

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held April 7, 2025 20

CALL TO ORDER

Mayor Amorose Groomes called the Monday, April 7, 2025 Regular Meeting of Dublin City Council to order at 6:30 p.m.

ROLL CALL

Members present were Vice Mayor Alutto, Mayor Amorose Groomes, Ms. Fox, Mr. Keeler, Ms. Kramb and Mr. Reiner. Ms. De Rosa was absent.

Staff members present were Ms. O'Callaghan, Mr. Hartmann, Chief Paez, Ms. Weisenauer, Ms. Rauch, Mr. Gable, Ms. Wawszkiewicz, Ms. Willis, Ms. Hoffman, Mr. Barker, Ms. LeRoy, Ms. Holt, Mr. Hounshell, Ms. LeRoy, Mr. Fleming, Mr. Hammersmith, Mr. Gracia and Mr. Taylor.

Others present were Dan Sullivan of the Memorial Tournament; Greg Daniels of Squire Patton Boggs; Lisa Shuneson, CEO of Whalen and Company CPAs; David Guion of Dublin Arts Council; and Joe Bott of Veo.

ADJOURN TO EXECUTIVE SESSION

Mayor Amorose Groomes moved to adjourn to executive session for the purposes of:

- Personnel Matters: Considering the Employment of a Public Employee and the Appointment of a Public Official.

Vice Mayor Alutto seconded.

Vote on the motion: Ms. Kramb, yes; Mr. Keeler, yes; Vice Mayor Alutto, yes; Mr. Reiner, yes; Mayor Amorose Groomes, yes.

RECONVENED: 7:00 p.m.

PLEDGE OF ALLEGIANCE

Mayor Amorose Groomes invited Ms. Kramb to lead the Pledge of Allegiance.

SPECIAL PRESENTATION/RECOGNITION

Mayor Amorose Groomes invited Mr. Sullivan to come forward and share an update on the 2025 Memorial Tournament. Mr. Sullivan stated that the Memorial Tournament will be held May 26th through June 1st this year with 72 players confirmed. CBS Sports, the Golf Channel and other international media will watch the top players on the PGA Tour play for \$20 million. The charities benefitting from the Memorial Tournament is Nationwide Children's Hospital; the Eat, Learn, Play Foundation and over 50 other charities. This is the 50th playing of the Memorial Tournament (Mr. Sullivan noted that the celebration for 50 years will be held next year in 2026). Mr. Sullivan shared that this year's Memorial Tournament honoree is Barbara Nicklaus. In addition to the Legends Luncheon, Mr. Sullivan provided a brief overview of the other signature events celebrated during Memorial Tournament week. Mr. Sullivan shared the signage for the Riverside Crossing Park and around Bridge Park during the Tournament. He thanked the City for the partnership.

Mr. Reiner thanked Mr. Sullivan for the effort made in getting the commentators to say that this Tournament is in Dublin and not Columbus. He asked if there is a completion date for the Bogey Inn improvements. Mr. Sullivan stated that he is hopeful that it will open prior to the 2026 Memorial Tournament.

Mayor Amorose Groomes thanked Mr. Sullivan and the Memorial Tournament for the attention it brings to Dublin from around the globe.

CITIZEN COMMENTS

David Venne, 56 South Riverview Street, Dublin, came forward to speak about the beautification efforts being made in downtown Historic Dublin on the east side of High Street and Blacksmith Lane, but not on South Riverview Street. He stated that he and some of his neighbors were disappointed that Riverview was not included in the pole

removal and burial of all the utilities. He would like the efforts extended to Riverview Street. He stated that it feels like a missed opportunity. He stated that his street is the southern gateway to the park system. Mayor Amorose Groomes stated that a staff member could follow-up with him to discuss planning efforts that are underway and the priorities of the City.

CONSENT AGENDA

- Minutes of the March 17, 2025 Regular Council Meeting

There was no request to remove an item from the Consent Agenda.

Mayor Amorose Groomes moved to approve the Consent Agenda.
Vice Mayor Alutto seconded the motion.

Vote on the motion: Mr. Keeler, yes; Ms. Kramb, yes; Vice Mayor Alutto, yes; Mr. Reiner, yes; Mayor Amorose Groomes, yes; Ms. Fox, yes.

SECOND READING/PUBLIC HEARING - ORDINANCES

Mayor Amorose Groomes stated that pursuant to the Council Rules of Order, she is reordering the second reading ordinances to allow Ordinance 08-25 to be read first.

Ordinance 08-25

Authorizing the Provision of Certain Incentives to Whalen and Company, CPAs, Inc. to Induce it to locate and expand its Office and its Associated Operations and Workforce within the City; and Authorizing the Execution of an Economic Development Agreement

Mr. Fleming stated that there are no changes to this Ordinance from the first reading. He introduced Ms. Shuneson, CEO of Whalen and Company CPAs. Ms. Shuneson stated that she was present to express her gratitude to the City for consideration of the incentive. She stated she is looking forward to the move and they are excited to become part of the Dublin community. Mayor Amorose Groomes welcomed Ms. Shuneson and her team to Dublin.

There were no public comments.

Vote on the Ordinance: Mayor Amorose Groomes, yes; Mr. Reiner, yes; Ms. Fox, yes; Mr. Keeler, yes; Vice Mayor Alutto, yes; Ms. Kramb, yes.

Ordinance 07-25

Amendments to Zoning Code Section 153.002, 153.004, 153.037-153.042 and 153.236 regarding the West Innovation District, 153.002, 153.048, 153.066, 153.176 regarding the Concept Plan review process, 153.158 regarding temporary signs for special events, and 153.076 regarding Property Nuisance regulations (25-005ADMC)

Ms. Rauch stated that this proposal for zoning code amendments was introduced at the March 17 City Council meeting. At that meeting, staff presented a very detailed presentation reviewing the proposed changes. This past weekend, staff received follow-up questions, and she has included a couple of slides that will hone in on the West Innovation District (WID) portion of the discussion. There are components to this proposed Code amendment that concern the Concept Plan review process, temporary signs for special events, and property nuisance regulations. No additional changes are proposed since the first reading of the ordinance. Regarding the property nuisance section, City Council requested a number of clarifications. As described in the staff memo, those clarifications are related only to typos; no other changes were made to the property nuisance section. The majority of the changes made following Council's feedback are related to the WID. The Envision Dublin Community Plan included updates to the WID Special Area Plan, as

well as the Future Land Use (FLU) map, in an attempt to ensure Dublin has the opportunity to remain competitive in the region and help foster future growth. The proposed amendments to the Code will help us to focus on those recommendations. The current Code has 5 zoning subdistricts within the WID that are specific to the uses and character desired within those 5 districts. The current Code within the Innovation-2 District, which aligns with the City's Flex Innovation designation in the Community Plan, currently allows assembly and manufacturing as a conditional use and data centers as a permitted use. The ultimate goal with these amendments is to make sure there is better alignment with that Future Land Use (FLU) designation, which is identified in the community planning process. This is also in conjunction with the economic development strategy, which was adopted approximately two years ago. A number of recommendations that resulted from that strategy focused on how to improve the City's development review process. That became a key component for the proposal of these amendments. The intent is to remove any barriers to development within that area. What was presented at the first reading related to the Innovation District 2 changes were intended to align with the Plan. Assembly and Manufacturing is revised from a Conditional Use to a Permitted Use, and data centers are revised from a permitted use to a conditional use. The goal is to align zoning code requirements with what the FLU map outlines in the Community Plan. The other amendments in the WID proposed at the first reading were to replace references to the previous document, which was called the Economic Advancement Zone. That was changed to align with the WID. Language also was provided requiring that when properties are annexed into the City, that they would be assigned to the WID zoning, rather than a standard rural zoning. The City is working through the process of the West Innovation integrated implementation plan, which is focused on utilities and transportation infrastructure. The assumption in that plan is that the land use remains the same as what was adopted with the Community Plan, which was the product of a very thoughtful process. Any other changes might be slight revisions to the Code to enable it to align more fully with that. The follow-up items that Council raised at the first reading have been incorporated, which include the addition of evergreen plant material to the screening requirement, which previously was limited to deciduous and low-lying shrubbery. Staff also provided updated language to ensure that where the mounding is added, it aligns with the setback requirements and proposed building heights. We also clarified that the lighting standards meet the general lighting code. One other item identified is the research support buffer. It is shown as a strike-through at the beginning of the Code section, but it should be limited to replacing the EAZ [economic advancement zone] language in the WID zoning. As she shared at the first reading, the proposed Code amendment related to Concept Plans was reviewed by the Architectural Review Board (ARB). The PZC reviewed all 4 sections and ultimately made a recommendation of Council approval. Staff recommended approval.

The following citizens came forward for comment.

Richard Lutzman, Ballantrae Woods, Dublin, requested clarification of the difference between a permitted and a conditional use, specifically as it applies to the data center.

Ms. Rauch stated that a permitted use is a use that is permitted within the District. A conditional use requires an additional level of scrutiny -- PZC review and approval. A conditional use has different criteria that relate to potential adverse impacts on the community.

Mr. Lutzman requested clarification of the mound height, setback and building heights relative to the Code that is being changed.

