

RECORD OF PROCEEDINGS
Dublin City Council

Minutes of

Meeting

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

Held
June 23, 2025
20

CALL TO ORDER

Mayor Amorose Groomes called the Monday, June 23, 2025 Regular Council Meeting of Dublin City Council to order at 5:00 p.m.

ROLL CALL

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

Staff members present were Ms. O’Callaghan, Mr. Hartmann, Chief Paez, Ms. Weisenauer, Ms. Rauch, Ms. Wawszkiewicz, Ms. Willis, Ms. Hoffman, Mr. Fleming, Mr. Gracia, Mr. Barker, Mr. Ashrawi, Chief Paez, Mr. Hendershot, Mr. Ament, Ms. Hunter and Ms. Blake.

Others present were Anthony Core, Squire Patton Boggs; Jim Arnold, SFC; and Tom Ricchiuto, BakerTilly.

ADJOURNMENT TO EXECUTIVE SESSION

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

- Legal Matters: Conferring with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action; and
- Personnel Matters: Considering the Employment of a Public Employee.

Vice Mayor Alutto seconded the motion.

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

PLEDGE OF ALLEGIANCE

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

SPECIAL PRESENTATIONS/RECOGNITION

- Letter of Gratitude from City Council to Mark Lehr
Mayor Amorose Groomes invited Mr. Lehr to come forward and be recognized by City Council for his work on the Dublin Veterans Cemetery Project. Mr. Lehr, with Mr. Holton, discovered gaps in documentation of veterans buried in Dublin Cemetery. Since that discovery, he has worked with the City and the Veterans Advisory Committee to properly identify, document and honor all military veterans interred in Dublin Cemetery. As a result of his research, he has confirmed the identification of over thirty additional veterans. Mayor Amorose Groomes, on behalf of Council, thanked Mr. Lehr for honoring the military legacy of the Dublin community.

CITIZEN COMMENTS

There were no citizens wishing to provide comments.

CONSENT AGENDA

- Minutes of the June 2, 2025 Regular Council Meeting
- Minutes of the June 16, 2025 Special 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. De Rosa, yes; Ms. Fox, yes.

ORDINANCES FOR ADDITIONAL READING/PUBLIC HEARING

Ordinance 06-25

Rezoning of Nine Parcels (PID 272- 000195, 272-000086, 274 -001259, 274 -001260, 274-001261, 274-001419, 274-001420, 274-001313, and 274-001421) from R, Rural District to ID-2, Research Flex District and ID-3, Research Assembly District (Case 25-008Z)
Mr. Hounshell provided Council a presentation summarizing the proposed rezoning of nine parcels totalling approximately 370 acres in size. Two of the parcels (65 acres) are owned by the City of Dublin and are located at the intersection of Shier Rings Road and Cosgray Road. The remaining sites are privately owned and within the City of Dublin corporation limits. There are no development proposals that are being submitted in coordination with this rezoning application.

Mr. Hounshell provided a history of the public engagement since this item was last before City Council on April 7. Ordinance 06-25 was tabled by City Council following concerns and questions from residents regarding the rezoning. A public neighborhood meeting was held on May 8 to share the Envision Dublin Community Plan’s provisions for this area, the rezoning request and the development process in the West Innovation District (WID). Additional meetings were held in May and June with the Ballantrae Homeowner’s Association (HOA), individual meetings with neighborhood residents and the rezoning property owners and representatives. Mr. Hounshell stated that the concerns raised at each of these meetings were similar to those raised at the April 7 meeting and included permitted uses, data centers and their environmental and physical impacts, the impact of development on the thoroughfare system, the height of future development, negative impacts on property values and health and safety of residents adjacent to industrial development. Residents also expressed their dissatisfaction about the public engagement and communication regarding the zoning changes. Regarding the meetings with property owners within the WID, Mr. Hounshell added that staff met with the current property owners of this rezoning application to provide an update on the status of the ordinance, share resident concerns and answer questions about the next steps in the process. Those property owners and representatives did express concern about how potential changes to the code could impact the future developability of these properties and expressed a desire to retain flexibility with the permitted uses and development standards. On June 11, a meeting was held specifically for the representatives and residents of Washington Township. The presentation that was shared by the residents at the June 11 meeting was provided to Council as well as all public comment that has been received. Coordination is ongoing for follow-up meetings between staff and members of the Ballantrae neighborhood board.

For the purposes of providing updates on the rezoning, staff has created a West Innovation Rezoning website (<https://dublinohiousa.gov/west-innovation-district-rezoning/>), which not only includes information about the rezoning, but also includes frequently asked questions and answers. The website also includes future changes that staff is considering and some future plan updates that will aid in seeing the vision for the WID.

Staff met with representatives from the existing data facility regarding the concerns raised by residents about the noise. This was the first that they had heard these concerns. They were appreciative of the meeting, and staff committed to engage and coordinate with the facility to help identify any additional measures for sound mitigation that could be implemented.

Mr. Hounshell shared that staff is also considering potential code amendments to help address some of the concerns that have been raised by residents and City Council. These future code amendments would need to be vetted for not just these properties in the rezoning, but for all properties in the WID, as there are properties that are currently zoned ID-2 and ID-3. Any amendments will be considered through the public review process beginning with review and recommendation by the Planning and Zoning Commission (PZC) and then a final determination by City Council. Mr. Hounshell highlighted a few of the changes that have already been identified as potential amendments. Staff is exploring removing data centers as a permitted or conditional use in the ID-2 District, which is

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immediately adjacent to the Ballantrae neighborhood. With respect to the ID-3 District, staff is exploring data centers as a conditional use, but requiring use specific standards that would regulate and restrict the operations and negative impacts that may occur to surrounding properties. Mr. Hounshell offered examples of specific standards regarding location of mechanical equipment, size and height limits on buildings and setbacks from residential uses and noise studies before and after construction. Staff is currently conducting the research necessary to develop recommendations for what would be appropriate in the WID area. Regarding Utility District Energy Plants, they are currently a primary principle use. Staff is exploring a change that would make them an accessory use, in which case they would have to be supporting an existing use. Additionally, staff is working to update or add any relevant definitions for uses that are currently being used in the WID, making sure they are aligned with the vision for the WID. In terms of service area locations and operations, staff is trying to address loading bays and service areas to make sure that they are not visible or impacting adjacent properties. Restrictions regarding operating hours is also being explored to make sure that adjacent properties are not impacted during the night hours. Staff is exploring potential height buffers adjacent to residential areas. There are areas of the WID where height would be encouraged, such as along US 33 and on the Ohio University (OU) campus. The final update provided by Mr. Hounshell was regarding a landscape buffer study that would determine if current buffering requirements meet the WID intent. This study is important, not only to the adjacent residential areas, but also to the entire WID area to develop its character.

