

RECORD OF PROCEEDINGS
Dublin City Council

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

Held
December 11, 2023
20

**CALL TO ORDER**  
 Mayor Fox called the Monday, December 11, 2023 Regular Meeting of Dublin City Council to order at 6:30 p.m.

**ROLL CALL**  
 Present were Ms. Alutto, Ms. Amorose Groomes, Mayor Fox, Mr. Keeler, Ms. Kramb and Mr. Reiner. Vice Mayor De Rosa was absent.  
  
 Staff members present were Ms. O’Callaghan, Chief Paez, Ms. Weisenauer, Ms. Blake, Ms. Goliver, Mr. Hammersmith, Mr. Stiffler, Mr. Earman, Mr. Ashrawi, Ms. Willis, Ms. Rauch, Mr. Gracia and Mr. Althouse.  
  
 Others present: Imran Malik, Chair and Nikki Lombardo, Vice Chair of the Community Inclusion Advisory Committee; Rex Pryor, Chair of the Community Services Advisory Commission; Russ Hunter and Brent Crawford, Crawford Hoying.

**ADJOURN TO EXECUTIVE SESSION**  
 Mayor Fox moved to adjourn to executive session for the purposes of:
 

- To consider Confidential Information related to a Request for Economic Development Assistance that involves Public Infrastructure Improvements that are directly related to an Economic Development Project, and which executive session is necessary to protect the possible Investment or Expenditure of Public Funds to be made in connection with the Economic Development Project.

 Ms. Alutto seconded.
 

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

**RECONVENE (7:00 P.M.)**

**PLEDGE OF ALLEGIANCE**  
 Mayor Fox invited members of Boy Scout Troop #117 to lead the Pledge of Allegiance.

**SPECIAL PRESENTATIONS**

- Community Inclusion Advisory Committee (CIAC) Report  
 Mayor Fox invited Mr. Malik forward to give an update on the work of the CIAC. Mr. Malik shared that they implemented the Rules of Order, which provides more structure and regular practices to their public meetings. He stated that the CIAC has spent a majority of the time this year doing in-depth reviews of City practices and committee partners on the strategic initiatives in CIAC’s purview. This has been an enlightening, educational and collaborative process. The Committee has advised City staff on a number of initiatives such as language translation, MLK Civic Services and the Citizenship ceremony. He noted the City’s perfect score on the Municipal Equality Index. He expressed pride in the City’s active social media and Dublin Link Bridge lighting as expressions of many cultures and beliefs in Dublin. Dublin is a model democracy that is connected, resilient and sustainable in many ways and inclusion helps to ensure the hallmarks of recognizing residents and corporate resident diversity.  
 Ms. Lombardo thanked Council for their support and shared that she is looking forward to continuing work in 2024.
- Community Services Advisory Commission (CSAC) Report  
 Mr. Pryor came forward to provide an annual report to Council. He stated that CSAC has been hard at work this year. The Commission has helped provide guidance, expertise and perspective on several programs, such as:
  - Speed Management;

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- o Parks and Recreation Master Plan;
- o Community Health Needs Assessment;
- o Sustainability Framework;
- o Native Plants; and
- o Dublin Community Recreation Center (DCRC) Refresh.

CSAC also provided a recommendation to Council recently regarding an ordinance amending the City’s Code of Ordinances to include a prohibition on outdoor feeding of wild animals and animals running at-large. Council adopted this ordinance on November 27.

He stated that the Commission looks forward to continuing to support Council’s initiatives. He thanked Council for their trust in the Commission to provide input on important topics. They look forward to continuing their work in 2024.

CITIZEN COMMENTS

There were no comments.

CONSENT AGENDA

- Minutes of the November 27, 2023 Regular Council Meeting

There was no request to remove an item from the consent agenda.

Ms. Alutto moved to approve the consent agenda.

Mr. Reiner seconded.

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

SECOND READING/PUBLIC HEARING - ORDINANCES

Mayor Fox moved to waive Council Rules of Order and read Ordinances 60-23 through 62-23 together.

Ms. Alutto seconded.