Ms. Roush stated that what was added to the Code since the previous hearing was specific to the setbacks adjacent to residential. A section was added that states, "For properties within ID-2 and ID-3, 150-foot building and pavement setback is required from property lines immediately adjacent to a residential zoning district." There is also a section that states, "When setbacks conflict with the West Innovation Special Area, a greater setback shall apply." On Cosgray Road, that is 200 feet. In not every instance did they consider

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200 feet appropriate, so the language ensures that, at a minimum, if it abuts residential, it is 150 feet. If the Special Area Plan recommends more, then more must be provided. For the mounding requirement, additional language was added requiring a mound of an average of 12 feet in height within that setback. Under Screening and Buffering from Residential Areas, the proposed language states, "When adjacent to a residential zoning district, properties located in zoning districts ID-2 and 3 shall provide mounding within the required setback and shall vary in height between 4 and 14 feet with the typical height of 12 feet. Landscaping shall be planted in a natural pattern with a mix of deciduous and evergreen and native understory shrubs along the street side of the mounding for additional screening." The goal is that in addition to a significant setback, there will be a high mound that is as close to the street as possible. For drivers on that street, there will be a significant visual block of the development. Ms. Rauch stated that building height is typically related to the setback. In instances where there is a significant setback, they are already exceeding the Code requirement. The base requirement is a small setback. This additional requirement specific to residential properties will be 150 or 200 feet, depending on the Community Plan designation.

Mayor Amorose Groomes inquired if there is an ultimate height restriction.

Ms. Roush responded that there is no ultimate height restriction, nor does the current Code provide that.

Cristian Cooney, 5835 Baronscourt Way, Dublin, stated that he tried to find the West Innovation Special Area Plan at the City's website. The only thing he could find was the Plan from 2017. That plan had Ballantrae surrounded to the north, west and south with some form of residential. Looking at the new plan for Ballantrae now, it is surrounded almost exclusively with Flex Space and Industrial. Part of the intent in changing the plan is to remove barriers to development. What is the review process? It seems this change would permit substantial development in our area. It also seems that many things are moving, and later, there will be huge tracts of land that likely might be rezoned. He was under the impression that the City of Dublin acquired Sports Ohio with the intent of turning it into a world-class sports area. However, that area is now identified as Flex Space. He is confused as to what is going on. When did the City come up with a new plan and revise our buffer area from residential to Flex Space and Industrial? How did that not become a topic of discussion? He is on the City's mailing list and noticed no such information. He is very concerned about the implications of the changes. He is baffled to learn this morning that the Ballantrae community is now surrounded by Flex Space and Industrial.

Mayor Amorose Groomes asked attendees to save their comments about the proposed zoning request until the next agenda item. Comments at this time should be relative to the proposed Code for the rezoning.

Kurt Smith, 6692 Roundstone Loop, Dublin, stated that he will be commenting on the next agenda item, as well. It is worth noting that when we are considering Code changes, once these Code changes are adopted, in his experience, it is much more difficult to change them then than to consider what is happening before the changes are made. He is particularly concerned that there isn't specific language in the Code providing more specifics concerning noise. That is a concern particularly when discussing data centers. That element may not be something definite in the plans, but if the Code does not address noise requirements for data centers in the City, we are opening up the opportunity for future issues. This morning, he and a neighbor visited the Amazon warehouse site. Mr. Smith played a recording made at a distance of 317 yards, over 900 feet, from the building. He noted that distance is much greater than the proposed setbacks for this development. They drove ½ mile away from the building, got out of their cars and listened, and they could still hear the noise. He believes more detailed thought and study needs to be given to the noise issues, setbacks, and length of time for effective buffer materials to grow. The video just shown reveals the buffers around the existing Amazon building that are comprised of evergreens and cedars. Those buffer materials will take years to mature.

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Mayor Amorose Groomes stated that it was her impression that the legislation had been updated since the first reading to address the noise issue.

Ms. Rauch stated that no changes in the proposed Code have been made. The City already has a noise ordinance, which governs noise. Because the ID-2 data centers have been changed to a Conditional Use, the noise issue can be reviewed as part of the Conditional Use review by the Planning and Zoning Commission (PZC).

Todd Hemmert, 5824 Houchard Road, Dublin stated that his property has well water and a septic system. What does the Code propose regarding water management and contaminants? All the water flows from the railroad track area down to Rings Road. Right now, the area is flooded; the pond on his property is overflowing. All the tiles are field tiles, and all the water flows through those tiles on the farmland. Because he is on a well, he is also concerned about water contaminants from the proposed light industry.

Ms. Rauch stated that stormwater management is handled by the City's stormwater management requirements, which address both quality and quantity. The water has to be cleaned before it can be released. The City requires that sustainable principles be adhered to by all developments.

Mr. Hammersmith stated that in regard to the well water, the City works with the developers on any groundwater issues, reviewing any potential impacts of the proposed development.

Mayor Amorose Groomes inquired if the developer would be held accountable, if they were deemed to have negatively impacted the surrounding neighbors.

Mr. Hammersmith responded affirmatively.

Mark McNelis, 7069 Wind Rose Way, Dublin, stated that he has questions about the ordinance language. Staff mentioned setbacks of 100 feet, 150 feet and 200 feet. What is the origin of those measurements? He is also concerned about noise. He is a retired acoustical engineer for NASA in Cleveland, therefore has extensive background in noise and noise abatement. There was reference to a 12-foot earthen wall to block the line of sight of the buildings. If the buildings are higher than 12 feet, the wall will not block the noise emanating from that building. If you can see the building above the wall, the noise will not be blocked.

Ms. Rauch stated that the setback is measured from the right-of-way, which is the property line.

Ms. Kramb stated that the Code we are looking at tonight is existing Code, it is not new Code created for this rezoning. This Code has been in place for a minimum of 10 years. What is proposed remedies a few items in the Code that were not working or needed to be improved. Staff has made the changes in the language that she requested at the first reading. The revised wording addressed the issue regarding the front and rear sides; it is now being addressed by property lines. While she is happy with the proposed changes to the Code, there might be other areas of our Code, such as noise or stormwater management, that also need revisions. Approving these sections of the Code tonight does not prevent us from improving other sections. The changes being requested to the existing Code tonight are minimal. They were also reviewed by the PZC before being forwarded to City Council. She is happy with the proposed Code changes.

Mr. Keeler stated it is important for residents to understand that noise and light intrusion are already addressed in the Code. The concern he is hearing is that the development of these tracts of land will create additional noise, light pollution and traffic. All those issues can be addressed; part of them are addressed in the Code amendment we are asked to approve tonight. With respect to the noise from data centers, at the first reading when this was mentioned, Councilmember Fox stated that Amazon facilities in other cities have actually rectified that situation. The height at which the noise is created determines the height at which a barrier must be created. In other cities where this was an issue, Amazon has created barriers around their fans. Glare and light were also addressed. Due to the fact that a data center must be approved as a conditional use, all of these specific

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issues would be reviewed and discussed in a PZC review. The Code sections have been in existence since 2014 and the Envision Dublin Community Plan update involved an 18-month public process. These tracts of land have been specifically addressed by the Community Plan steering committee, and all those meetings were open to public comment.

Ms. Fox stated that she sees this issue differently. The reason she sees it differently is because the Code is older and in place, but we now have a new Community Plan, which provides a variety of intentions. One of them is the live, work, play aspect. The existing Code does not address that intent and purpose at all. The City now has some studies occurring. When we said that we were going to create upscale standards for the West Innovation District, the live-work-play element is an essential piece of it. The ID-4, which is now called Research-Mixed Use, does not permit any of the elements that you would find in Mixed Use. It doesn't permit animal care, eating, drinking, entertainment, recreation either indoor or outdoor, personal repair, library, museum, gallery, public assembly or seasonal sales, like a farmers market. It allows only the Research-Mixed Use. In the Envision Dublin Community Plan, the West Innovation District (WID) Special Area Plan has 8 different areas, and of those 8 areas, 3 are mixed use. They are not addressed in this Code, at all. They have explained the red-lined research support buffer, but with an ID-4, is there no red-lined support buffer? Where else do we allow for incorporation of the live-work-play area? In regard to data centers, on page 7, there are no conditions at all. However, there are many conditions on all the other permitted or conditional uses. There are no conditions at all in this Code on data centers. In ID-1 and ID-2, how does a data center meet the strategy of Envision Dublin to create a district that provides opportunities for companies to collaborate, support, entertain emerging entrepreneurs and attract targeted, innovative industry clusters? How does a data center meet that intent? It is simply a building that holds data. Ms. Fox stated that she does not know that it should be permitted at all. We are already having issues with the one we have. She referred to page 11 and stated that she does not know what a corporate residence is; it isn't described. On page 13, conference centers are only allowed in a hotel but are not allowed in a Mixed-Use. The Exchange in Bridge Park has a conference center, and it works very well. She does not understand why that is not permitted. With the proposed Code amendment, we do not capture the vibrancy of a community. We are focusing on Flex Space and Industrial in this Code. Ms. Fox inquired if the Research support buffer is staying or being redlined? Ms. Rauch responded that at this point, it will stay. The only change will be to the EAZ nomenclature.