Mr. Hounshell shared the future land use plan that was shared at the April 7 meeting, which shows the properties along Cosgray Road designated as Flex Innovation and the properties adjacent to Houchard Road that are designated as Industrial. The WID Special Area Plan continues to reinforce the future land use plan. The use categories are consistent with that plan and this establishes more recommendations for the district as a whole. They address preservation of certain structures, buffering from Cosgray Road, the extension of roadways and leveraging economic development opportunities. Staff supports the proposed rezoning to ID-2 and ID-3. Staff also recognizes and appreciates the concerns expressed by neighboring residents. Staff recommends preparing targeted amendments to the zoning code in collaboration with both residents and current property owners to provide additional assurances and reinforce the City's commitment to high quality context and sensitive development in the WID.

Mayor Amorose Groomes explained the public comment process. She reviewed what information and comments Council had already received and reviewed prior to the meeting. She encouraged anyone wishing to speak and provide new information to do so. Each speaker was provided 3 minutes to share their comments.

The following citizens came forward to express opposition to Ordinance 06-25, citing concerns of traffic, pollution, noise and the potential reduction of property values and quality of life:

- Angela Whitfield, 5891 Baronscourt Way;
- Lynn Roose, 5830 Houchard Road;
- Victoria McDonald (including children Maddie and Devin), 5642 Tynecastle Loop;
- Lindsay Bartow, 5797 Trafalgar Lane;
- Sandra McIntosh, 5792 Trafalgar Lane;
- Tara Roe, 5749 Trafalgar Lane;
- Amy Schiebel, 5884 Baronscourt Way;
- Theresa Collins, 5619 Tynecastle Loop;
- Dr. Michael Loochtan, 5857 Vandeleur Place;
- Mark McNelis, 7069 Wind Rose Way;
- Richard Weeks, 5826 Houchard Road;
- James Martinson, 7074 Cormac Way;
- Todd Hemmert, 5824 Houchard Road;
- Lisbeth Lovell, 5753 Bonaly Court;
- Kathy Balmert, 5860 Houchard Road;
- Chris Brown, 6720 Stone Circle Way;
- Tim Myers, 5884 Glendavon Court;

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- Joe Black, 5920 Trafalgar Lane;
- Cathy Butler, 5965 Roundstone Place; and
- Daniel Hammel, 5725 Trafalgar Lane.

Ms. Weisenauer read three comments that were submitted online as follows:

- Kory Shinlever, 5816 Trafalgar Lane, wrote:
"I am Kory Shinlever, a Dublin resident living at 5816 Trafalgar Lane in Ballantrae. My property backs up to Cosgray Road and would be directly across from the proposed rezoned WID area. As part of this community, I am writing to express my opposition to the proposed rezoning of West Innovation District Ord 06-25 from R, Rural to ID-2 and ID-3. My opposition is based on these potential/probable negative effects:
 - The loss of neighborhood and community character and integrity
 - A decrease in the market value of my home
 - Increased traffic congestion
 - Safety
 - Environmental – lighting, noise, hazardous fumes
 - Communication- lack of transparency from HOA and within Council
 - Permitted and Conditional uses that need to be defined and not ambiguous

Would you want this behind your home? Would you want it to hear the noise in your back yard? Would you want your kids or grandkids near this type of development where you've built a home, family, and community? Most reasonable people would say 'no'. Please DO NOT rezone this site to ID 2 or ID 3."

- Juli Hetrick, 6995 Ballantrae Loop, wrote:
"Please table action on this matter until the August 11th meeting."
- Darmawan Wardhana, 6718 Dunheath Circle, wrote:
"We have concerns about rezoning 9 parcels due to: 1) potential light, noise, and heat pollution, 2) potential power supply and electric grid issues, 3) lack of communication & transparency in the due process by the city council. Thanks for your considerations."

Ms. Kramb thanked all the residents who attended and expressed appreciation for the research people have done. She recommended visiting the new webpage that the City created. There is a lot of good information on there and a section for frequently asked questions and answers. She encouraged asking questions, because these considerations help to improve our code. There are already some code changes in the works, and she encouraged those in attendance to attend the PZC meetings where any proposed code changes will be reviewed. She added that the code is not static; we learn and adjust as we go.

Ms. Fox thanked everyone for coming to the meeting. She stated that even though discussions can be difficult and uncomfortable, they are very healthy. She added that this is what democracy is and it is what we are here to do. She stated that she is also impressed with the amount of work the residents have put into their comments. She finds it helpful as Council considers making adjustments. She used the Bridge Street Code as an example of code that has undergone many amendments. She stated that the development of the WID around the hospital, the university and the opportunities around a new sports center could be very exciting and complementary to the (Ballantrae) neighborhood. She added that there is more work to be done. She encouraged the continuation of the conversation and working together in a trusting way. She shared that she will always be interested in talking with the residents and that it is important to find the right solutions.

Mr. Reiner stated that he has been on Council since the start of the Ballantrae neighborhood. He stated that Council is not willing to sacrifice any of the quality of life or aesthetics that the residents of Ballantrae enjoy. He shared that the City of Dublin was recently awarded the "Best City to Live in" a few weeks ago due to the high standards that Council has for the community. He stated his appreciation for using the Landscape code in these developments. He is concerned with mounding for noise abatement and other park-

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like aspects. He thanked the residents for their participation and expressed appreciation to staff for continuing to refine this application. He assured those in attendance that Council has always stood by the residents to make Dublin a great City.

Mr. Keeler complimented the young speakers on their impactful statements. He stated that Council is listening to the comments and is appreciative of the research that has been done. He stated that Council does deserve some credit for working with residents given past experiences. He stated that Council wants to make the best decision for the community. He shared that it is Council’s job to recognize the economics of this. He explained that there is not a great deal of tax revenue that comes from the homes in the community. He stated that the proposed adjustments that are coming to the code are proof that the residents have been heard. He is hopeful that in the end, we will all have a product with which we are happy.

Ms. De Rosa stated that one of her mentors in her professional life said to her, “it is more important that we ask questions than talk about answers.” She thanked everyone who attended the meeting to ask important questions. She stated that Council and staff hear the citizens, and we are committed to working to try and find answers that make good sense for both short and long term. She stated her appreciation for the continued dialogue.

