ PROPOSED AREA TO BE ANNEXED

BASIS OF BEARING:

STATE PLANE GRID NORTH, NAD 83 (2011),
GEOID 12B, OHIO SOUTH ZONE,
TIED BY GPS TO THE O.D.O.T. VRS.

THIS PLAT WAS PREPARED USING RECORDED INFORMATION FROM THE FRANKLIN COUNTY RECORDER'S OFFICE INCLUDING DEED RECORDS, RECORD SURVEY PLATS, TAX MAPS, AND FIELD SURVEY EVIDENCE.

TRAVIS D. McCARTY, OHIO PROFESSIONAL SURVEYOR NO. 8347

DATE

PROJECT DESCRIPTION:

De-annexing a portion of Henderson Road (within the current road right-of-way) from the City of Columbus and annexing said portion to the City of Upper Arlington

OWNER'S APPROVALS:

WE THE UNDERSIGNED OWNERS AND HOLDERS OF LIENS TO THE LANDS EMBRACED WITHIN THIS PLAT OF ANNEXATION DO HEREBY DECLARE THIS PLAT TO BE OUR FREE ACT AND DEED.

OWNER _____ TITLE _____

WITNESS _____ PRINT _____

STATE OF OHIO
COUNTY OF _____

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE AFORE NAMED _____, WHO ACKNOWLEDGED THAT HE/SHE DID SIGN THE FOREGOING INSTRUMENT AND THE SAME IS HIS/HER FREE ACT AND DEED.

IN TESTIMONY OF WHEREOF, I HAVE HEREUNTO SET IN MY HAND, AND OFFICIAL SEAL _____, OHIO, THIS _____ DAY OF _____, 20____

DESCRIPTION

DATE

REV.

PRELIMINARY DRAFT
NOT FOR CONSTRUCTION,
BID, RELIANCE,
RECORDING PURPOSES
OR IMPLEMENTATION.

ANNEXATION PLAT
CITY OF COLUMBUS TO THE
CITY OF UPPER ARLINGTON

ISSUED FOR:	
PERMIT	XX/XX/XXXX
BID	XX/XX/XXXX
CONSTRUCTION	XX/XX/XXXX
RECORD	XX/XX/XXXX

PROJECT MANAGER	DESIGNER
TDM	RAK

JOB NO.
2024072.14

1 OF 4



REV.	DATE	DESCRIPTION

PRELIMINARY DRAFT
NOT FOR CONSTRUCTION,
BID, RELIANCE,
RECORDING PURPOSES
OR IMPLEMENTATION.