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

**Ordinance 60-23**

**Authorizing the City Manager to Execute an Easement with Property Owner Heather Properties, LLC Along the Indian Run Meadows Planned Use Development Corridor for Landscape Maintenance**

**Ordinance 61-23**

**Authorizing the City Manager to Execute an Easement with Property Owners Jason and Megan Miller Along the Indian Run Meadows Planned Use Development Corridor for Landscape Maintenance**

**Ordinance 62-23**

**Authorizing the City Manager to Execute an Easement with Property Owners Tyler and Elizabeth Stafford Along the Indian Run Meadows Planned Use Development Corridor for Landscape Maintenance**

Mr. Earman stated that there are no changes to these Ordinances from the first reading. He noted the addition of a list of plant species provided to Council for this meeting. The list represents some of the plants that could provide screening once the Honeysuckle is removed.

There were no public comments.



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Mr. Reiner stated that evergreen, specifically arbor vitae and spruce, is what was intended and he was supportive of the list of options.

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

Ordinance 63-23 (Amended)
Amending the Annual Appropriations for Fiscal Year Ending December 31, 2023 (Q4)

Mr. Stiffler stated that this Ordinance was amended to include Sections 17-25. The supporting memo provides explanation for these sections. Staff recommended approval.

There were no public comments.

Ms. Amorose Groomes asked about Section 9 regarding the Woerner Temple TIF, specifically, that it is not generating the revenue that was anticipated. She asked if that was expected to resume and what gap that would cause in the budget. Mr. Stiffler stated that this advance was programmed about 18 months ago and there was a Board of Revision decision that lowered the revenues for last year and this year that results in the shortage. This is likely to be permanent because it is a Board of Revision decision, so the City will repay this advance over time.

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

Ordinance 64-23
Establishing Appropriations Based on the 2024 Operating Budget of the City of Dublin, State of Ohio, for the Fiscal Year Ending December 31, 2024

Mr. Stiffler stated that there were no changes to this Ordinance from the first reading. Staff recommended approval.

There were no public comments.

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

Ordinance 65-23
Amendments to Zoning Code Sections 153.002, 153.170-153.178, and Appendix G regarding the Architectural Review Board development requirements and procedures. (Case 23-097ADMC)

Ms. Rauch stated that the year identifier was removed from the map in the Code section. There were no other changes to the Ordinance from the first reading. Staff recommended approval.

There were no public comments.

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

Ordinance 66-23 (Amended)
Amending Zoning Code Section 153.074 regarding Accessory Uses and Structures to address language regarding Renewable Energy Equipment for Solar and Declaring an Emergency

Ms. Rauch stated that there was a minor change regarding applicability from the first reading and the desire to pass this Ordinance as an emergency measure, effective upon passage. Staff recommended approval.



There were no public comments.

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

Ordinance 67-23
Authorizing the City Manager to Enter into a Development Agreement and other Related Agreements for the Development of Y Block with Crawford Hoying Development Partners, LLC

Ms. O'Callaghan stated that there are no changes to this Ordinance from the first reading. She introduced Russ Hunter and Brent Crawford, who were present, from Crawford Hoying.

There were no public comments

Mayor Fox noted a typographical error on page four of the agreement and asked about whether or not Crawford Hoying would like to speak to the conceptual master plan for the whole parcel. Russ Hunter, Crawford Hoying, 6640 Riverside Drive, stated that the newest part of the conceptual plan is residential on top of the hill, where Montgomery Inn is currently. It is the least solid of plans at the moment because it will be impacted by the decisions made regarding the areas around it. The intention is that will be residential. They are trying to think 10 to 15 years ahead to make sure that this development stays relevant and integrated. Mayor Fox stated that this will be going through the planning process, so there will be time for resident engagement. Ms. Amorose Groomes stated that this is an economic development agreement for a potential project. The City looks forward to navigating that process with Crawford Hoying, but that process is going to happen in many phases. She stated that if there are residents that are concerned about the agreement being authorized, she wanted to reassure them that this would follow the same process that any other development would navigate. If everyone is in agreement at the end of the process, then this agreement states the financial agreements. She stated that she has high confidence in the developer and the planning staff to bring the project forward.