Vice Mayor Alutto expressed gratitude to the residents who came to speak to Council on this item. She was apologetic about any communication issues and stated that certainly was never the intention. She stated that several speakers brought up good points to consider. She stated that the staff in this City is excellent, and she requested that staff follow-up with a few items, including:

- The sewer and water requirements as they pertain to future development;
- Potentially refining the noise requirements regarding both the level and duration. She agrees that limits are necessary to ensure it is followed.
- Ensure that any studies that have been conducted are made available to the residents; and
- Any code violations that may be present with Turkey Hill.

She encouraged everyone to attempt to understand their tax bill and how the taxes are spent. She acknowledged that this is a difficult conversation when attempting to balance needs and desires. She asked that residents give Council and staff the opportunity to continue these conversations and work together toward great solutions.

Mayor Amorose Groomes stated that this ordinance will have another reading and public hearing on August 11th and notices will go out prior to that. She also stated that the City will communicate to the HOA leadership, and anyone who at any point has signed in, spoken or provided their contact information, upcoming agendas and packet materials prior to August 11. She asked staff to follow up with the following information:

- Research and guidance that may exist regarding noise ordinances; and
- Water and sewer and how it will be provided to the areas within the WID. She added that the expectation is that whatever development happens in the WID that drainage would get better, not worse. She stated that standard will be held to any development. She stated that the City has worked extensively on the Cosgray Ditch to improve the drainage for the Ballantrae area.

She stated that in the City of Dublin, the code is a living document. Continuous improvements are made as needed and as appropriate. PZC will review each of the proposed code amendments as they come forward. She encouraged participation from the public regarding the proposed updates. It is the code that will govern the development that is in this area.

Mayor Amorose Groomes moved to hold an additional reading and continuation of the public hearing on August 11, 2025.

Vice Mayor Alutto seconded the motion.

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

SECOND READING/PUBLIC HEARING – ORDINANCES

Ordinance 17-25

Providing for the Issuance and Sale of Notes in the Maximum Principal Amount of \$4,875,000, in anticipation of the Issuance of Bonds, for the Purpose of Paying the Costs of Improving the Municipal Recreational Facilities by Constructing, Renovating and Equipping various Structures and Athletic Fields and Courts, Constructing various Site Improvements Thereto, Providing Parking Facilities, and Acquiring Real Property and Interests Therein in Connection Therewith, Together with all Necessary and Related Appurtenances Thereto

Ms. Hoffman stated that there have been no changes to this Ordinance from the first reading. Staff recommended approval.

There were no public comments.

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

Ordinance 18-25

Providing for the Issuance and Sale of Bonds in the Maximum Principal Amount of \$5,000,000 for the Purpose of Paying the Costs of Improving the Municipal Recreational Facilities by Constructing, Renovating and Equipping various Structures, Courts and Pools, and otherwise Improving the Site Therefor, Together with all Incidental Work and Related Appurtenances Thereto

Ms. Hoffman stated that there have been no changes to this Ordinance from the first reading. Staff recommended approval.

There were no public comments.

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

Ordinance 19-25

Providing for the Issuance and Sale of Bonds in the Maximum Principal Amount of \$10,430,000 for the Purpose of Paying the Costs of Improving the City’s Vehicular and Pedestrian Transportation System within and Serving the Northern Historic Dublin area by Rehabilitating, Renovating, Redeveloping, and Constructing Roadways and Pedestrian Pathways, Stairways and related Site Preparation, Streetscaping, Landscaping and Aesthetic Improvements, including Adjacent Park Improvements, Installing Sanitary Sewer, Storm Sewer and Water Improvements, Relocating Certain Existing Utility Lines, and Acquiring Interests in Real Estate therefor, Together with all Incidental Work and related Appurtenances Thereto

Ms. Hoffman stated that there have been no changes to this Ordinance from the first reading. Staff recommended approval.

There were no public comments.

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

Ordinance 20-25

Providing for the Issuance and Sale of Bonds in the Maximum Principal Amount of \$650,000 for the Purpose of Paying the Costs of Improving the Municipal

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Sanitary Sewer System by Extending Certain Sewer Lines, Repairing and Lining Certain Existing Sewer Lines, Reducing Inflow and Infiltration, and Installing New Sewer Lines, New Force Mains, a Lift Station and a Pump Station, Together with all Incidental Work and related Appurtenances Thereto

Ms. Hoffman stated that there have been no changes to this Ordinance from the first reading. Staff recommended approval.

There were no public comments.

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

Ordinance 21-25
Providing for the Issuance and Sale of Bonds in the Maximum Principal Amount of \$16,000,000 for the Purpose of Paying the Costs of Refunding Bonds Previously Issued by the City for the Purpose of Paying the Costs of Providing for the Construction of Two Parking Structures within the Bridge Street District and Otherwise Improving the related Sites, Together with all Necessary Appurtenances thereto, all in furtherance of Commerce and to Create Jobs and Employment Opportunities.

Ms. Hoffman stated that there have been no changes to this Ordinance from the first reading. She added that additional information was provided in Council’s meeting packet as requested to follow up from the first reading. Staff recommended approval.

There were no public comments.

In response to Ms. De Rosa’s question regarding the timing of this Ordinance vis-à-vis with interest rates, Mr. Ricchiuto stated that there are federal laws which stipulate that these bonds cannot be refinanced on a tax-exempt basis until 90 days before their call day. These bonds are callable on December 1 of this year. 90 days prior to that date is September 2. The Bond team is planning to close on the Tax-Exempt General Obligation Bonds on September 3. This is the correct timing to hit these deadlines.

Mr. Keeler asked about the rate. Mr. Ricchiuto stated that the rate would be locked in about two to three weeks before the closing date. This is referred to as “pricing.” At that point in time, the highest bid or lowest rate is selected and prepared for closing. He stated that rates will go up and down; since the first reading, for example, the rates have held close to where there were before.

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

Ordinance 22-25
Providing for the Issuance and Sale of Bonds in the Maximum Aggregate Principal Amount of \$32,900,000 for the Purpose of Paying the Costs of Refunding Bonds Previously Issued by the City for the Purpose of Paying the Costs of Various Public Infrastructure Projects

Ms. Hoffman stated that there have been no changes to this Ordinance from the first reading. She added that additional information was provided in Council’s meeting packet as requested to follow up from the first reading. Staff recommended approval.

There were no public comments.

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

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Ordinance 23-25

Authorizing the Removal of Zions Bancorporation, National Association and Authorizing and Directing the Appointment of U.S. Bank Trust Company, National Association, in each case as the Authenticating Agent, Bond Registrar, Transfer Agent and Paying Agent, for the City’s Outstanding Bond Issues, and Authorizing the Execution and Delivery of any Necessary Notices, Instruments, Documents or Agreements Appropriate to the Foregoing Matter

Ms. Hoffman stated that there have been no changes to this Ordinance from the first reading. Staff recommended approval.