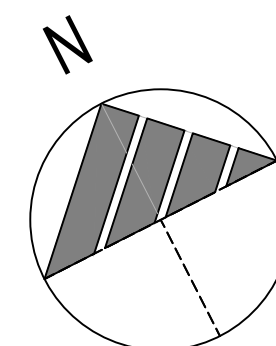
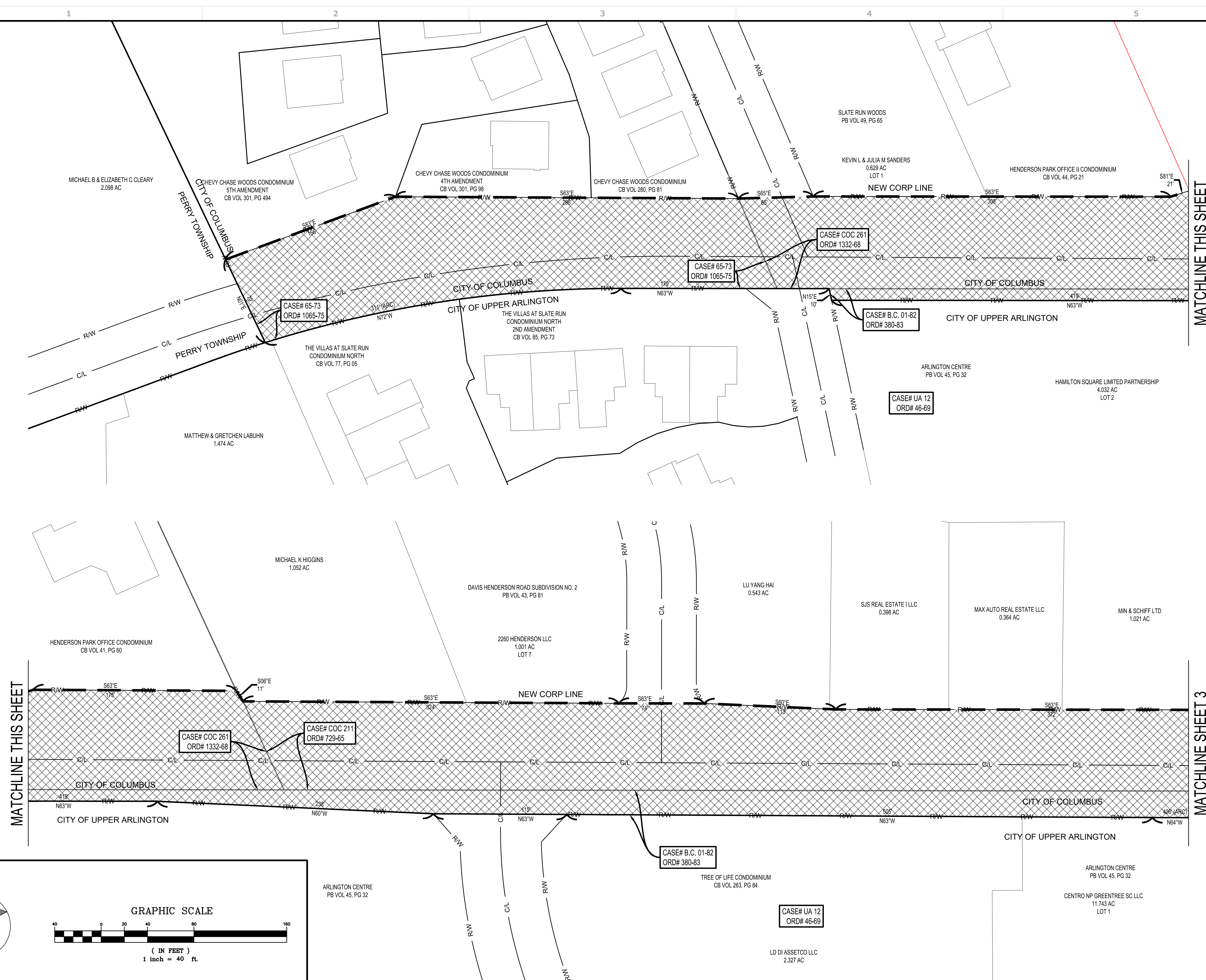
ANNEXATION PLAT
CITY OF COLUMBUS TO THE
CITY OF UPPER ARLINGTON

ISSUED FOR:	
PERMIT	XX/XX/XXXX
BID	XX/XX/XXXX
CONSTRUCTION	XX/XX/XXXX
RECORD	XX/XX/XXXX

PROJECT MANAGER	DESIGNER
TDM	RAK

JOB NO.
2024072.14

2 OF 4

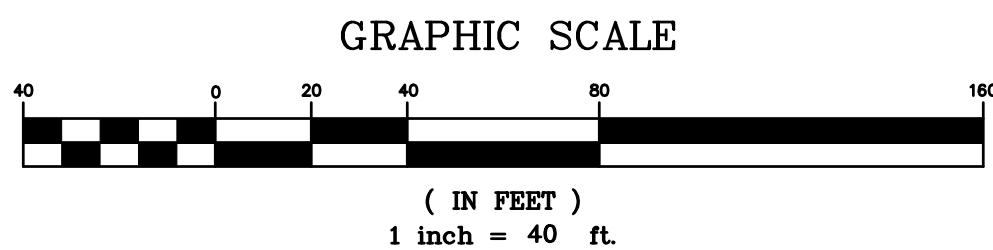
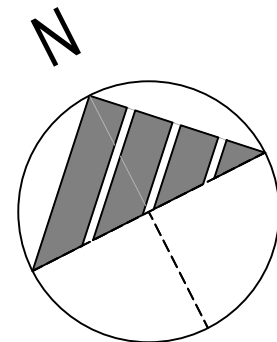


GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

Drawing Name: C:\Users\RKoenig\PROJECTS\202407214_HENDERSON_RD_ANNEX\SurveyData\Annexation\202407214
Annexation Plat.dwg
April 25, 2024 3:24 PM - RKoenig

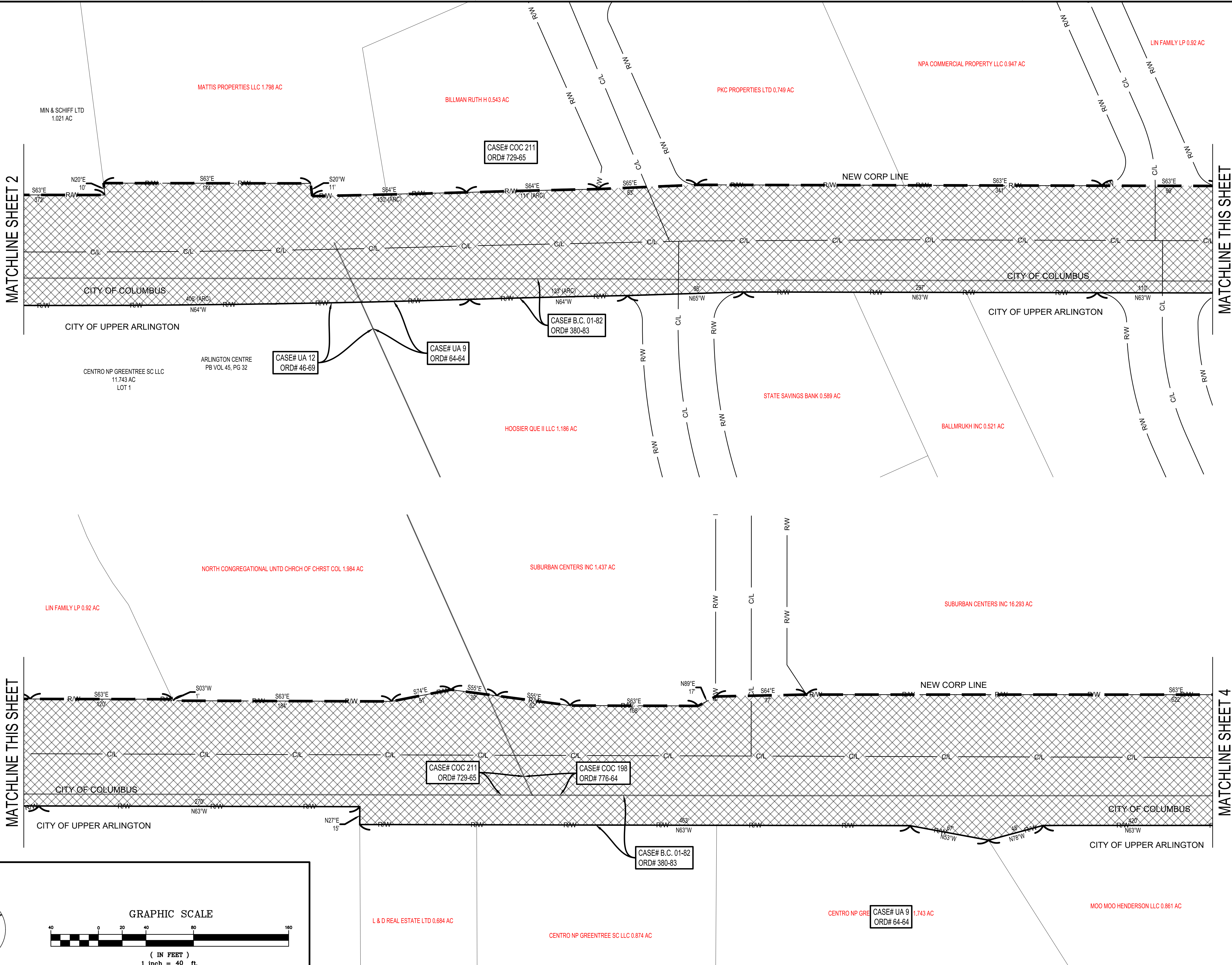


MATCHLINE THIS SHEET

MATCHLINE SHEET 2

MATCHLINE SHEET 4

MATCHLINE THIS SHEET



REV.	DATE	DESCRIPTION

PRELIMINARY DRAFT
NOT FOR CONSTRUCTION,
BID, RELIANCE,
RECORDING PURPOSES
OR IMPLEMENTATION.