Ms. Fox stated that applies only to ID-4. While retail is permitted in some of the other areas, it is not permitted in this Mixed-Use area; that is confusing. On page 14, educational facilities are addressed. The associated conditions state they are permitted only for technology or entrepreneurial use. Then what is a medical school? There appear to be some contradictions in the Code. Later in the Code language, it states that vocational and trade schools are permitted. What about automotive schools? She believes the Code needs additional refinement. Once this Code is passed, straight zoning will be in place for the area. If we are going to make sure that we have a Code that meets the intent of the Envision Dublin Plan, it needs to be a very comprehensive Code that achieves what is intended. In many ways, we are placing the cart before the horse. She is concerned about the landscape buffering. If y a 30-foot tree is placed in front of a 60-foot building, the building still will be visible. She does not believe that the landscape buffering language in the Code is adequate. The City has nothing but trouble with commercial abutting residential; it is the biggest complaint we have. There is an element called performance buffering, which requires you to take a look at the area intended to be buffered and implement different grades of buffering with a defined number of trees within a certain number of feet, with a width and depth that actually meets the need of the particular situation. Currently, we have a one size fits all. She believes there are ways to add sufficient grade, so that the need is met for the parcel. On page 34, loading locations, if they are screened, they can be less than 50 feet from a residential lot. She believes that needs to be changed. In regard to development incentives, we have them for sustainability and say they are also wanted for live, work, play, but we don't specify what we would trade for them. From her time on Planning Commission, she learned that

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many developers will tell you they will include something special, but it turns out to be much less than expected. If we want this area to be alive, rich and beneficial to the neighborhood, we have to be specific on what the tradeoffs must be. She referred to the reference to Public Notices on page 24, and stated that it should include any neighboring adjacent property owner, even if it is a distance greater than 300 feet. That distance in this area is not much. She added that on page 45, the language refers to reports to City Council and PZC. In a new district like this, she would like to see monthly reports on the development. They could be included in the City Manager's report or provided in OnBoard. We will never be able to evaluate the success of our purpose and intent if we aren't aware of what development is occurring and find out about it 6-8 months later. She would like to see Code go hand in hand with the Vision. The Vision for this area has not yet been formed, because we have studies that are yet months away. She would like to have a Code that really captures the requirements and objectives that would make this District successful.

Mr. Reiner stated that he appreciates the changes that were made to the buffer requirements. In regard to the comment made concerning live-work-play, he is not aware if those areas have been determined yet. He believes the consultant indicated that the locations and pods where that type of use would occur have not yet been identified. He is concerned about the noise. When a parcel is submitted to Planning for review, it is run through a thorough sieve in an attempt to achieve an exceptional result. Dublin has laws that regulate development, and the City has done a good job enforcing them. That is a compliment to staff and past City Councils. He is supportive of adopting the proposed Code amendment. However, there is much in this area that is not yet defined. Council's goal is to achieve an integrated quality of life throughout the community. He has been in City leadership for 25-30 years, and can attest to the fact that this City takes care of business in a superlative manner.

Vice Mayor Alutto thanked the citizens who shared their comments. The proposed Code amendments are to existing Code. There is a block of Code, with which guidelines often are provided as a companion to the Code. Staff has worked with the consultants and used a public process in an attempt to have a Code that encompasses all the changes needed, most of which are not large changes. She always has concerns about noise and light pollution. Those factors will be carefully reviewed by PZC, whose members have been carefully selected to due to their individual skillsets. Developers have indicated that it is challenging to build in Dublin, as it should be. We require high quality and seek the input of our residents. She appreciates the citizen comments tonight and encouraged their interaction with the PZC. Citizens are made aware of and invited via public notice to meetings regarding proposed rezonings and development. This local government is one of the most open and transparent to the public of which she is aware. City Council, the Boards and the residents share a deep care for the community. It is Council's responsibility to be willing to hear what is happening and to ensure we are balancing interests to achieve quality of life for the community. This community does not thrive because it is comprised only of residences; that would have made Dublin a bedroom community. Past Councils with resident support have created a balance between rooftops and businesses. We need to continue that balance, although it can be difficult to maintain. She expressed appreciation to staff on their efforts with the Code amendment and the citizens who shared their comments.

Mayor Amorose Groomes stated that there are two changes that she would like to recommend be made to the Code amendment. She would like to see data centers in ID-3 as a conditional rather than permitted use. Data centers have a different impact, not just noise and other negative impacts to the neighbors, but there are impacts also on utilities and the City's ability to execute other development in the area. Changing it to a conditional use would add another layer of scrutiny to the review process, because it would require PZC review. The developer would have to convince PZC that the condition should be waived to allow a data center to be placed in that location. The second change she would like to see is a height limit. There would be a baseline height limit, and to exceed that height would be conditional. If a utility mount exceeds the height limit, it also

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would be conditional. Any variance in height would provide opportunity for residents to weigh in on the development.
Ms. Rauch stated that a staff member provided clarification of the Code’s height provisions to her during the discussion, and she would like to correct her previous comment. The Code does provide a maximum height requirement of 68 feet; a conditional use is the remedy to exceed that height limit, which must be reviewed by the PZC.
Mayor Amorose Groomes requested confirmation that would include parapet heights of any required rooftop screenings.
Ms. Rauch responded affirmatively.

Mayor Amorose Groomes requested that Ms. Rauch review for the residents the public process that occurred with the Envision Dublin Community Plan update.
Ms. Rauch stated that the 18-month process outlined the development goals for the City for the next 20-30 years and included the Special Area Plans that have been referenced, including updates to the West Innovation District. A steering committee comprised of a variety of residents, business owners, Council members, Planning Commission members and corporate citizens helped guide the process. Information stations and presentations were provided at HOA meetings and the State of City, and there was a very robust formal public review process. There were also targeted Special Area Plan meetings, where public input was solicited. We attempt to be very public and transparent, as we try to achieve the right balance in development for our residents and the fiscal health of the City. There were many discussions with Council about having residential use against the rail, and this is one of those spaces where we made a conscious decision to change the residential use to Flex Innovation and Industrial use. We have heard many comments from our residents about their lack of desire to live near a railroad.

Ms. Fox stated that she would prefer to see data centers deleted entirely, because they do not meet the intent of this District. There are no conditions on a data center as a Conditional Use; no requirement for modern noise abatement. If our existing Code section regarding noise worked, we would not have this problem with noise. There is an issue with noise at the existing data center, and our residents are complaining about it. However, we have not required that data center to meet our Code’s noise regulations. At a minimum, we should place conditions on data centers in the WID to ensure the next data center is not also a noise issue. She referred also to the loading location on page 34, which states that if it is screened, it could be a distance less than 50 feet from residential. She stated that this is in reference to light industrial. Currently, the City receives resident complaints about the trucks at NAPA loading/unloading in the middle of the night. She believes that protection for residential needs to be tightened. She also believes public notices for adjacent property owners should be required and included in this Code. She iterated her concern about the Mixed-Use language. The Code states that there are 4 districts. Will there be more districts that include Mixed Use? If not, where will all the live-work-play be? This is the Code for that.

Ms. Rauch reviewed the scope of the changes. The Code already is in place. The goal was to try to align that, particularly related to the economic development strategy and the development review process. The scope at this point is limited to Flex Innovation and Industrial Uses. As noted in the staff memo, there may need to be other changes once we get through this implementation plan. The intent at this point is to keep the scope narrow related to these assembly, manufacturing and data center uses. We are hearing from potential developers that, presently, there are barriers to that development. The goal is to make the Code align with those uses. She reviewed the public notice process.
Ms. Fox stated that she understands that improvements need to be made to the existing Code. It will provide additional protection, but she believes that the Envision Dublin Community Plan’s intention is to increase property values, increase economic activity and to be an innovative and interesting community. Looking at the Code and recognizing that there are some areas that cause consternation and concern about neighboring property values, it is extremely important to ensure that the permitted uses the Code allows will not be detrimental. If you are going to include something like a data center, you at least need to condition it so that it doesn’t create the problems that the present data center is

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obviously creating. While we say we already have that ability through our existing regulations, they are not actually accomplishing the intent. If we are going to amend the Code, at a minimum, add these items to give the protections needed. Jamie Green of Planning NEXT said at a previous work session that we were going to get a comprehensive overview of where residential would be, where transportation would be and where the permitted uses would be. She believes more time should be spent on this Code until we understand what the entire vision is, so we can achieve a correct Code and correct rezoning. She would like to make sure we are addressing all the elements. This district will have straight zoning, so once we approve the Code and development, ART, the Administrative Review Team will approve developments in this district administratively. The residents will not really be aware of nor have the opportunity to comment on the proposals.

Ms. Kramb reiterated that there are existing parcels that are zoned ID-2, ID-3 or ID-4. The minor changes in this proposed Code amendment will help those properties, particularly those regarding which she requested at the first reading that their property lines not be called the front property setback. If we approve these Code changes, they will be implemented for the existing parcels that do back up to residences. If we don't pass them, these new rules won't apply to a development that could come in within a couple of months. She would recommend that we don't delay passing this. The noticing requirement that is being suggested would have to apply to all zoning codes. We can do that, but that proposal would need to be submitted for PZC review before Council can adopt it. It would be some time before that change could be adopted. We can make additional Code changes, however, and in 6 months, those additional changes could be ready for review and approval. She would prefer to at least pass the changes proposed tonight for the parcels that already exist.

Mayor Amorose Groomes stated that one important item to note, as well, is that the amendments regarding noise issues would need to be made to the City's noise ordinance. We could bring back those amendments with relative speed, because we can simply update that portion of the Code. If we want to add additional changes for the ID-2, ID-3 and ID-4 subareas of the WID District, that could occur as well, in the Public Notice section of this Code. We could make it 1,000 feet or whatever number with which Council is comfortable. At the first reading, she requested an inspection of the existing noise issue to determine if the data center was meeting the Code regulation. She has not seen the results of that inspection, but she assumes staff will be providing those results soon. If the inspection reveals that the data center is in violation of the noise ordinance, then the ordinance needs to be enforced. If the results lie within the parameters of the existing noise ordinance but the noise is still bothersome, then the revision of that noise ordinance would be valuable. I don't disagree that the issues mentioned aren't important; this just isn't the discussion wherein they can be appropriately addressed.