There were no public comments.

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

INTRODUCTION/FIRST READING – ORDINANCES

Mayor Amorose Groomes moved to waive the Council Rules of Order and read Ordinances 24-25 through 27-25 together.

Vice Mayor Alutto seconded the motion.

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

The Clerk read the Ordinance titles into the record.

Ordinance 24-25

Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.050-Acre Temporary Easement from the Property Located at 6810 Avery-Muirfield Drive, identified as Franklin County Parcel Number 273-000441-00 from Richard A. Coleman, II, for the Public Purpose of Carrying out the Waterways Maintenance Program 2025 Project (24-016-CIP)

Ordinance 25-25

Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.026-Acre Temporary Easement from the Property Located at 7777 Lanham Court, Identified as Franklin County Parcel Number 273-011167-00 from Umit Ozguner and Fusun Ozguner, for the Public Purpose of Carrying out the Waterways Maintenance Program 2025 Project (24-016-CIP)

Ordinance 26-25

Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.031-Acre Temporary Easement from the Property Located at 7771 Boylston Court, Identified as Franklin County Parcel Number 273 -010825-00 from Jordan Spellman and Rebecca Spellman, for the Public Purpose of Carrying out the Waterways Maintenance Program 2025 Project (24-016-CIP)

Ordinance 27-25

Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.058-Acre Temporary Easement from the Property Located at 7772 Boylston Court, Identified as Franklin County Parcel Number 273- 010826-00 from Mark Gregory Stolze and Julie A. Stolze, for the Public Purpose of Carrying out the Waterways Maintenance Program 2025 Project (24-016-CIP)

Vice Mayor Alutto introduced the Ordinances.

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Mr. Hendershot stated that these four Ordinances acquire temporary easements for the Waterways Maintenance Program for 2025. The Waterways Maintenance Program provides for the maintenance of waterways, open channels and streams located on City-owned properties or properties where the City has maintenance responsibilities. The program preserves and improves the stability and flood-carrying capacity of the waterways, addresses areas of erosion, and protects riparian corridors and infrastructure. The proper operation of waterways is critical to ensuring the conveyance of stormwater runoff and reducing the occurrence of flooding and damage to infrastructure due to channel erosion. The Waterways Maintenance Program includes the stabilization of eight stream sites across the City. Mr. Hendershot provided visuals showing the sites relevant to this project. The project is planned to be advertised for bids in July 2025 with construction to commence in the fall of 2025 to be completed in the spring of 2026. The project requires the acquisition of four temporary easements from four properties. These four temporary easement are needed for the construction operations of the project. The City has participated in good faith discussions with the property owners and have arrived at mutually agreeable terms. These are the only needed acquisitions for the project and all were agree upon at the appraised values. Staff recommended approval at the second reading/public hearing.

There was no public comment.

Ms. Fox stated that the creeks and the stream banks are a beautiful aesthetic asset to the community. She asked about the materials that are used and noted that in previous maintenance areas, she has noticed that the rock material that is used looks out of place. Mr. Hendershot stated that the materials and scope of construction is outlined in the construction plans which will be approved soon. He added that there are some areas that, depending on accessibility, are receiving rock protection to try to anchor the stream banks. He shared that they are also trying something progressive in some areas where it is not typical rock anchoring, rather it is a mixture of soil, brush, gravel and stone. That materials is then used in addition to anchor logs that will be used for trees that needed to be fell as part of this project. He added that it is a case-by-case basis depending upon accessibility, but staff is cognizant of the aesthetic nature of these areas. In response to Ms. Fox’s question regarding planting, Mr. Hendershot stated that plantings are a big part of this program.

Ms. De Rosa asked about the status of the program since it started at an accelerated schedule. Mr. Hendershot stated that the City has contracted with the Franklin Soil and Water Conservation District to perform waterway inspections. The City currently has about 50 miles of waterways within the City, not all of which the City is responsible for. The Franklin Soil and Water Conservation District is close to finishing their inspections. The goal is to refresh the program to reprioritize any critical areas. He added that there was a formula created when the program was established, and it takes into account susceptibility of critical infrastructure and how close it is to these waterways. He stated that since the original adoption of the waterways program, he believes they are through the majority of the critical sites, which is why the inspections are being done. The original inspections were done six to eight years ago.

Mr. Keeler, addressing Ms. Fox’s comments regarding materials, stated that every spring as the water flows, debris, soil, silt and sand builds up on and between those rocks. With time, they will not be noticeable. Ms. Fox agreed and stated that the only thing she was concerned about was the white limestone inexpensive material that takes a lot longer to be incorporated into the natural setting.

Mayor Amorose Groomes asked how long it will be before the maintenance of these corridors will need to be repeated. Mr. Hendershot stated that the goal is for any repairs to last a long period of time. He added that he does not have a specific timeframe, but he is hopeful that in 20, 30 or 40 years the stream banks will be anchored.

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Mayor Amorose Groomes stated that areas where logs and other materials are used as Mr. Hendershot has described would last significantly less time. Mr. Hendershot stated that when the mixture of materials was being considered, staff benchmarked with other communities that had used the material to learn what they had discovered while using it. Mayor Amorose Groomes suggested not using it in any other areas until the City has their own data regarding how well it holds up. She stated that a creek bed she frequently walks by was lined with cages filled with limestone. She added that the recent rains have washed the cages away. Mr. Hendershot stated that as part of the inspections that Franklin Soil and Water Conservation District are completing, they are looking at those areas that were completed a few years ago to see how they have held up. Mayor Amorose Groomes asked about cost comparisons per linear foot. Mr. Hendershot stated that he does have that information that could be provided. He stated that the costs are in line with what has been budgeted. Mayor Amorose Groomes asked if since the City has maintenance responsibilities of these corridors, there are any other vehicles available to us to acquire these easements rather than negotiating to get them one-by-one. Mr. Hendershot stated that the majority of what is needed is access to get to these areas. In response to Mayor Amorose Groomes' question regarding how long the temporary easement provides access, Mr. Hendershot stated that the temporary easement is for 12 months once construction begins. He added that the hope is that the City would not need access again for a number of years. He stated that the appraised value of the property being accessed can change as well. Mayor Amorose Groomes stated that if there is a creative solution to this access issue, she would be interested in exploring it. Mr. Hendershot expressed appreciation for the feedback.

Second Reading/Public Hearing for the Ordinances is scheduled for Tuesday, July 1, 2025.