ANNEXATION PLAT
CITY OF COLUMBUS TO THE
CITY OF UPPER ARLINGTON

ISSUED FOR:	
PERMIT	XX/XX/XXXX
BID	XX/XX/XXXX
CONSTRUCTION	XX/XX/XXXX
RECORD	XX/XX/XXXX

PROJECT MANAGER	DESIGNER
TDM	RAK

JOB NO.
2024072.14

3 OF 4

Drawing Name: C:\Users\RKoenig\PROJECTS\202407214_HENDERSON_RD_ANNEX\SurveyData\Annexation\202407214
Annexation Plat.dwg
April 25, 2024 3:24 PM - RKoenig

MATCHLINE SHEET 3

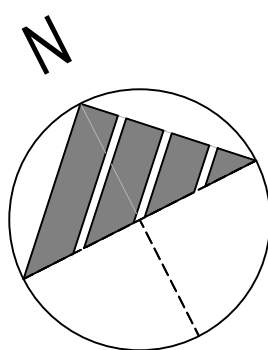
MATCHLINE THIS SHEET

MATCHLINE THIS SHEET

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



SUBURBAN CENTERS INC 16.293 AC

OHIO NATIONAL BANK OF COLUMBUS 0.6 AC

SUBURBAN CENTERS INC 16.293 AC

SPEEDWAY SUPERAMERICA LLC 0.707 AC

MOO MOO HENDERSON LLC 0.861 AC

GOLDEN ARCH REALTY CORP 1.144 AC

CASE# UA 9
ORD# 64-64

GGRE SON CENTRAL II ARLINGTON LLC 13.161 AC

CRI OUTPARCELS LLC 0.985 AC

AUTOZONE DEVELOPMENT LLC 0.813 AC

KELEMEN ALICE M 0.264 AC

REYAZI REZA 0.29 AC

SPEEDWAY SUPERAMERICA LLC 0.707 AC

CASE# COC 173
ORD# 868-61

CASE# COC 198
ORD# 776-64

CASE# B.C. 01-82
ORD# 380-83

CASE# UA 9
ORD# 64-64

DO-AN INVESTMENTS LTD 3.232 AC

CASE# B.C. 01-06
ORD# 1266-2006
& 98-2006

CASE# COC 198
ORD# 776-64

CITY OF COLUMBUS
CITY OF UPPER ARLINGTON

WRWAWP LLC 0.392 AC

1661 OLD HENDERSON LLC 0.639 AC

DESCRIPTION

DATE

REV.

PRELIMINARY DRAFT
NOT FOR CONSTRUCTION,
BID, RELIANCE,
RECORDING PURPOSES
OR IMPLEMENTATION.

ANNEXATION PLAT
CITY OF COLUMBUS TO THE
CITY OF UPPER ARLINGTON

ISSUED FOR:

PERMIT	XX/XX/XXXX
BID	XX/XX/XXXX
CONSTRUCTION	XX/XX/XXXX
RECORD	XX/XX/XXXX

PROJECT MANAGER	DESIGNER
TDM	RAK

JOB NO.
2024072.14

4 OF 4

Authors: Jacolyn Thiel, Assistant City Manager

Council Meeting Date: November 4, 2024

Subject/Legislative Item: Ordinance No. 64-2024 - An ordinance authorizing the City Manager to enter into contract with JCORR Mechanical for HVAC services

Purpose: To provide HVAC service, preventative maintenance and repairs for all city buildings.

Executive Summary: Legislation authorizes the City Manager to enter into contract with JCORR Mechanical for HVAC services.

Purpose and Impact

This legislation authorizes the City Manager to enter into a three (3) year contract with JCORR Mechanical for \$110,000 in 2025, \$115,000 in 2026 and \$120,000 in 2027. There are two one-year renewal options for the 4th and 5th year for \$125,000 and \$130,000 respectively. This contract covers the repairs, preventative maintenance, and inspection of HVAC heating/air conditioning systems including water treatment systems for all city buildings including the Bob Crane Community Center. Their full service maintenance program includes all preventative maintenance, parts and materials, and service calls.