Ms. Fox stated that it is typical to place several conditions on permitted uses. No conditions are proposed for the data center use. Because the existing Code does not provide as many protections as the residents want, it is important that we make improvements. She thinks we have received significant public input, and there are many improvements that could provide better protection. She would not mind waiting another month to allow time for appropriate review and public comment to potentially include some of those protections. She understands there might be an approaching development proposal that we might not be able to delay. She wants to be sure that we all understand the pros and cons of approving the Code amendment at this point in time.

Vice Chair Alutto stated that the cons of not passing at least these improvements to the Code outweigh the pros of tabling it, which would take a number of months, not 30 days. It would leave potential development subject to the way the Code currently reads. This Code amendment could be an incremental step in improvements. She likes the idea of changing the data center to a conditional use, not a permitted use and establishing a baseline building height, and would like to see them in this iteration.

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Mr. Reiner stated that this Code will continually be refined. We love the Ballantrae residential community. The City approved a golf course there adjacent to that really nice development. There is no way City Council is going to jeopardize that community. He is very concerned about the noise issue. We cannot permit that continuous buzzing noise. He wants to see that issue resolved. He appreciates the proposed Code changes that will strengthen the Code. It is an improvement on the direction we are going, but all the needed Code changes are not included; more are anticipated.

Mayor Amorose Groomes inquired if a motion is needed to include the two recommended changes that data centers be considered a conditional use rather than a permitted use in ID-3 and the maximum height requirement.

Ms. Rauch stated that it is necessary for the data center. There is already a maximum height limitation of 58 feet, and if the building proposal exceeds that, it would become a conditional use consideration. It can be left as it is or, because this is an incremental process, Council can ask staff to look into that further and bring it back in a future amendment.

Mr. Reiner stated that for a future amendment, if the elevation of a building would increase, the elevation of the surrounding mounds must also be increased. He would prefer the heights not be increased. With all the ground that is available here, very nice earthen mounds of 150-200 feet are possible and we should have a permanent, fixed screen.

Ms. Rauch responded that staff would also look into adding that language.

Mayor Amorose Groomes moved to amend the Code Section applicable to the West Innovation District to reflect that data centers will be a conditional use rather than a permitted use in the ID-3 zoning district.

Ms. Alutto seconded.

Vote on the motion: Mr. Keeler, yes; Vice Mayor Alutto, yes; Ms. Fox, yes; Ms. Kramb, yes; Mr. Reiner, yes; Mayor Amorose Groomes, yes.

Vote on the Ordinance as amended: Ms. Fox, no; Ms. Kramb, yes; Mr. Keeler, yes; Mayor Amorose Groomes, yes; Vice Mayor Alutto, yes; Mr. Reiner, yes.

Ordinance 06-25

Rezoning Approximately 370 acres located within the West Innovation District from R, Rural District, to ID-2, Research Flex District and ID-3, Research Assembly District (CASE 25-008Z)

Mr. Hounshell stated that this is the second hearing for the rezoning of nine properties. The Future Land Use Plan was updated along with the Community Plan last year (2024). The sites under consideration are split between Flex Innovation and Industrial. The Future Land Use Plan intent statement reads that Flex Innovation is intended to be a vibrant, modern development, incorporating a variety of uses including innovation, office, art and collaboration, that are integrated into the existing natural and built environment. The intended uses within this category are office, research and development, flex office/warehouse, and clean manufacturing. The Future Land Use Plan states that Industrial is intended for medium to heavy, large-format industrial uses in close proximity to major arterials for ease of access to accommodate unique site and operational conditions. Intended uses within the designated area are warehousing, light industrial, research and development, distribution, assembly, office, advanced manufacturing and data centers. These are intended uses, not permitted uses as listed in the Zoning Code. The West Innovation District Special Area Plan is one of the six areas listed in the Community Plan and was of great focus throughout the Community Plan Update. The West Innovation District Special Area Plan contemplates the 200-foot buffer along Cosgray Road, which is now a codified requirement. Also included is the preservation of the 1900s farmstead.

Mr. Hounshell stated that the nine properties under consideration are currently zoned R, Rural and the proposed zoning is ID-2, Research Flex and ID-3, Research Assembly. Data centers and warehousing and distribution are included as conditional uses in ID-2.

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Conditional uses require Planning and Zoning Commission (PZC) approval. Data centers will now be conditional uses in ID-3 as well. The development process will go through the Administrative Review Team (ART), which requires public notification of any property within 300 feet of the subject site. The ART has the authority to refer projects to PZC. When reviewing standard district rezonings, staff uses the recommendations of the Future Land Use Plan and the Thoroughfare Plan. PZC recommended approval on February 20, 2025. Staff recommends approval.

Ms. Weisenauer stated that 16 comments were received online regarding Ordinance 06-25, all in opposition to the rezoning. She summarized the reasoning provided in the submitted messages as follows: increased traffic, potential health risks from data centers, noise, lighting, loss of community character, and negative effects on property values.

The following residents signed up to speak on this agenda item:

Richard Nolan, 6724 Glasin Court, Dublin, stated that he became concerned upon reading possible uses for the ID-3 area west of the CSX railroad. His background is in industrial manufacturing and distribution. That will bring very high traffic loads of tractor trailers. There is a lot of residential traffic on all of the roads there and he is quite concerned. He would sleep better if that area was not zoned ID-3.

Kurt Smith, 6692 Roundstone Loop, Dublin, stated that he is president of the condominium association, the Lakes at Ballantrae. He was glad to hear the previous discussion because it highlighted to him that there are still issues to be worked out. He asked if there were representatives from the Ballantrae community at the 18 months of meetings leading up to this. If not, there may be a communication problem. As president of an association, he was unaware of this. When revisions to the West Innovation District were communicated in 2017, many in his community were a part of that. The vision was clearly directed toward creating spaces for research and development, innovation, technology and the intersection with education. A strong emphasis was placed on establishing areas of work-life balance. It seems now that the discussion may be moving away from that vision. He feels that it is important to slow the process down. He is questioning the process. He urged the City Council to take a step back and request a more clearly defined vision for the area. Once developed, that vision can be clearly communicated to stakeholders who can provide feedback, help refine and support the work that the City is doing.

Tara Roe, 5749 Trafalgar Lane, Dublin, stated that she has been a resident of Ballantrae for 21 years. Her current house will face whatever is built on this parcel. They have an issue of their homeowners' association (HOA) being extremely uncommunicative with neighbors. She was notified of this rezoning by a piece of paper at her mailbox just one week ago. She had previously believed that the parcel was to be a 55-plus community. Other areas in Ballantrae are close to the railroad without issue. Notes from that meeting made it seem like residential development would move forward. Now she is hearing about an Amazon data center going in the space. This land is next to the very vibrant sports field at Darree Fields and Sports Ohio. She attended several community planning meetings and sports fields were of high interest. She proposed extending this area to support those needs. She is worried about the environmental impact and noise her family and neighbors will endure. She is afraid of the expected health problems that will occur that she is learning of from others that have Amazon warehouses nearby. She does not want to see an Amazon warehouse in her front yard nor hear that noise. She asked City Council to please not move forward with rezoning this to heavy industrial. Many Ballantrae residents are starting to feel like Ballantrae is a stepchild of Dublin. If heavy industrial would not be placed across from Muirfield, the same should be true for Ballantrae.

William Ostarchvic, 7018 Wind Rose Way, Dublin, stated that his initial questions were about the size of the buildings permitted in the rezoning of the nine parcels along Cosgray Road. He reiterated that no one in attendance wants buildings over six stories going up on that property. It would be devastating.

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Cristian Cooney, 5835 Baronscourt Way, Dublin, stated that he would love to know more about what ID-2 might entail. He referenced ID-3 and heavy industrial. He built distribution centers for a food distributor, and they relocated them because the neighbors were miserable from the traffic generated by employees coming to work at 5:00 a.m. and trucks dispatching at 6:00 a.m. It is unclear how trucks would get to the highway and there is already congestion on US33 and State Route 161. It would be interesting to hear a proposed solution. He would challenge Council to consider how they would feel with six story buildings across the way from Cosgray or Muirfield. The City typically does a really good job with development and it is a great place to live. This [the rezoning] is a big ask without a lot of information. He spent a lot of time on the West Innovation District and how that was going to look and feel. This is miles away from that. What to put near a railroad track is a huge planning and zoning challenge. He would really like more information.

Patty Moreland, 6976 Inchcape Lane, Dublin, thanked Ms. Fox for supporting the residents in their questions. She does not want Dublin to look like Hilliard. This is a beautiful community and having warehouses across the street would be terrible. It would be an insult to the community. She is concerned that her home's value will go down. Ballantrae Woods is a beautiful community with lovely people. She was present for the meeting regarding zoning on Rings Road and has not seen any follow up on that. Ms. Moreland stated that there is no infrastructure in place first. Traffic is already difficult. She expressed appreciation for such a beautiful city.

Theresa White, 5882 Vandeleur Place, Dublin, thanked City Council for the opportunity to provide comments today. Dublin and Central Ohio are rapidly growing and the Community Plan anticipates significant housing development and population growth. The Ballantrae area has long been planned to be surrounded by residential development and the proposed rezoning would effectuate the opposite of those needs by decreasing the housing opportunities while altering the character of the surrounding neighborhood. She noted that as Ms. Fox stated, data centers do not meet the intent of Dublin's community plans. One of the goals was quality of life being integrated with the community. Data centers do not achieve that. They are not commercial locations that drive or contribute to consumer spending. They are not parks that contribute to the play aspect of work, live, play. They are aesthetically displeasing, noisy box buildings that detract from the community appeal in addition to presenting logistical concerns. Some logistical concerns are construction traffic, noise, and light pollution. The position of changing data centers from permitted to conditional uses was well received because it is unclear if electric reliability would be met if these energy intensive centers are placed there without infrastructure. Ms. White stated that she had not noticed this meeting until she received a flyer in her mailbox. Her most recent read of the PUCO tariffs for AEP Ohio showed a 60/40 split for the cost of a new distribution line. That 40% would be borne by the rest of the customers and is not something that is part of this process. Those are very important things to be aware of before zoning changes are made.