Mayor Amorose Groomes moved to waive the Council Rules of Order and read Ordinances 28-25 and 29-25 together.

Vice Mayor Alutto seconded the motion.

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

The Clerk read the Ordinance titles into the record.

Ordinance 28-25
Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.032-Acre Permanent Drainage Easement from the Property Located at 5584 Brand Road, Identified as Franklin County Parcel Number 273-000587-00 from Stephen K. Gill and Rachel K. Teitt Gill, for the Public Purpose of Carrying out the Earlington Park Drainage Basin Improvements Project (24-023-CIP)

Ordinance 29-25
Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.022- Acre Temporary Easement from the Property Located at 5584 Brand Road, Identified as Franklin County Parcel Number 273-000587-00 from Stephen K. Gill and Rachel K. Teitt Gill, for the Public Purpose of Carrying out the Earlington Park Drainage Basin Improvements Project (24-023-CIP)

Vice Mayor Alutto introduced the Ordinances. Mr. Hendershot stated that these two ordinances authorize the acquisition of a permanent drainage easement and a temporary easement for the Earlington Park Drainage Basin Improvements project. Mr. Hendershot provided a photo of the Brand Road Pedestrian Tunnel, which is located east of the Brand Road and Bristol Parkway intersection and north of the Earlington Park Drainage Basin. The pedestrian tunnel has experienced repeated stormwater flooding over the past several years. The City has concerns with this frequent

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flooding condition and its impacts on public health and safety. In 2023, the City contracted EMH&T to investigate the cause of the frequent flooding. As a result of that investigation, it was determined that this project is needed to improve the Earlington Park Drainage Basin. This project will be adjusting the flood routing of the drainage basin in Earlington Park away from the pedestrian tunnel. The project also includes raising the embankment on the north end of the basin and regrading around the basin perimeter to increase storage capacity. The project will create a berm on the north side of Brand Road. The project is planned to be advertised for bids in July with construction in the fall and completion in the spring of 2026. Mr. Hendershot noted that the City was awarded \$468,000 in grant funding for this project through a one-time community investment fund from the State of Ohio. These ordinances authorize the permanent and temporary easements necessary for access. Staff recommended approval at the second reading/ public hearing.

There were no public comments.

In response to Mr. Keeler’s question, Mr. Hendershot stated that the shared-use path on Brand Road will not be impacted by this project.

Mr. Keeler then asked about the permanent drainage easement illustration and the large sycamore tree that is nearby. Mr. Hendershot stated that staff is actually cutting diagonally across Brand Road specifically to avoid impacting the tree.

Ms. De Rosa stated that she has noticed that walkers have created their own walking paths around the pond that don’t align with current walking paths. She asked if, during this project, some of the walking paths could be realigned. Mr. Hendershot stated that the area needs regrading, so the walking path will be slightly reconfigured. Ms. De Rosa noted the flooding that occurs on the southern area of the basin every time it rains. Mr. Hendershot stated that the basin is under capacity, so it likely is over topping just as it is in the pedestrian tunnel. The southern area will be addressed as part of this project, as well.

Ms. De Rosa asked about the vegetation being fixed as well because the beavers have taken down a fair number of trees. Mr. Hendershot stated that with this project, there were several trees right along the edge of the basin that needed to come out, so it could be regraded around the basin to expand the footprint. They will put back as many trees as possible.

Mayor Amorose Groomes asked about the Bristol Commons pond and the erosion and flooding that has been a problem for the footpaths in that area. She asked if that would be addressed at some point as well. Mr. Hendershot stated that there is a project to address the area called the Bristol Commons and Park Place project. There are two basins that will be improved. The plans are underway for that, and it will be in the upcoming CIP.

Second Reading/Public Hearing for the Ordinances is scheduled for Tuesday, July 1, 2025.

Ordinance 30-25

Authorizing the Provision of a Certain Incentives to Pathways Financial Credit Union, Inc. to Induce it to Purchase a Facility to Relocate and Expand a New Office and its Associated Operations and Workforce, all Within the City; and Authorizing the Execution of an Economic Development Agreement

Vice Mayor Alutto introduced the Ordinances.

Mr. Fleming stated that staff has been in discussions with Pathways Financial Credit Union and after an exhaustive search of their current residence in Columbus, they have identified and purchased a property within the City of Dublin. The relocation will include a total of 46 employees and is expected to increase to 67 employees by the end of 2029. The proposed Economic Development Agreement is a one-time \$60,000 grant that would help with outfitting their property that they will purchase, along with a performance withholding

incentive valued at about \$13,000. Total estimated payroll withholdings is about \$623,000. Staff recommended approval at the second reading/public hearing.

There were no public comments.

Second Reading/Public Hearing for the Ordinances is scheduled for Tuesday, July 1, 2025.

Ordinance 31-25
Authorizing the Provision of Certain Incentives to Hylant Group, Inc. to Induce it to Lease a Facility to Relocate and Expand an Office and its Associated Operations and Workforce, all Within the City; and Authorizing the Execution of an Economic Development Agreement

Vice Mayor Alutto introduced the Ordinances.
Mr. Fleming stated that staff has been in discussions with Hylant Group, who is a current resident of Dublin in Metro Place South. Hylant has affirmed their intention to stay in Dublin for at least an eight-year lease renewal. In order to support their commitment, an Economic Development Agreement is proposed with a one-time \$8,000 grant to help with expansion and outfitting of their current office space. Additionally, a withholding incentive valued at \$53,000 over a three-year period is also included. Total payroll withholdings during the three years is estimated to be \$687,000. Hylant’s confidence in Dublin and excitement over the Metro Center visioning has solidified their commitment to stay in Dublin, specifically in Metro Center.

There were no public comments.

Ms. Fox asked how many employees they have at Hylant. Mr. Fleming will provide that information. Ms. Fox expressed appreciation for the small businesses in the community.

Second Reading/Public Hearing for the Ordinances is scheduled for Tuesday, July 1, 2025.

Ordinance 32-25
Renaming a portion of Eiterman Road to Heritage Boulevard in the City of Dublin, Ohio

Vice Mayor Alutto introduced the Ordinances.
Mr. Hendershot stated that this ordinance would rename a portion of Eiterman Road to Heritage Boulevard. In December of 2024, City Council adopted Resolution 65-24 for the Eiterman Road Relocation Project. That project is currently under construction and will realign a segment of Eiterman Road from the south side of the current roundabout at the intersection of SR161 and Post Road to a proposed new roundabout approximately 1300 feet south of the SR161 and Post Road intersection.
Mr. Hendershot provided a visual of the project.