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

INTRODUCTION/PUBLIC HEARING/VOTE – RESOLUTIONS
Resolution 86-23
Adopting the 2023/2024 Franklin County Multi-Jurisdictional Hazard Mitigation Plan

Ms. Alutto introduced the Resolution. Chief Paez stated that the Federal Emergency Management Agency requires local communities to adopt a natural hazards mitigation plan (HMP) as a condition of eligibility to receive federal funds available through their agency. Franklin County Emergency Management and Homeland Security (FCEM&HS) initially adopted a countywide HMP in 2007, with subsequent updates in 2018. Over the past year, FCEM&HS have diligently worked on an update for 2023/2024. Member communities now need to adopt the new plan. The 2023/2024 Franklin County Multi-Jurisdictional Hazard Mitigation Plan Update identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in Franklin County and its jurisdictions from the impacts of future hazards and disasters. The County's current plan expires on December 26, 2023. FEMA guidelines state that jurisdictions can adopt the HMP before it receives 'approved pending adoption' status. It is recommended that the HMP be formally adopted before the plan expires, as adopting the plan before it expires will ensure eligibility to apply for and receive FEMA pre- and post-disaster funding. The City is not required to take any actions or allocate



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funds toward any projects identified in the plan. However, adopting the plan ensures the City's eligibility to receive federal mitigation funds as they become available. Chief Paez thanked Tom Hirschy for his work on this plan update.

There were no public comments.

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

Resolution 87-23
Authorizing the City Manager to Execute a Grant Agreement with the Ohio Department of Development and Accept Grant Funding through the Ohio Broadband, Utilities, and Infrastructure for Local Development Success Water and Wastewater Infrastructure Grant Program for the Waterline Replacement - Phase VII Project (23-016-CIP)

Ms. Alutto introduced the Resolution.
Mr. Hendershot stated that staff identified the Ohio Broadband, Utilities, and Infrastructure for Local Development Success Water and Wastewater Infrastructure Grant Program (Program), administered through the Ohio Department of Development in partnership with the Ohio Environmental Protection Agency, as a potential funding source for the City's water and wastewater (sanitary sewer) projects within the Capital Improvements Program (CIP). Staff submitted grant applications for nine water and wastewater CIP projects to the Ohio Department of Development for consideration to receive grant funding through the Program. On July 21, 2023, the City of Dublin was selected by the Ohio Department of Development to receive \$340,000 in grant funding for the Waterline Replacement – Phase VII Project. The Program's initiative aligns with the purpose of the Project, which is to provide a better level of water service to the impacted areas with increased pressures and reduction in water outages through the replacement of aging 2-inch water lines with 6-inch water lines. Reliability of the water distribution system is a key component of customer welfare and satisfaction. Construction activities for the Project are expected to commence summer 2024 and be completed by fall 2024.
The Ohio Department of Development has announced that a new round of grant funding has been made available to Ohio communities through a grant funding application and selection process. Staff is actively submitting grant applications for water and wastewater CIP projects for consideration to receive new grant funding through the Program.

There were no public comments.

Mayor Fox expressed her appreciation for staff applying for and receiving the grant.

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

Resolution 88-23
Authorizing the City Manager to Enter into a Contract for Public Health and Plumbing Services with the Board of Health of the Franklin County General Health District for 2024

Ms. Alutto introduced the Resolution.
Ms. O'Callaghan stated that this Resolution authorizes a contract with Franklin County Public Health for the provision of public health services, plumbing plan review and inspection services for 2024. Franklin County Public Health serves as the public health agency for Dublin, including the portions of the City in Delaware and Union Counties. The Board of Franklin County Public Health approved a rate increase for 2024 of 3% over the 2023 rate. The City's costs for the 2024 contract is \$486,795.89. This is an increase of \$14,293.98. This amount has been budgeted as part of the 2024 Operating Budget. Ms. O'Callaghan stated that the City values its partnership with Franklin



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County Public Health and the services that they provide.

There were no public comments.

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

**Resolution 89-23**  
**Accepting the Lowest and Best Bid for the Brandonway Drive Bridge Replacement Project (22-033-CIP)**

Ms. Alutto introduced the Resolution.  
Mr. Gable stated that staff solicited bids for the Brandonway Drive Bridge Replacement. The new bridge will be similar in appearance and size to the existing bridge, while slightly wider to allow pedestrian facilities on both sides of Brandonway Drive connecting with existing pedestrian extensions adjacent to the structure. This project is funded through the 2023-2027 CIP and amended by Ordinance 36-23 to provide \$600,000 of additional funds for the construction of this bridge replacement. On November 16, 2023, six bids were received and opened. George J. Igel & Co., Inc. submitted the lowest and best bid of \$1,608,376.74. The project is expected to commence in July 2024 and the completion date is October 31, 2024. Brandonway Drive will be closed to traffic for four months beginning July 1, 2024, between Brand Road and Wellston Court/Aldridge Place. Staff recommended approval.