Richard Weeks, 5826 Houchard Road, Dublin, stated that he came to Dublin 35 years ago from the air force. After 10 years on Workingham Drive, they moved to Ballantrae on Baronscourt where they spent 10 years and then moved to Washington Township with a Dublin address. It is next to a rural transition area, which they felt would protect them from what is proposed this evening. He is a stakeholder in that his property abuts one of the ID-3 areas. He is very opposed to seeing a 68-foot building behind his house even with a 200-foot buffer. He received notification early in February of the PZC meeting and he attended that meeting. He is concerned about how fast things are going. They were only notified two months ago.

Lynn Roose, 5830 Houchard Road, Dublin, stated that they received notice in February of a meeting which he attended. They thought the area was going to be a residential transition zone. Over a year and a half ago they began hearing the Amazon noise. The building is not fully online. It is more than just noise. He thanked Ms. Fox for looking into it. It is noise that is environmentally damaging. It hurts and is inescapable. It is called low

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frequency noise and goes through almost everything. If you do not build earth and mounds as high as the producer of the noise, it will not be blocked by trees or fences or setbacks. The very low frequency category of noise travels six to sixty miles. It is how whales and nuclear submarines communicate. Mr. Roose listed various negative effects of the noise according to reports from the World Health Organization. They did not receive notice and they share a property line with this. He has lived there for 35 years and loves Dublin. He urged City Council to give this a reasonable amount of time for people to learn more about it.

Sandy McIntosh 5792 Trafalgar Lane, Dublin, stated that she has lived in the Ballantrae neighborhood for about 12 years. She has been spoiled by the City of Dublin and all of the great things it does and the level of service and caring for residents. The City does a wonderful job of maintaining parks and bike paths and putting on community events and programs like the Citizen University program. She was surprised to learn that the City is considering allowing warehouses, distribution centers, manufacturing facilities, electric substations, data centers, and maybe even a helipad to be built directly behind her neighborhood and directly behind her house. Specifically, this would allow untold numbers of semis to and from a distribution facility at all hours of the day and night. This is completely inconsistent with Dublin's identity as a single-family home suburban community where people want to raise their families. She is not against data centers or other types of facilities, but she is against building them next to a residential community. Putting this sort of industrial development up against a large family neighborhood is the kind of thoughtless development and planning that she would expect from some other nearby communities that she chose not to live in for precisely that reason. She has never been to a City Council meeting before. There has not been one comment online or in person in support of this rezoning. She asked City Council not to ruin her property value and quality of life in what is otherwise a lovely City in which to live.

Eric Biddle, 5679 Ballantrae Woods Drive, Dublin, stated that he and his wife live in Ballantrae Woods and it is a beautiful neighborhood. They are concerned about the light pollution, noise, traffic, environmental impact and health concerns that have been mentioned. He thanked City Council for listening.

Todd Hemmert, 5824 Houchard Road, Dublin, stated that his property is seven- and one-half acres. He worked for Honda and knows what manufacturing is. He moved there to have space. He has been lucky for 25 years there. He was a large project lead for the Honda Passport and knows how parts are made, how production is done, and how pollution can happen. There is a ton of noise and there could be fumes. He asked how many manufacturing facilities are in the City right now. He does not think there are any, so it is not understood what manufacturing will bring. This is about drawing in companies and creating more money for the City. The train goes down those tracks infrequently and does not block the road. He expressed concern over his property value dropping. He is on a well and has a septic system, both of which he feels will be impacted. He suggested Council stop the process to gain a better understanding of manufacturing.

Jason Ray, 5760 Trafalgar Lane, Dublin, stated that he backs up to the property being proposed for rezoning. He learned of this very late last week when he received the flyer. He represents his neighbors. He recognized Council has a difficult job. He is curious if any of them live in the community that they are proposing to change. Cosgray is very noisy as a two-lane road. He would assume if this becomes heavy industry, that the road would be expanded. That would be noisier. He is an acoustic engineer. The idea of a 70-foot mound in that amount of space to protect the view and sound from a 70-building is not possible. He is terrified of what he will be looking at and hearing. This will destroy the property value, especially for people who live on Cosgray Road. He requests heavy consideration and much more information about the actual plans before any big proposal and rezoning is approved.

Ms. Weisenauer read a comment that was received during the meeting from:
Jennifer Chung, 5661 Alderbrook Drive, Dublin. Ms. Chung wrote:

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I strongly oppose the proposal to rezone this area for industrial and commercial use. This would drastically disrupt the residential communities surrounding this area and cause increased traffic issues, which the roads around this area can ill afford. There are already plenty of facilities in the area for office use, so it seems that this area may end up supporting manufacturing or data centers, which are an eyesore to the area and destroy much of the natural landscape, not to mention the decrease in property value when these types of structures are close to residential areas.

Mayor Amorose Groomes invited anyone else interested in speaking to come forward. The following residents came forward to speak.

DeAnne Johnson, 7011 Inchcape Lane, Dublin, stated that she lives in the Cottages of Ballantrae and heard about this because of a flyer placed on the edge of her mailbox. She loves Dublin because it is green and lush and is a beautiful community. She envisioned that they would have a lot more sprawling subdivisions like Ballantrae that would extend into those rural farm areas. She is familiar with data centers. Amazon is one of her clients so she loves them but does not want them near her home. Traffic on Cosgray is already bad. Semis are there all the time. She shared an example of not being able to turn onto Cosgray from Churchman. She asked City Council not to approve this. The City needs more areas for kids and families and greenspace.

Richard Mutzman, 5688 Ballantrae Woods Drive, Dublin, stated that he and his wife moved to Dublin in 2019 after he retired from 40 years of government service at Wright-Patterson Air Force Base. They chose to build in this location because their children live in Dublin. Before choosing that specific development, they did review the City's plans across Cosgray. That 2017 development plan showed residential medium density housing. He asked why plans changed from residential to industrial. He is opposed to this change in plans. The community is owed an explanation as to the motivation behind the change.

Tim Myers, 5845 Glendavon Court, Dublin, asked if any alternatives to this request were explored and what the motivation for the request was. He ran a manufacturing plant and there are unintended consequences with manufacturing facilities. Traffic concerns on Cosgray Road are real. He asked if anyone knows the economic impact of not rezoning these properties or looking for alternatives.

Mayor Amorose Groomes stated that staff is assembling a list of questions that will be addressed at the conclusion of public comment.

Scott Haring, 3280 Lilly Mar Court, Dublin, stated that two or three years ago, there was a motion to rezone a parcel known as Block Y. There was a designation that allowed a maximum of five stories. A new designation allowed six-story buildings. It is very unusual to rezone a parcel without a specific development plan. The unknown is scary. He suggested this be tabled and brought up when there is more certainty.

Ted Nix, 6602 Baronscourt Loop, Dublin, expressed appreciation for the opportunity to speak before Council. He recognized that Council has a difficult job in making tough decisions. He appreciated Ms. Fox's support. There is a housing crisis, not only in central Ohio, but within the United States. Looking for affordable housing in an area where children can be raised in a nice community is imperative. Data centers move too far from that goal. Data centers pose health risks. This is not the area to start innovation. If anyone making decisions were living across the street from this area, they would not want a data center there with those risks. This is a misshapen idea that needs to be put on hold and evaluated.

Mr. Hounshell addressed some of the questions posed by the public. There was a question about Rings Road Development. That is on the other side of Ballantrae (east) and is called Avery Crossing. It is working through the PZC process and will go before the Commission at least two more times and then to City Council. That will have public input as it moves through the development process.

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Mr. Hounshell stated that the City is currently engaged in the West Innovation District integrated implementation strategy, which is directly related to utilities and infrastructure in the area. It will show how these plans have changed in the past 10 to 15 years and what needs to be updated to handle what could be there in the future.

Mr. Hounshell stated that the Code currently has a requirement that any building over 68 feet in height requires a conditional use. Staff is more than happy to do a study of that number.

Mr. Hounshell addressed the term conditional use. Anytime an application would come forward to the City for a conditional use, it would require approval through the PZC, which has a public process similar to City Council requiring a public notice to addresses within a certain distance. These applications are also posted to the City's website as well as signs placed on the sites. There are specific criteria attributed to potential impacts to surrounding areas. A conditional use is not permitted outright and must go through the public process.

Mr. Hounshell stated that the Thoroughfare Plan currently considers Cosgray Road to be a two-lane road. The integrated strategy will consider the load on these streets and how to better design them for long-term sustainability.

Ms. Rauch shared more information about the Community Plan process. Under discussion this evening is one small area of the City. When updating the Community Plan, designations for future land use were considered citywide. A separate consultant looked citywide at how to balance uses and locate them appropriately. There was significant discussion about data, research and economic forecast. As part of that Community Plan process, the southwest area was identified as residential knowing that the West Innovation District was where it was desired to have innovation and flex innovation. It was a very thoughtful process. There was consideration from a fiscally sustainable standpoint around how to balance those uses.

In response to comments made regarding Amazon and their status, Ms. O'Callaghan stated that Amazon is completely built out on their current site. She is not aware of any data center proposals on these sites at this time.