Project Overview



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Eiterman Road will continue to be named Eiterman Road once it realigns with the former roadway alignment. Heritage Boulevard will eventually continue south and connect to the roundabout at Eiterman Road during a future phase of University Boulevard. Mr. Hendershot stated that this proposed renaming has been closely coordinated with planning staff, the Northwest Regional Emergency Communication Center (NRECC), Franklin County Engineer's Office and Ohio University staff, all who support the renaming. There are no existing addresses from this portion of roadway and no similar roadway names in the surrounding area.

There were no public comments.

Mayor Amorose Groomes clarified the route of the proposed Heritage Boulevard and asked about the future phases as well. She stated, referring to future plans of the roadway, that it would make sense to have Heritage Boulevard run from SR161 all the way to Cosgray Road. Mr. Hendershot agreed that would be logical. Mayor Amorose Groomes inquired if the nomenclature would continue all the way down to the OSU facility. Mr. Hendershot responded affirmatively.

Second reading/public hearing is scheduled for Tuesday, July 1, 2025.

INTRODUCTION/PUBLIC HEARING/VOTE – RESOLUTIONS

Resolution 36-25

Approving solely for the purpose of Section 147(f) of the Internal Revenue Code of 1986, the Issuance of Revenue Lease Obligations for the Benefit of OCLC, Inc. by the Columbus-Franklin County Finance Authority and Authorizing Other Documents in Connection with the Issuance of the Obligations

Vice Mayor Alutto introduced the Resolution.

Mr. Hartmann stated that this resolution is related to OCLC's desire to have the Columbus-Franklin County Finance Authority issue revenue lease obligations on their behalf. Pursuant to the IRS Code, the political subdivision where the nonprofit business is located, commonly called the host city, must approve the amount being financed, in this case, \$40 million for upgrading technology and servers. The City is not issuing or responsible for the obligations. This is merely an approval to allow the Columbus-Franklin County Finance Authority to issue these obligations. Staff recommended approval. Mr. Hartmann introduced Tony Core from Squire, Patton, Boggs who was present on behalf of OCLC.

There were no public comments.

In response to Ms. Fox's question regarding what the improvements will be to OCLC, Mr. Core stated that the money is for equipment, specifically computers, computer servers and software. This is done every five years or so.

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

Resolution 37-25

Accepting the Lowest and Best Bid for the Annual Sanitary Sewer & Stormwater Maintenance Program 2025 (25-013-CIP)

Vice Mayor Alutto introduced the Resolution.

Mr. Hendershot stated that this resolution is for acceptance of the lowest and best bid for the annual Sanitary Sewer and Stormwater Maintenance Program for 2025. This year's program includes the task order maintenance and repair of the City's sanitary sewer collection system and stormwater management system. Work is determined during routine system inspections, resident requests or on an emergency basis. This program is a critical component of the City's ongoing effort to maintain its sanitary sewer and stormwater infrastructure. This program is also necessary to meet the Ohio EPA's Director's Final Findings and Orders that were agreed upon by the City on February 11, 2009. This

program is funded through the 2025-2029 CIP in the amount of \$110,000 for Sanitary Sewer and \$120,000 for Stormwater Maintenance. Mr. Hendershot noted that this is a unit hour pricing. The Engineer's estimate was \$2,883. On June 4, 2025, one bid was received and publicly opened. CST Utilities LLC submitted the lowest and best bid of \$2702 per unit hour. The project is expected to be completed by December 31, 2026.

There were no public comments.

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

Resolution 38-25
Adopting the Downtown Dublin Curbside Management Plan

Vice Mayor Alutto introduced the Resolution. Ms. Wawszkiewicz stated that as discussed at the March 17 and May 19 Council meetings, the Downtown Dublin Curbside Management Plan was created to manage curb use, reduce conflicts and support downtown Dublin's economic growth. The plan identifies a detailed curb typology, a curbside management toolbox and a two-year implementation action plan to guide equitable, safe and efficient use of curbside space. Feedback regarding previous discussion was summarized in Council's materials and are incorporated here with the additions including loading zone education, coordination with the EV parking plan, review of the study and decriminalization of parking violations.

There were no public comments.

Ms. Fox stated that she noted that valet service was going to be studied for the Bridge Park area, but she was wondering if valet service could be offered in whatever areas are needed. Ms. Wawszkiewicz responded affirmatively and stated that as the project progresses, staff can evaluate whatever mobility needs arise.

Mayor Amorose Groomes stated that she is hopeful of getting some EV parking information sooner rather than later because she is seeing a lot of abuse of the system that is in place right now. She added that charging for parking to try to recoup some of the expenses that the City has incurred in this district is a good idea.

Ms. Kramb agreed and stated she would be supportive of charging for EV parking.

Mayor Amorose Groomes reiterated that she would be supportive of charging for both the EV parking and curbside parking, because there is cost recovery for everything in the City except on-street parking.

Vice Mayor Alutto stated that she was in agreement that this is a good way to encourage the use of free parking in the garages.

Ms. De Rosa stated that this was discussed at length during the last discussion, and the consensus of Council was not to charge for on-street parking. She added that the little bit of money charging for parking would make is not worth it. Free parking encourages people to frequent businesses in the area. She agreed that EV parking was different, and she is supportive of charging for that service.

Mr. Keeler stated that he believes it should be free to park but pay to charge your vehicle.

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

Resolution 39-25
Accepting the Lowest and Best Bid for the Muirfield Drive at Sells Mill Drive Pedestrian Crossing Improvements Project (22-021-CIP)

Vice Mayor Alutto introduced the Resolution. Ms. Wawszkiewicz stated that staff conducted a competitive bid for the Muirfield Drive at Sells Mill Drive Pedestrian Crossing Improvements Project. This project includes a high-intensity crosswalk or HAWK signal at the intersection with curb ramp signs, markings and a new sidewalk. The HAWK signal will not only enhance safety but also encourage walking and biking by improving connectivity between the sidewalks and shared-use paths. On June 3rd, two bids were publicly opened. The lowest bid was from the Danbert Electric Corporation, but they were unable to meet ODOT's disadvantaged business enterprise requirements. The second bid was from Complete General Construction Company for \$461,570.86. This project is included in the 2025-2029 CIP, and the construction and construction administration funding will come through the ODOT Award – Safe Routes to School Program. No local match is required for the project. Staff recommended approval.

There were no public comments.