The city issued a RFP on September 25th, 2024 and completed site visits with interested bidders on October 3rd. Bids were opened (results below) on October 18th with JCORR Mechanical being the lowest and best. Our Facility's Manager completed an interview with JCORR Mechanical and reviewed the scope of work and feels confident that JCORR Mechanical can perform the work per the contract. JCORR Mechanical is a family owned and operated company, but not a MBE, DBE, or WBE.

Annual Cost for Full-Service Maintenance Program	Air Force One, Inc.	JCORR Mechanical
2025	\$199,750	\$110,000
2026	\$236,117	\$115,000
2027	\$236,117	\$120,000
2028	\$243,420	\$125,000
2029	\$243,420	\$130,000

History

The last HVAC contract was approved by Council in 2021 for a 3 year contract with two one-year renewal options at a cost of \$92,381 annually. In March of 2024, the contract was renewed for a 9 month term through the end of 2024 for \$77,346 with limited items due to the contractor stating certain items could no longer be covered unless they were replaced. The previous contract also did not include the Bob Crane Community Center.

Alternatives

The RFP could be issued again, but staff recommends approval due to the full coverage and competitive cost.

Attachments

1.	Ordinance No. 64-2024
----	-----------------------



RECORD OF ORDINANCES

CITY OF UPPER ARLINGTON
STATE OF OHIO

ORDINANCE NO. 64-2024

TO AUTHORIZE THE CITY MANAGER TO ENTER INTO CONTRACT WITH JCORR MECHANICAL FOR HVAC SERVICES

- WHEREAS,** the last HVAC contract was approved by City Council in 2021 for a three-year period, with two one-year renewal options, at a cost of \$92,381.00 annually; and
- WHEREAS,** in March 2024, the contract was renewed for nine months because the contractor required certain items to be replaced, and the previous contract excluded the Bob Crane Community Center; and
- WHEREAS,** the City issued a Request for Proposals (RFP) on September 25, 2024 and completed site visits with interested bidders in early October; and
- WHEREAS,** bids were opened on October 18, 2024, and JCORR Mechanical was the lowest and best bidder; and
- WHEREAS,** after interviewing JCORR Mechanical and reviewing the scope of work, which includes a full-service maintenance program for all preventative maintenance, parts and materials, and service calls, Staff recommend awarding the contract to JCORR Mechanical.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Upper Arlington, Ohio:

SECTION 1. The City Manager is hereby authorized to enter into contract with JCORR Mechanical for HVAC services, for a total amount not to exceed \$345,000.00 over a three-year period, with an option to renew for an additional two years for an amount not to exceed \$255,000.00.

SECTION 2. The City Manager, Finance Director, and the City Attorney are hereby authorized to take all actions, including the execution of all documents or amendments necessary to enter into, implement, and administer the agreement, that are not substantially inconsistent with this ordinance.

SECTION 3. This ordinance shall take effect immediately upon passage.

Authors:	Jeff Anderson, Parks Development & Arts Superintendent Debbie McLaughlin, Parks & Recreation Director
Council Meeting Date:	November 4, 2024
Subject/Legislative Item:	Ordinance No. 65-2024 - An ordinance authorizing the City Manager to enter into contract with C&T Design and Equipment Co. for the purchase of appliances for the Bob Crane Community Center
Purpose:	To provide appliances for the Bob Crane Community Center
Executive Summary:	Legislation will authorize the City Manager to enter into a contract with C&T Design and Equipment Co. to provide appliances for the Bob Crane Community Center

Purpose and Impact

This is an ordinance authorizing the City Manager to enter into a contract with C&T Design and Equipment Co. in the amount not to exceed \$143,227 for the supply and installation of appliances at the Bob Crane Community Center. This is below the \$225,000 estimate provided MSA prior to issuing the Request for Proposals, but does increase the overall Furnshings, Fixtures and Equipment (FF&E) expense above the \$2.5 million that was originally budgeted as part of the overall project.

The cost for these appliances were included as part of the FF&E budget which was revised to \$2.65M in the 05/20/2024 update to City Council. This amount now brings us to \$2.69M. However, this includes an anticipated \$165,000 in contingency funds for furnishings and fitness equipment that will only be utilized if unanticipated changes are needed prior to the final order.