Ms. Kramb stated that she is in favor of tabling the item. She thanked everyone for coming out and speaking. She requested that staff research what representation from the Ballantrae area there was in the various meetings. In response to a comment about Dublin not having manufacturing, she stated that there is manufacturing in the City, and it is handled well because residents are unaware of it. The manufacturing being anticipated is light manufacturing. Hidaka on Shier Rings Road is an example, and they are a parts supplier for Honda. There are others as well. There was a question about what this would look like. This zoning currently exists and has been in place since 2014. The existing data center, the Ohio State University hospital, and projects in the 2017 West Innovation Plan were all built under the existing code. There is a current study, the West Innovation Integration Implementation Plan, considering traffic and infrastructure. One main reason to table this is because the results of those studies are unknown. She noted that it is difficult to find things on the City's website.

Mr. Keeler stated that he is in favor of tabling the item. Building height and traffic are still unresolved. The data center noise is not unique to Dublin. There are other communities experiencing the same thing. If Amazon wants to build another data center, they must fix the problem here and everywhere. Mr. Keeler addressed how Dublin can afford the amenities that they do. If a resident pays \$10,000 in property taxes, the City of Dublin receives \$200. That does not pay for trash pickup or snowplowing or all the amenities offered. Dublin can afford these things not because of single-family homes but because of Wendy's, Cardinal Health and companies like that. There are less people in office buildings today than in 2018. We are doing well, but we are thinking ahead. We need to be responsible if we want to have economic sustainability and continue to provide the amenities that we are currently providing.

Ms. Fox thanked everyone for coming out. It is important to hear the concerns. She stated that Dublin is currently working with Planning NEXT to do a comprehensive look at all of the City's studies and special area plans. A consultant shared at a work session that this study will lead to an implementation strategy. At the end of the study, an integrated map of the full build-out scenario in the Envision Dublin Plan will be proposed, and an analysis will be conducted of anticipated uses. City Council will have a chance to review and affirm the strategy prior to adoption. Dublin can make this entire area good for everyone. There has never been any success in this City without public engagement. The West Innovation District can be beautiful if residents sit at the table and help figure out best outcomes. Ms. Fox noted that there are substantial development pressures for land like this. The City paid a lot of money for the land and it is in high demand. The potential arrival of passenger rail may change the whole scenario. Ms. Fox expressed a preference to take time to talk and consider. The analysis process is continuing until August. She would prefer to be proactive rather than reactive.

Mr. Reiner thanked everyone for the public input. It is unknown if Dublin will have light rail. He stated that much of the area is undetermined. Mr. Reiner commended the planning staff for working out details. He stated that there are people stamping out steel in Dublin and you would never know it. There are industries in this City that are well hidden. It does not have to be an ugly mess and if Dublin gets involved, it won't be. He noted the success of Bridge Park and encouraged everyone to have confidence in their government.

Vice Mayor Alutto expressed her gratitude for the public comments and attendance. She moved to Dublin because it is an amazing community. Part of what makes it amazing are people like her colleagues. They all have different perspectives and talents. They, too, are residents and love this community. She commended staff for their commitment. She stated her support for tabling the item.

Mayor Amorose Groomes stated that she wants to set expectations. There appears to be significant support for ensuring everyone understands where this is in the process and how it got to this point. She asked staff to reach out and schedule a meeting to provide more information and gather additional feedback. This process will then resume, because there are property owners anticipating use of their land. Mayor Amorose Groomes noted how important it is for residents to be passionate about their community. There are people not in attendance whose thoughts are different and are also important. This proposal represents a large area and some of it is adjacent to residential while some of it is not. There probably will not be a blanket solution. There was an attempt made to engage residents in this process. City Council will pause this because it is important to get it right and to ensure everyone has the opportunity to be heard and to understand the process.

Mayor Amorose Groomes moved to table Ordinance 06-25.
Vice Mayor Alutto seconded the motion.

Vote on the motion: Ms. Kramb, yes; Vice Mayor Alutto, yes; Mr. Reiner, yes; Ms. Fox, yes; Mayor Amorose Groomes, yes; Mr. Keeler, yes.

INTRODUCTION/FIRST READING – ORDINANCES

**Ordinance 09-25
Authorizing the City Manager to Enter into a Development Agreement and other related Agreements for the Development of J Block with Crawford Hoying Development Partners, LLC**

Vice Mayor Alutto introduced the ordinance.
Ms. Rauch stated that staff has been working collaboratively with Crawford Hoying Development Partners regarding the development of J Block which is located at the southeast corner of Bridge Park Avenue and Dale Drive. The Developer is in the initial planning phases of this proposal. The proposal includes construction of a 100,000 square

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foot office building with restaurant retail on the ground floor. This proposal also includes 194 condominium units which will be constructed in two phases, a 508-space parking garage and construction of some new public streets. The office building is part of a previous economic development agreement with Cenovus Energy, which was approved by Council in April 2024. Ms. Rauch shared that the PZC recommended approval of this concept plan to City Council on December 12, 2024. The concept plan will come forward to City Council on April 21, 2025 (also the second reading of this ordinance).

Mr. Daniels stated that the purpose of the agreement is to provide the framework by which the City's and the developer's respective public and private improvement obligations are established. The agreement does not substitute for or supersede any of the City's applicable development review or approval processes. The development agreement is primarily for the funding of the public infrastructure for the development. There are two familiar public infrastructure improvements being considered and one that is new for these blocks. The familiar improvements are roadway improvements. As proposed, public finance tools will be utilized to fund these roadway improvements for the block. There is the parking structure that will be largely public for the development. As in past development agreements and blocks, tax increment financing (TIF) revenues and new community authority charges from the block will be used to fund the garage. The large open space on the block makes this development a little different. Other blocks relied upon the Riverside Crossing Park to fulfill open space requirements. In this case, there is a large park with water features, and a creek running through it that is unique to this block. To the extent that there is funding available after the critical infrastructure, the proposal is to use remaining public finance to help fund that open space. They are looking into different funding possibilities such as working with the Ohio Water Development Authority. There will be a community reinvestment area tax abatement that will apply for 15 years to the parking structure. Because there are residential condos planned, the tax abatement will also apply to those. However, the abated taxes for the condos would be charged back to the owners. The money collected would be used to finance the public infrastructure improvements. The Bridge Park New Community Authority would be expanded to incorporate this block. Mr. Daniels provided an overview of the financing model and stated that it is largely similar to the agreements covering the other blocks in Bridge Park. The TIF will run for a 30-year period, which is consistent with the other blocks as well. The New Community Authority (NCA) and service payments over the 30 years will be pledged to the debt service on the bonds. These are bonds issued by the Finance Authority and not the City, so there is no City credit implication. The agreement details a waterfall, which describes how those service payments and NCA revenues are to be applied. The office and office user in this block has projected income tax receipts totaling almost \$600,000 per year. Also, any TIF revenues received after debt service would go to the City.

Scott Haring, 3280 Lilly Mar Court, Dublin, came forward and stated his understanding that this project will have to go through all the traditional steps for Planning and Zoning. He stated that regarding the roadway improvements and community facilities in open space, he recalled a pedestrian bridge that might connect Block J and Block Y in one of the concepts shown during the Block Y approvals process. He stated that he liked the idea that the pedestrian bridge would be helpful to citizens and at the time, it received a lot of positive feedback from the residents.

Mayor Amorose Groomes clarified that there is no pedestrian bridge across SR 161 that is contemplated as part of this development. She stated that if that were to be considered, it would be at some point in the future.

Second reading/public hearing is scheduled for April 21, 2025.

INTRODUCTION/PUBLIC HEARING/VOTE – RESOLUTIONS

Resolution 23-25

Accepting the Lowest and Best Bid for the Annual Sidewalk Maintenance Program 2025 (25-004-CIP)

Vice Mayor Alutto introduced the resolution.

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Mr. Gable stated that staff conducted a competitive bidding process for the 2025 Sidewalk Maintenance Program which involves the removal and replacement of deficient concrete sidewalk sections throughout the City. The program includes work at various locations including areas of higher pedestrian traffic in addition to requests for repairs and replacements from residents. Mr. Gable noted that the majority of sidewalk repair locations are caused by roots from mature trees heaving the sidewalks. As part of the repair process, these roots will be pruned and removed with the Dublin Forestry staff's input. If it is determined that the necessary root pruning would prove detrimental to the tree, staff will meander the sidewalk around the tree. He reiterated staff's goal to preserve trees whenever possible. Any meandering would be in consultation with the resident. In 2024, 11 trees required removal and in 2023, only four street trees were required to be removed. The City also utilizes sidewalk shaving and leveling as maintenance strategies prior to recommending replacement within this program. On February 26, nine bids were received and publicly opened. Coburn's Concrete LLC submitted the lowest and best bid of \$272,519.40 which is 13.49% below the engineer's estimate. The budgeted funds for this project in the 2025-2029 CIP are \$275,000. The remaining budgeted funds will be utilized for the sidewalk shaving program. The work for the project is expected to begin in May and be completed in September. Staff recommended approval.

There were no public comments.

Vote on the Resolution: Mr. Keeler, yes; Vice Mayor Alutto, yes; Ms. Fox, yes; Ms. Kramb, yes; Mr. Reiner, yes; Mayor Amorose Groomes, yes.