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

Resolution 40-25
Authorizing the City Manager to Enter Into a Facilities Management Agreement with Sports Facilities Management, LLC

Vice Mayor Alutto introduced the Resolution. Ms. O'Callaghan stated that this resolution is regarding a Facilities Management Agreement for professional management services for the SportsOhio complex. This agreement is in furtherance of Council's goal to create a premier athletic complex. The City acquired the property back in September 2024. A temporary management agreement was negotiated with the Shepherds, and that agreement committed them to continue management of the facility or up to one year, which would expire September 2025. In the meantime, the City formed a steering committee in September 2024 and began discussing the future of SportsOhio and its operations by reviewing relevant plans and key project updates for the area. The committee developed a request for proposal (RFP). The RFP was publicized and responses evaluated. Interviews were conducted and ultimately, the committee recommended Sports Facilities Company (SFC). Following City Council's approval of the steering committee's recommendation, the City, with BakerTilly negotiated a contract with SFC pending approval of this resolution. SFC would begin a one-month management overlap timeframe with the Shepherd team to support a smooth transition. SFC is a leading national firm specializing in the development, management and optimization of sports, recreation and events venues. SFC has served more than 2000 communities across the US, offering a full suite of services from planning and financing to operations and programming. She introduced Jim Arnold, SFC's National Director of Business Development, who was present.

- Ms. O'Callaghan provided an overview of the contract terms as follows:
- SFC will oversee all aspects of the operations: staffing, marketing, maintenance, events, sponsorships, advertising and daily activities;
 - The term begins July 1 through December 2029 with three-five-year renewals unless there is a 180-day notice; and
 - Base management fee of \$20,000 a month.

The City intends for SportsOhio to remain a public asset, used for public purposes and potentially future economic development to ensure that asset remains tax exempt. The City structured this management agreement as opposed to a lease to maintain exclusive control over the operations of the facility. The cost structure of a set management fee with limited incentives will ensure that the property remains tax exempt. This is a similar structure that was used in the agreement with the Shepherd family for the management of operations to-date. There are incentives included in this agreement including receipt of 7.5% of food and beverage sales, provided that the annual revenue exceeds \$180,000.

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There is a tiered structure for sponsorship and advertising revenue with SFC receiving 20% of revenue for those are initiated by SFC and 15% of the revenue for those initiated by the City.

Ms. O'Callaghan shared that in terms of funding, the City appropriated \$2.5 million as part of the annual budget process for 2025. The funds from those appropriations will be used for the SFC management agreement. In future years, SFC will be required to submit an annual operating budget and business plan and that will be in alignment with the City's operating budget process. She reviewed the contract terms specific to operations. She stated that all revenue collected by SFC on behalf of the City will be deposited into a City-owned operating account. These revenues are considered City funds and serve as the primary source for covering all operating expenses. While operations are funded through the operating account, payroll will be managed separately through a payroll account administered by SFC. SFC will be responsible for providing all necessary staffing. The City will have the right to review and approve staffing decisions.

Under the contract, SFC is responsible for all routine maintenance activities and addressing emergency repairs. The City remains responsible for capital improvements and major repairs that exceed \$10,000 in cost and have a useful life of more than five years.

Ms. O'Callaghan thanked the staff for their research and support in this process. She stated that staff reached out to cities that have agreements as terms of this agreement were being considered. She thanked Mr. Arnold and team at SFC. She added that SFC will be involved with our master planning work that has been initiated and will continue through the end of the year in furtherance of Council's goal.

There were no public comments.

Ms. Kramb asked about any funding left and whether that will transfer to SFC upon the start of the contract. Ms. O'Callaghan stated that upon approval of this contract, the City will provide the 30-days notice to terminate the Shepherd agreement, and the funds that have been appropriated for this year will be utilized to fund the balance of this year with SFC. The Shepherd team will be paid the management fee through the termination of the agreement.

Ms. Kramb asked about insurance liabilities. Would a child who gets hurt playing soccer be covered under the management company's insurance? Ms. O'Callaghan responded affirmatively.

Mr. Keeler asked Mr. Arnold about the positions that will be hired and the timeline for that. Mr. Arnold stated that staffing will be a consideration in the first 30 days. He stated that they will match the staffing to the budget at hand. Some of the positions may be filled by members of their corporate team. He added that as they have the revenue projected in the program and the business plan to support the positions, then they will be put into place.

Mr. Keeler stated that contracts will differ by municipality. He stated he would be more comfortable with \$15,000 a month for the first 12 months and then stepping it up to \$20,000 to see how it goes. Mr. Arnold stated that the \$20,000 is in line with venues of similar size. This is probably a larger scale effort than some of the venues that they have in other recent contracts. Ms. O'Callaghan added that the benchmarking that was done informed what was a fair agreement. There was a lot of give and take as dollar amounts were discussed, and this contract is the result of three months of negotiations.

Ms. De Rosa asked about how the rollout communication to the community is being planned. Mr. Arnold stated that internally they will be doing a large kick-off with their team, and they will bring marketing, human resources, operations team, etc. to Dublin. The goal of that is an in-market kickoff with the City as well as stakeholders. Members of their team will be working with members of the City staff to coordinate and put a marketing plan together. He stated that the goal is to be fully transitioned within 90 days. The first 30 days, they will be fully transitioned into the building, but 90 days is when they will have everything in place.

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Ms. Fox stated that there is so much excitement about this in the community and from the City. She stated that she would like to have a checkpoint with SFC at the end of the year to hear how things are going. She expressed her excitement for this great partnership. Mr. Arnold stated that they do monthly reports that are mostly finance related, but they will work on a method of communicating the story of what is happening at the location. Ms. O'Callaghan stated that it is also planned to discuss this as part of the operating budget.

Mayor Amorose Groomes asked if the background checks are in line with what the City requires in background checks. Mr. Arnold stated that he believes they are aligned but is happy to double-check that. Mayor Amrose Groomes stated that she assumes the name of this park will change in short order. She asked if there is flexibility to build into that change. Mr. Arnold responded affirmatively and described the creative process the team uses to bring ideas forward when considering names. He stated that they keep the creative process going until something feels right and everyone feels good about the name.

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

OTHER BUSINESS

- Community Development Committee Recommendation – Green Roofs
Ms. Rauch stated that staff and the legal team had the opportunity to have discussions at two Community Development Committee (CDC) meetings recently to talk about green roofs and development standards. Staff conducted some benchmarking of other communities to understand the potential implementation of green roofs. The committee really wanted to investigate how these strategies could be implemented using incentives at different levels that range from the aesthetic only component up to the truly sustainable component of green roofs. The committee's consensus was to have staff investigate incorporating green roofs into the Metro Center code and guidelines that are being developed. CDC is bringing forward this recommendation to Council.