With this contract, to date, \$2.69M has been encumbered from the FF&E Budget. Besides this appliance package, the remaining outstanding items in the FF&E budget are generally minor and include items such as time clocks, point of sale systems and AEDs. The total project budget is still tracking below the \$83 million as presented in the 05/20/2024 update to City Council.

This contract will include the following appliances:

Cafe: Ice Storage Bin, Under Counter Refrigerator, Refrigerated Merchandise Display, Ice Machine, 3 Compartment Sink, Reach In Refrigerator, Reach In Freezer, Wire Shelving, Hand

Sink, Pre Work Sink Counter

Childwatch, Wellness Room, Green Room: Under Counter Refrigerator

Party Room: Refrigerator/Freezer

Senior Lounge: Twin Coffee Brewer

Break Room: Refrigerator, Freezer, Water Dispenser, Microwave

Catering Prep Room: Coffee Brewer, Dishwasher, Wire Shelving, Reach In Freezer, Reach In Refrigerator, Work Table, Warming Rack, Ice Maker

Laundry Room: Washer, Dryer

These items were broken out as a separate proposal within the overall FF&E scope because they will need to be provided by a company that specializes in the supply of commercial grade kitchen appliances and equipment. They are not able to be provided by a general furnishings company, but our important elements to the successful operation of the center. Additionally, per the lease agreement with the Cafe Tenant, large appliances and items that require a hard connection (plumbing or electrical) are to be provided and owned by the City and therefore have also been included in this contract. All of the items included in this contract are light commercial quality or better and have a demonstrated history of performance and durability.

History

As part of the design process, City staff worked closely with the Design Team led by MSA to select appliances that would meet the functional and quality needs of the Community Center. Basis of Design products were selected based on previous experience with similar products as well as recommendations from MSA based on their extensive experience in the restaurant and hospitality industry. Commercial grade products with a history of longevity were specifically selected.

On September 23, 2024, the City publicly advertised a Request for Proposal and on October 18, 2024, the City received one proposal as shown below:

Vendor: Proposal Total

C&T Design & Equipment: \$143,227

C&T Design and Equipment Company is a leader in food service consulting and commercial kitchen and restaurant design, providing equipment procurement and installation, engineering, and project management throughout the United States, including a local office in Lewis Center. MSA has worked with C&T as a supplier on many projects over the last 20 years, including several current projects, and recommended them as a qualified supplier.

Alternatives

An alternative to proceeding with this ordinance would be to re-post the RFP. While reposting the RFP could potentially result in receiving more than one proposal, the one that was received is below the estimated cost and was provided by a qualified Vendor with a local presence. Given the quality of the proposal that was received, re-posting this RFP is not recommended.

It is also not recommended that this ordinance be delayed. Proceeding with the ordinance at



this time will allow the Vendor to begin the process of ordering the appliances so that they are available for installation at the appropriate time at the completion of the facility. As part of the proposal, the Vendor will be responsible for ordering the appliances and for storing them so that they are available at the correct time for installation.

Attachments

1.	Ordinance No. 65-2024
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RECORD OF ORDINANCES

CITY OF UPPER ARLINGTON
STATE OF OHIO

ORDINANCE NO. 65-2024

TO AUTHORIZE THE CITY MANAGER TO ENTER INTO CONTRACT WITH C&T DESIGN AND EQUIPMENT CO. FOR THE PURCHASE OF APPLIANCES FOR THE BOB CRANE COMMUNITY CENTER

- WHEREAS,** as part of the design process for the Bob Crane Community Center, City staff worked closely with the design team, led by MSA, to select appliances that would meet the functional and quality needs of the community center; and
- WHEREAS,** Basis of Design products were selected based on previous experience with similar products, as well as recommendations from MSA; and commercial grade products were specifically selected for their history of longevity; and
- WHEREAS,** on September 23, 2024, the City publicly advertised a Request for Proposals (RFP) and received one proposal on October 18, 2024, from C&T Design and Equipment Co. for an amount of \$143,227.00; and
- WHEREAS,** the cost for these appliances are included as part of the Furnishings, Fixtures and Equipment (FF&E) budget within the overall project budget and is below the estimated cost of \$225,000.00; and
- WHEREAS,** C&T Design and Equipment Co. is a leader in food service consulting and commercial kitchen and restaurant design, providing equipment procurement and installation, engineering, and project management throughout the United States; and
- WHEREAS,** Staff recommend awarding the contract to C&T Design and Equipment Co. for the amount of \$143,227.00, to include a 10-percent contingency of \$14,323.00, for a total amount not to exceed \$157,550.00, for the supply and installation of appliances at the Bob Crane Community Center.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Upper Arlington, Ohio:

SECTION 1. The City Manager is hereby authorized to enter into contract with C&T Design and Equipment Co. for an amount not to exceed \$157,550.00, which includes a 10-percent contingency, for the supply and installation of appliances at the Bob Crane Community Center.

SECTION 2.

The City Manager, Finance Director, and the City Attorney are hereby authorized to take all actions, including the execution of all documents or amendments necessary to enter into, implement, and administer the agreement, that are not substantially inconsistent with this ordinance.

SECTION 3.

This ordinance shall take effect immediately upon passage.

Authors:	Suzanne Beach, Executive Assistant
Council Meeting Date:	November 4, 2024
Subject/Legislative Item:	Ohio Division of Liquor Control Notice to Legislative Authority: Transfer Existing Liquor Permits from Tamarkin Company, DBA Kingsdale GetGo, to GetGo Operating LLC (<i>no action needed from Council unless there is an objection</i>)
Purpose:	To notify the legislative body that a request has been made for a stock transfer of ownership for Tamarkin Co, DBA Kingsdale GetGo #3511 to GetGo Operating LLC
Executive Summary:	The City Clerk has received notice from the Ohio Department of Liquor Control that an application has been filed for the transfer of existing Liquor permits class C1 and C2 from Tamarkin Co, DBA Kingsdale GetGo #3511 to GetGo Operating, 1640 Fishinger Road, Upper Arlington, OH 43221, Upper Arlington, OH 43221.

Purpose and Impact

Tamarkin Co, DBA Kingsdale GetTo#3511 is transferring its existing liquor permits class C1 and C2 to Kingsdale GetGo #3511. These permits are for:

- C1 - Beer only in original sealed container for carry out only
- C2 - Wine and mixed beverages in sealed containers for carry out

The number of liquor permits in the City of Upper Arlington does not change with this request.

History

The Ohio Department of Commerce, Division of Liquor Control, submits legislative notice of liquor permit applications. Within 30 days from the date listed on the notice, the City must provide a response that indicates whether the City objects and requests a hearing on the application, requests a one-time only 30-day extension for review, or that the City has no objection to the application.

Alternatives

If there is no objection, the City Clerk will send notice that no hearing is requested.

Attachments

1.	GetGo Liquor Permit
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OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD
P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005

NOTICE TO LEGISLATIVE AUTHORITY

TO

31580490340 PERMIT NUMBER	TRFO TYPE	GETGO OPERATING LLC DBA KINGSDALE GETGO #3511 1640 FISHINGER RD UPPER ARLINGTON, OHIO, 43221	
ISSUE DATE 10/02/2024			
FILING DATE C1, C2 PERMIT CLASSES			
25 TAX DISTRICT	242 TAX DISTRICT		F032210 RECEIPT NO.

FROM 10/04/2024

87906900600 PERMIT NUMBER	REN TYPE	TAMARKIN CO DBA KINGSDALE GETGO #3511 1640 FISHINGER RD UPPER ARLINGTON, OHIO, 43221
ISSUE DATE 02/01/2024		
FILING DATE 01/16/2024		
C1, D6, C2 PERMIT CLASSES		
25 TAX DISTRICT	242 TAX DISTRICT	



MAILED 10/08/2024

RESPONSES MUST BE POSTMARKED NO LATER THAN. 11/08/2024

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL

WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES TRFO A 3158049-0340

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.

WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)

☐

Clerk of County Commissioner

(Date)

☐

Clerk of City Council

☐

Township Trustee

CLERK OF UPPER ARLINGTON CITY COUNCIL
3600 TREMONT RD
UPPER ARLINGTON OHIO 43221-1595

CERTIFIED MAIL
RETURN RECEIPT REQUESTED