Resolution 24-25
Accepting the Lowest and Best Bid for the Street Maintenance Program 2025 - Phase 1 (25-001-CIP)

Vice Mayor Alutto introduced the resolution. Mr. Gable stated that staff conducted a competitive bidding process for the Street Maintenance Program for 2025. The program consists of replacing deteriorated concrete curb and gutter, milling of deteriorated pavement surfaces, cold in-place recycling, placement of new asphalt pavement, roadway storm structure maintenance and other associated street maintenance work. The work in this program will maintain the average Pavement Condition Index (PCI) of the City's roadway network at 89.5 with an overall goal of 75 which is considered to be good condition. The program is funded through the 2025-2029 CIP in the amount of \$5,500,000 from the annual Street Maintenance Program, \$654,000 from the Traffic Signal and Electrical Infrastructure Maintenance Program and \$51,000 from the Mobility Infrastructure Improvements Program for a combined total of \$6,205,000. The engineer's estimate for Phase 1 is \$3,105,000. On March 11, four bids were received and publicly opened for the Street Maintenance Program Phase 1. The Shelly Company submitted the lowest and best bid of \$2,547,636.92 for Phase 1 which included both alternates 1 and 2. The work for both phases of the Program is expected to commence in May 2025 and be complete by October 2025. Staff recommended approval of the Resolution.

There were no public comments.

Ms. Kramb asked if work in all locations begins in May. Mr. Gable stated that the contractor will start in a few specific locations. Ms. Kramb asked how the public is notified of what projects will be worked on when. Mr. Gable stated that there are a variety of notifications made. A construction flyer is sent to all adjacent residents that are impacted by the project. Secondly, sandwich board signs are used at the entryway to the streets being worked on. Lastly, door hangers are deployed as the work gets closer to starting in the area. Once construction begins, the contractor will notify residents if their driveway is going to be impacted at a minimum of 24 hours in advance.

Ms. Kramb clarified that as Riverside Drive is worked on a lane will always remain open. Mr. Gable responded affirmatively. Mr. Gable added that there is a project specific website that will be on the initial mailer that residents will receive to have the most current information. Ms. Kramb asked about the message boards to alert drivers of upcoming work. Mr. Gable stated that Riverside Drive is a priority route, which means that there are restricted hours for the contractor to work so they are not closed during higher volume times. He added that they would use message boards as well.

Ms. Fox questioned the amount of work being done for the money. She asked Mr. Gable to talk about how the amount of funding is determined for the program. Mr. Gable stated that the street maintenance budget was reduced in 2025 because it is a smaller overall program. The program is based on the work that is needed. Ms. O’Callaghan added that the dollar amount that is requested is very much driven by our asset management program. The pavement conditions are inspected each year and the pavement condition rating is determined citywide. The goal is to keep the City streets to a high quality.

Ms. Kramb asked about the detail that is provided on the project website. Mr. Gable stated that it will adjust week-to-week. More residential streets will be informed that the work is coming. The streets that will notice a greater impact will likely have a little more information as to the work being done, any closures and detours. He added that the informational website is on the City’s website and can be found by searching “construction.”

Mayor Amorose Groomes asked if a resident request is included in this cycle. Mr. Gable responded affirmatively.

Vote on the Resolution: Mayor Amorose Groomes, yes; Mr. Reiner, yes; Mr. Keeler, yes; Vice Mayor Alutto, yes; Ms. Fox, yes; Ms. Kramb, yes.

Resolution 25-25
Accepting the Lowest and Best Bid for the Street Maintenance Program 2025 - Phase 2 (25-002-CIP)

Vice Mayor Alutto introduced the resolution. Mr. Gable stated that staff conducted a competitive bidding process for Phase 2 of the Street Maintenance Program for 2025. As previously stated, the program consists of replacing deteriorated concrete curb and gutter, milling of deteriorated pavement surfaces, cold in-place recycling, placement of new asphalt pavement, roadway storm structure maintenance and other associated street maintenance work. As stated previously, the program is funded through the 2025-2029 CIP in the amount of \$5,500,000 from the annual Street Maintenance Program, \$654,000 from the Traffic Signal and Electrical Infrastructure Maintenance Program and \$51,000 from the Mobility Infrastructure Improvements Program for a combined total of \$6,205,000. Phase 2 also includes traffic signal upgrades at three intersections in the City.

The engineer’s estimate for Phase 2 is \$3,950,000. On March 19, four bids were received and publicly opened for the Street Maintenance Program Phase 2. Strawser Paving Company Inc. submitted the lowest and best bid of \$3,205,282.74 for Phase 2 which included both alternates 1 and 2. The work for both phases of the Program is expected to commence in May 2025 and be complete by October 2025. Staff recommended approval.

There were no public comments.

Vote on the Resolution: Vice Mayor Alutto, yes; Mayor Amorose Groomes, yes; Ms. Fox, yes; Mr. Keeler, yes; Ms. Kramb, yes Mr. Reiner, yes.

Resolution 26-25
Authorizing the City Manager to enter into a Local-Let Project Agreement with the Ohio Department of Transportation (ODOT) for the Muirfield Drive at Sells Mill Drive Pedestrian Crossing Improvements (22-021-CIP)

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Vice Mayor Alutto introduced the resolution.

Ms. Wawzkiewicz stated that the City of Dublin is partnering with the Ohio Department of Transportation (ODOT) and Dublin City Schools on a project to install a High-Intensity Activated Crosswalk (HAWK) on Muirfield Drive and resurface the intersection of Muirfield Drive and Sells Mill Drive/Mojave Street. The City completed a Heightened Awareness Crosswalks Report in 2020, which identified improvements for the Scottish Corners Elementary School crosswalk on Muirfield Drive. The crosswalk on Muirfield Drive at Sells Mill Drive/Mojave Street is challenging for pedestrians to cross, especially during busy times. Installing a HAWK signal will improve safety by providing a controlled crossing that stops traffic when activated by pedestrians. The City worked with Dublin City Schools and applied for Safe Routes to School (SRTS) funding in 2023. Funding was awarded in the total amount of \$500,000 through SRTS and federal safety funds. The funding may only be used for construction and construction administration, with no local match requirement. This amount is expected to cover the entire construction phase of the project. The City and ODOT have drafted a Local-Let Project Agreement, as attached, with ODOT covering 100% of the construction and construction administration costs, resulting in a reimbursement from ODOT to the City in an estimated amount of \$392,374.63. This project is programmed in the 2025-2029 CIP with \$445,845 available for construction and construction administration. This Agreement sets forth requirements and responsibilities for the local administration of the project. The Federal-aid Highway Program operates on a reimbursement basis, which requires that costs be incurred and paid before a request is made for reimbursement. After the completion of the project, the City will determine the actual cost and then request reimbursement from ODOT within 6 months. ODOT staff have reviewed and approved the proposed Local-Let Project Agreement. The bid will be advertised in April with an anticipated bid opening in May 2025. The estimated lead time is between 6 to 12 months, which results in a final project completion in spring 2026. Staff recommended approval.

There were no public comments.

Vice Mayor Alutto asked if this signal will be active for pedestrians 24/7 and 365 days a year. Ms. Wawzkiewicz responded affirmatively. In response to Vice Mayor Alutto's question regarding whether crossing guards will still be at the intersection, Ms. Wawzkiewicz stated that was her understanding.

Vote on the Resolution: Ms. Fox, yes; Mr. Reiner, yes; Vice Mayor Alutto, yes; Ms. Kramb, yes; Mayor Amorose Groomes, yes; Mr. Keeler, yes.

Resolution 27-25

Accepting the Lowest and Best Bid for the 2025 Street Light and Bridge Rail Painting (25-032-CIP)

Vice Mayor Alutto introduced the resolution.

Mr. Taylor stated that on March 26, five bids were received and publicly opened for the 2025 Street Light and Bridge Rail Painting project. This project provides for the painting of various types of street light poles and metal bridge rails at various locations throughout the City. The budgeted funds for this project in the 2025-2029 CIP total \$200,000. Martin Painting & Coating submitted the lowest and best bid of \$172,392.85 which is 13.8% below the engineer's estimate. The work for this project is expected to commence in May 2025 and be completed by October 2025. Staff recommended approval.

There were no public comments.

Vote on the Resolution: Mr. Reiner, yes; Vice Mayor Alutto, yes; Ms. Fox, yes; Mr. Keeler, yes; Ms. Kramb, yes; Mayor Amorose Groomes, yes.

OTHER BUSINESS

- Muirfield Art in Public Places Project Design

Mr. Earman stated that at the November 4, 2024 Council meeting, Resolution 56-24 was approved authorizing the City Manager to enter into a contract with artist Ivan Depeña for the design, construction and installation of the Muirfield Art in Public Places (AiPP) project located at the northeast corner of Muirfield Drive and Whittingham Drive. The original contract design included a precast concrete structure at a height of 14 to 16 feet, a budget of \$175,000 and a project completion date of March 2026. Mr. Earman noted that the completion date is noteworthy as the State of Ohio Facilities Construction Commission Reimbursable Grant of \$175,000 expires on June 30, 2026. Additionally, the timing would allow the new art piece to be completed for the 50th Anniversary of the Memorial Tournament. Since the execution of the contract, the artist has advanced design, material research and transportation fabrication to deliver the project as proposed. Mr. Earman provided information regarding the two preferred materials for consideration.

Engineering and Material Options

Fiberglass

- Pros
 - Durable
 - Weather Resistant
 - Customizable Finish
 - Sturdy
 - Lighter Material
- Cons
 - Maintenance
 - Steel and Foam Core
 - Completion Q3 2026

Precast Concrete

- Pros
 - Very Durable
 - Weather Resistant
 - Customizable Finish
 - Robust Strength
 - Maintenance
 - Solid Concrete Material
 - Completion Q1 2026
- Cons
 - Heavier Material
 - Cost

Mr. Earman stated that aesthetically, the two materials have very minor differences. The difference between the two is sturdiness. The precast concrete is the preferred option of the artist and the Dublin Arts Council. With the precast concrete option there are a few scenarios for consideration. There are three options for Council’s consideration and the costs associated with each.