There were no public comments.

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

**Resolution 90-23**  
**Acceptance of amendments to the Historic Design Guidelines applicable to Historic Dublin and outlying historic properties on Appendix G (Case 23-097ADMC)**

Ms. Alutto introduced the Resolution.  
Ms. Rauch stated that this Resolution is a request for acceptance of amendments to the Historic Design Guidelines to address City Council's direction regarding preservation within the District, specifically focusing on the contributing/non-contributing terminology and how the demolition criteria applies based on that terminology. This is a companion document to the Code Amendment that was just passed by Council earlier (Ordinance 65-23). Staff conducted research of properties within the District to determine their preservation status and how the demolition criteria could be applied, which resulted in an amendment to the Historic District Zoning Code requirements and Design Guidelines. Staff recommended the following amendments to the Code and Guidelines:

- The replacement language for the contributing/non-contributing nomenclature to be "landmark" and "background", respectively;
- The reduction of the number of landmark buildings in the Historic District;
- More structures eligible for lesser demolition criteria;
- The addition of The Architectural Review Board (ARB) requested site restoration language; and
- The change in the terminology of *building/structure/property* to **resource** as appropriate.

Ms. Rauch reviewed the public input sessions and discussions held regarding these proposed modifications. ARB and Planning and Zoning Commission (PZC) have both reviewed and recommended approval to City Council.

There were no public comments.



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Mayor Fox was supportive of the effort and the preservation of landmark buildings. She shared her support for designating background buildings as part of this work. She also shared her support for ARB review and stated that she believed Historic District residents agree with ARB review. She stated that when a historic district is maintained by ARB review, it actually increases property values and maintains the character of the district in the whole. It protects structures and the negative spaces, the gardens, streetscape, historic walls and historical features. She stated that her concern is with the definition in the Guidelines. She expressed concern that when changing the definition from contributing and non-contributing to landmark and background, a loophole was opened. She stated that the definition of *Background* in the Guidelines, is:

*Background buildings and cultural resources within the Historic District are those that do not add to the historic associations, historic architectural qualities or the architectural value of the area as expressed in the Historic and Cultural Assessment.*

She stated that this definition meets the criteria for demolition. The definition is the criteria. An applicant could come forward and say they meet the criteria because of the definition and offer no other criteria. She would like to see verbiage added that would give ARB some other criteria or some other definition to lean on in case there is something about a particular background building worth saving. She believes the objective was to have criteria that should have to be proven.

Mr. Keeler stated that he agrees with the statement regarding a historic district maintained by ARB review actually increasing property values. The result is a better product and better district, which benefits every property. He is supportive of the language as it is written because the purpose was to allow more latitude in demolishing properties that are not contributing. He also added that Council has shown that if an Ordinance is not working as intended, we are willing to revisit it.

Ms. Krumb stated that she is supportive of approving the resolution as submitted by staff. She added that these are minor word swaps and there are no other changes from the Guidelines that have been in use for the last couple of years.

Vote on the Resolution: Mayor Fox, no; Mr. Keeler, yes; Ms. Amorose Groomes, yes; Mr. Reiner, yes; Ms. Alutto, yes; Ms. Krumb, yes.

STAFF COMMENTS

Ms. O'Callaghan shared the following updates:

- Each December, the Wreaths Across America initiative helps place wreaths on the graves of veterans. Last year, over 2 million wreaths were placed in more than 2,500 locations. For the past few years, Dublin's former Grand Leprechauns have taken the lead to secure sponsorships, assist with the wreath placement in all of the Dublin cemeteries, and organize a public ceremony. This year's ceremony will be at the Dublin Cemetery Saturday, December 16 at 10:30 a.m. The City provides event assistance and Councilmember John Reiner will be speaking. Community members are invited to help place the wreaths on the veterans' graves immediately following the ceremony.
- With this being the last City Council Meeting of 2023, she thanked Council and staff for a fantastic year. Together many successes were achieved, we have advanced Council's visionary goals, implemented innovative new initiatives, and strategically planned for our future, all while continuing to provide world-class city services. It has been a challenging and very busy year, and she expressed pride for all that was accomplished. Because of the many planning efforts this year, significant milestones will be achieved in 2024. The Envision Dublin Community Plan update is on track to be completed in early spring. Residents will begin getting access to fast, reliable broadband as the Fiber to the Home project advances. In addition, efforts to revitalize Metro Center will continue, aided by extensive public engagement efforts. She stated that she is looking



forward to furthering the workplace culture initiative, guided by the new Culture Playbook, which was developed by a group of key stakeholders, including Mayor Fox and Councilmember Alutto. In the City of Dublin, we are driven by excellence, better together and dedicated to service. She thanked Council for their continued support and vision. She wished everyone a happy holiday season and she looks forward to many more great things ahead in the New Year.