Updated Material, Height and Cost Options

	Option 1 Fiberglass 14'	Option 2 Fiberglass 16'	Option 3 Precast Concrete 16'
Completion	Summer/Fall 2026	Summer/Fall 2026	Fall 2025/Winter 2026
Cost	\$175,000	\$210,000	\$250,000



Sustainable | Connected | Resilient

Mr. Earman reiterated that Option 3 is the preferred option of the artist and the Dublin Arts Council. Ava Morgan, Dublin Arts Council and the project artist, Ivan

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Depeña were present. Ms. Morgan introduced Mr. Depeña. She stated that the six-month delay between the selection of the concept and the signing of the contract resulted in changes in price of materials and availability of fabricators. Dublin Arts Council supports the artist’s recommendation to move forward with the precast option. She requested that the City amend the contract and provide additional funding for the artist to move forward with Option 3. Mr. Depeña stated that as he researched materials, he found the fiberglass to be a bit lightweight. The precast concrete feels very earthen. He expressed appreciation to Council for considering an amendment to the contract.

Ms. Weisenauer read a comment that was received online regarding this Art in Public Places project.

Denise Applegate, 946 Cross Country Drive, Columbus wrote:
As a DAC board member, I would like to express my strong support for the recommendation to amend the contract and allow for more funds to realize the best possible artwork for this project. This project will be an important legacy for the city of Dublin and will bring international attention for years to come, so I believe it is critical to make it as close to the artist's vision as possible. The artist, who was selected after a thorough and competitive process, has years of experience and expertise in his field, so it seems vital to me that we respect his recommendation of materials to be used. In our current economic environment, it seems that cost increases are something to be expected in every aspect of life. I hope all can take the long-term view of the value this investment will bring to Dublin and approve the additional funds. Thanks for your consideration.

Council consensus was that Option 3 was the preferred option. Discussion was held regarding the green stripe in the piece and what material that would be. Mr. Depeña stated that he is still researching what would work best for the green stripe whether it will be an artificial material such as turf or a live material. He has some concerns about the maintenance of live plant material.

Mayor Amorose Groomes clarified that this artwork will be delivered on time and on cost moving forward. Mr. Depeña responded affirmatively.

Mayor Amorose Groomes moved to authorize the City Manager to amend the contract to allow for the project material to be precast concrete that is 16 feet tall. Vice Mayor Alutto seconded.

Vote on the motion: Mr. Keeler, yes; Vice Mayor Alutto, yes; Mayor Amorose Groomes, yes; Ms. Kramb, yes; Ms. Fox, yes; Mr. Reiner, yes.

- Memorial Tournament Temporary Signs
Ms. LeRoy requested approval for the temporary signs that were presented earlier during Mr. Sullivan’s presentation for the Memorial Tournament. The signage is installed about a month before the tournament, and it will be taken down the week after.

Mayor Amorose Groomes moved to approve the request for temporary signs for the Memorial Tournament.
Vice Mayor Alutto seconded.

Vote on the motion: Ms. Kramb, yes; Mayor Amorose Groomes, yes; Mr. Keeler, yes; Mr. Reiner, yes; Vice Mayor Alutto, yes; Ms. Fox, yes.

- Micro-mobility Update
Mr. Rayburn stated that Bird has ceased operations in Dublin as of January. Staff partnered with other municipalities led by the City of Columbus on a Central Ohio

Shared Micro-mobility Program. He stated that this update was to introduce Veo and to answer any questions prior to proceeding to authorizing the City Manager to enter into an agreement. Mr. Rayburn also shared that staff is currently working on updating the Code for Micro-mobility devices. Those Code amendments will be coming forward to Council soon.

Mr. Rayburn stated that Veo is a woman-founded company and their mission is to reduce car dependency. They launched at Purdue University in 2017 and now they operate in more than 50 cities. The Veo fleet has a variety of options.

The Veo Fleet

- Traditional pedal bike ●
- E-bikes ●
- Scooters ●
 - Standing ●
 - Seated ●



Mr. Rayburn stated that this is a bike share on top of a scooter share with this operator. He stated that the City of Columbus led the negotiations in the terms with Veo on behalf of the region. In the past, Dublin has budgeted CIP funding for a bike share program in the amount of \$380,000 with about an \$80,000 per year subsidy. This operator is different. The City will be involved in a modest revenue sharing agreement with this company. Furthermore, Dublin does not own any of the equipment. Staff proposed an initial launch date for the Dublin fleet on April 30th, just in time to celebrate Bike Month with about 50 devices. The first phase would last about 45 days. During the initial launch period, staff will be conducting audits with the Police Department. After the launch, the number of devices will increase to 125. The City will receive the revenue share from the e-scooters and Class 2 e-bikes on a quarterly basis. Mr. Rayburn estimated that the City could receive about \$675 in device fees for the initial launch period and for the remainder of the year, another \$2,800. The traditional pedal bike has no fees associated with its use.

The agreement duration is four years, ending on December 31, 2029. This is consistent with the other municipalities that are part of the Central Ohio Shared Micro-mobility Program. There are performance reviews built into the contract as well. The same restrictions that are already in place such as no ride zones, or slow zones remain. There are no docking stations associated with these devices. Veo is anticipated to invest a certain amount of money in parking facilities across the region. Mr. Rayburn sought Council feedback regarding benches, trash and recycling receptacles, bike racks, parking corrals, etc. Mr. Rayburn introduced Mr. Bott from Veo, who was present to answer any questions.

Ms. Kramb was supportive of the facilities investment that Veo would like to make. She would like these devices to be used around the City's events.

Ms. Fox stated that she liked the idea of their investment in benches and facilities, but they would need to go through the planning department to ensure they fit the community standards. She expressed that she would like to see how these do in the community before facilities are constructed. She is supportive of having these in areas where it is a little farther to walk.

Vice Mayor Alutto is supportive of Veo's investment. She added that she likes that there are a variety of devices to use.

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Mr. Keeler agreed that it makes sense to have a variety of products so residents and visitors can choose what they are most comfortable with. It will also be informative as to which are preferred after some time. He stated that there is an issue with clutter and disarray. Mr. Keeler asked about the dockless system and how it provides mandatory compliance. Mr. Bott stated that the variety of devices allows riders with different abilities and comfort levels to participate. From a parking compliance standpoint, Mr. Bott explained that Veo has a labor model that allows local staff to react in an efficient manner. He stated that they also leverage technology to prevent bad outcomes. They are working on an AI-powered parking tool that is trainable to local infrastructure. They are working to give users real-time feedback on using the equipment appropriately and parking it appropriately. Finally, Mr. Bott shared that there is also the ability to issue violations and instruct riders on how to park correctly. There is an escalating scale of monetary fines and even potential suspension from the platform.

Mayor Amorose Groomes stated that she is unsure if benches are needed as there are already benches. She stated that trash/recycling receptacles are important, but they need to be the approved receptacles. A bike rack may not be effective with all the different types of vehicles, she added that she feels strongly about a parking corral. She would like to see this executed in the near term, particularly in Bridge Park and the Historic District.

- Quarterly Human Resources Briefing
This item was postponed to a future meeting by Mayor Amorose Groomes.
- COTA Board Appointment
Ms. O'Callaghan stated that the City of Dublin has the opportunity to appoint a member to the COTA Board of Trustees for a three-year term. Staff recommended appointing Matt Starr. Mr. Starr is a Dublin resident and has extensive experience in all aspects of development including finance. He is recognized as a leader in the community and he was an active member serving on the Envision Dublin Community Plan Steering Committee.
Mayor Amorose Groomes stated that she, the Vice Mayor and one other Council member will meet with Mr. Starr to discuss expectations for the appointment.

Mayor Amorose Groomes moved to appoint Matt Starr to the COTA Board of Trustees to represent the City of Dublin.
Vice Mayor Alutto seconded.

Vote on the motion: Mayor Amorose Groomes, yes; Mr. Reiner, yes; Ms. Kramb, yes; Vice Mayor Alutto, yes; Mr. Keeler, yes; Ms. Fox, yes.

STAFF COMMENTS

Ms. O'Callaghan had no staff comments to share.

COUNCIL ROUNDTABLE

Mr. Keeler stated that this past weekend, the Dublin Silver Band won the North American Championship at the North American Brass Band Association Championship in Fort Wayne. Dublin was represented by three different bands: Dublin Silver Band, Dublin Youth Brass Band and the Dublin Metro Brass Band. The youth band placed third in their division. No other City of North America was represented by three separate ensembles. A total of 31 groups competed ranging from New Jersey to San Francisco and Toronto to San Antonio.

Mayor Amorose Groomes shared the following:

- Congratulations to Brian Ellis as the Chamber Business Person of the Year;
- On March 21, the MORPC State of the Region was held – she thanked everyone who attended;
- On April 2, she had a meeting with Nick Davis from Senator Bernie Moreno's office;

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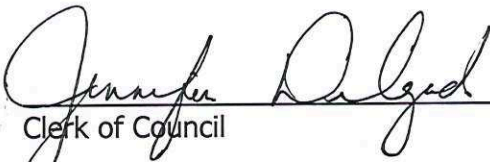
- She met with Emily Graeter, Legislative Director in Representative Mike Carey’s office to talk about the importance of the tax-exempt status of municipal bonds;
- April 3, a MORPC meeting was held;
- Also on April 3, she participated in a podcast with the Orange Peel group from Jerome High School;
- April 4 was a COMMA meeting held in Marysville. The topic of conversation was the BETA District; and
- April 7, she met with Sells Middle School seventh graders.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:13 p.m.



Mayor – Presiding Officer


Clerk of Council