COUNCIL REPORTS

- US 33 Corridor: Mr. Keeler shared that Marysville has awarded two façade grants, one for \$70,000 and one for \$50,000. They match 50% up to \$70,000. Plain City has 5,000 residential living units planned consisting of single-family, multi-family and townhomes. They also have development agreements for 11 acres of commercial and 60 acres of retail. Union County is working on two solar arrays that are under construction. It has been estimated that with Intel and power growth capacity needs to be doubled in 10 years. Union County is also working on waterway maintenance in Mill Creek. He advocated for the townships to hold developers accountable to get some of these improvements needed along Industrial Parkway.
- Planning & Zoning Commission: Ms. Amorose Groomes stated that a significant meeting was held last week. She thanked the members of the public, staff and members of the Commission for handling difficult topics in a sophisticated way. It is an example of the democracy that we try to instill in this community.
- MORPC: Ms. Amorose Groomes shared that the FRA Grants were awarded last week and four corridors were awarded in the State of Ohio. Two of the corridors are of particular interest to Dublin: the Chicago to Pittsburgh line and the Three C and D corridor, which is Cincinnati, Columbus, Cleveland and Dayton. She shared that this will be a heavy lift for all of the places along the corridors. The study that will be conducted is expected to last between 12 and 18 months. The results will be submitted back to the Federal Government and the FRA will evaluate the routes. There will be many negotiations happening. The Bipartisan Infrastructure Law did carve out \$2.4 billion a year for the next four years that will be spent on rail expansion across the country. She is pleased that Dublin has an opportunity to be part of the conversations and participate in rail across the country.
- Veterans Committee: Mr. Reiner thanked the Boy Scouts that were present and stated that they will honor our fallen heroes with the Wreaths Across American on December 16 at the Dublin Cemetery. This program is to honor, to remember and to teach. He thanked Bob Adamek for his work on this program each year.

COUNCIL ROUNDTABLE

- Ms. Alutto: She thanked staff for a wonderful year. She expressed appreciation for the City Manager and her leadership. She thanked the board and commission members and volunteers. She thanked her fellow Council members for their support and conversation. She thanked the residents for making this City what it is and wished everyone a happy holiday and a safe, happy New Year.
- Ms. Amorose Groomes: She stated that she meant to mention that she is happy to welcome the Township Administrator from Plain City to the Executive Committee for MORPC. She stated that there have been many challenges this year and she is proud of the way that we have navigated those challenges as a City. She is proud of the residents for having the difficult conversations and she is grateful to live in a community such as this. She wished everyone safe travels, if travelling, and to enjoy time spent together.
- Ms. Kramb: She thanked Council Member Amorose Groomes for her work and the hundreds of hours she has put into MORPC and advocacy for Dublin. She



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thanked our board and commission members for their work, the public, and the staff. She wished everyone a wonderful holiday.

- Mr. Keeler: He thanked staff for the Christmas Tree Lighting event. He stated it has been a great year full of great accomplishments. He reflected on the great accomplishments of past Councils, City Managers and staff. He stated that the possibilities are endless and he thanked everyone for the hard work. He wished everyone happy holidays.
- Mr. Reiner: He thanked his colleagues and staff. He thanked the City Manager for keeping this City number one of all the cities in the greater Columbus area. He is proud of all the accomplishments. He wished everyone a Merry Christmas and Happy Holidays.
- Mayor Fox: She stated we have done so much this year. She encouraged residents to read the City Manager's report on the website to see what has been accomplished. She stated the City is blessed to have a fantastic staff. She wished everyone a blessed and beautiful holiday season and very happy and prosperous New Year.

## ADJOURNMENT

The meeting was adjourned at 8:07 p.m.

  
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Mayor – Presiding Officer

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