Ms. Fox stated that it is so appropriate in the Metro Center. This is not meant to be burdensome, but to offer it as an incentive to provide this amenity and see that it creates value. Ms. Rauch added that testing these concepts in Metro Center allows the City to collect additional data about the financial implications of these roofs, as well.

Mayor Amorose Groomes moved to approve the CDC recommendations directing staff to investigate the incorporation of green roof requirements into the development of the Metro Center Code and Guidelines. Vice Mayor Alutto seconded.

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

- Development Review Process Update
Ms. Rauch stated that this item is to provide an update to Council regarding the work that has been done this last year on the Development Review Process. This was a recommendation out of the Economic Development Strategy that was approved in October 2023. This is an opportunity to make sure our Development Review Process is as transparent and predictable as possible. Staff conducted a significant amount of evaluating with external stakeholders, developers, the development community and board and commission members to hear concerns and opportunities for improvement in navigating the development review process.

Ms. Rauch stated that benchmarking with other communities was part of this evaluation process as well. There were six major action themes that were identified throughout the process:

- o Project Management Approach – making sure there is a point of contact;
- o Staff Reports – streamlining information provided for added efficiencies;
- o Central Intelligence – creating a centralized team and centralized information;
- o Requirements and Review Process – defining triggers for process steps and ensuring consistency;
- o Tiers of Service – offer options for fast-tracking applications that meet certain criteria; and
- o Technology use – updating technology standards to better match existing and future use cases.

Ms. Rauch explained each of the major action themes. Regarding next steps, she stated mapping out the review process in a lean six-sigma exercise to find efficiencies and streamline processes will take place. They will be looking specifically at the scope of review and the internal review processes. The outcomes will be the identification of essential steps in the review process, the level of detail needed, improved integration among staff, standardization of review comments and timeframes, production of user-friendly submittal guides and tools and any code modification recommendations.

Mr. Keeler expressed appreciation for the work and congratulated staff on a job well done.

Ms. Fox complimented staff on the work that has been accomplished so far. She suggested giving applicants a feedback survey when they go through these processes that are new.

Ms. Kramb stated that since the code has been changed and a concept plan does not require a vote in two districts, she asked if enough applications have come in to evaluate whether removing the vote was effective. Ms. Rauch stated that there have been a couple and she does believe it is working. There is not a great deal of data, but staff definitely advises applicants on what to provide. One of the biggest complaints initially was how much data was required at the beginning. Ms. Kramb stated that the developers and stakeholders who were initially interviewed would appreciate hearing an update on what is being done.

Ms. Kramb, referring to Ms. Fox’s suggestion, stated that she did not like surveying applicants. People do not generally like surveys.

Ms. De Rosa agreed with Ms. Kramb that the developers would appreciate hearing the work that has been done and what steps are being taken.

Mayor Amorose Groomes stated that this work is a wonderful start, recognizing that code is a forever changing document.

Quarterly Innovation & Technology Briefing

Mayor Amorose Groomes announced that due to the lateness of the hour, the Innovation & Technology Briefing will be moved to the July 1, 2025 meeting.

STAFF COMMENTS

Ms. O’Callaghan deferred her comments to the next meeting.

COUNCIL REPORTS

Committee Reports

- o Administrative Committee: Ms. De Rosa reported that the Administrative Committee met on Tuesday, June 17 to review the draft City Information Security Policy. The Committee provided feedback on the draft provided by

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staff and asked staff to finalize the document for Council’s consideration. The Committee also suggested preparing a public education brochure on the City’s Information Security Program, similar to the City’s brochure regarding local taxes. The Committee unanimously recommended bringing the Information Security Policy forward to City Council for consideration and adoption at the July 1st meeting.

• Liaison Reports

- Ms. De Rosa:
 - US 33 Corridor: They continue to have the conversations about important development up and down the corridor.
 - Planning and Zoning Commission: The architect who consults for the City provided a presentation regarding building materials. She stated that she requested bringing a summary back to Council about new building materials or what the trends are to keep Council informed.
- Ms. Fox:
 - School Board Liaison: She stated that the traffic signals at Cacchio Lane were discussed. The Jerome Township Comprehensive Plan draft is near completion, and both the City and the School District have submitted their suggestions and comments for consideration. The drones have been in place on the rooftops of Grizzell Middle School and Scioto High School for the Drone as First Responder Program. The School Resource Officer contract was approved by the Schools.
- Mr. Keeler:
 - School Board Liaison: Picking up where Ms. Fox left off, House Bill 35 proposes the elimination of inside millage, which is a portion of property taxes that are levied without voter approval. He expressed his disapproval of the bill and commented on the difficulty the schools would face if such a bill were to pass. The City and Schools sent a joint letter of opposition on June 16. Mayor Amorose Groomes stated that much of the dollars that are in the reserves for schools are encumbered and not a “rainy day fund,” and 80% of the school’s budget is staffing. She too disapproves of the legislative bill.
- Mr. Reiner:
 - Dublin Arts Council: Vivian Ripley’s exhibit is ending June 27th. The upcoming exhibit will run July 12 though August 29th. The orange Italian snails are on the move and are over at Dublin Friendship Village for a visit. The new Director will be announced soon.
- Ms. Kramb:
 - Washington Township: The Washington Township Trustees meeting was held last week, and residents were present regarding the WID rezoning. She sent an email summarizing the meeting to Council after the meeting was over.
- Mayor Amorose Groomes:
 - MORPC: She attended the National Association of Regional Councils meeting in Seattle on June 8-11th. There was a big emphasis on transit-oriented development. They have completed some additional rail stops in the area. There was a lot of discussion regarding the funding of transit-oriented development. The Executive Committee

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was held on June 5 and the Commission meeting was on the 12th. A luncheon was held prior to the Commission meeting on the 12th, where Jason Cayman, CEO of Columbus Partnership shared his vision about what he hopes to accomplish.

COUNCIL ROUNDTABLE

Ms. Fox stated that she has come to appreciate the fact that, in this country, this room can be filled with people offering differing opinions and that those opinions can be expressed freely. She stated that this is something to be proud of and we should celebrate and be appreciative.

Vice Mayor Alutto thanked Officer Burke and wished him a happy retirement.

Mayor Amorose Groomes shared the following:

- o A COMMA meeting was held June 6, where there was a legislator's lunch and discussion about the state budget. She spoke about the home rule of governing, and the public realm adjacent to our roadway network;
- o She attended the WID Rezoning meeting that was held at the Washington Township Administrative Building. She stated the steps that the City has taken in purchasing land in order to provide an orderly form of development. This should be part of the conversation.
- o She congratulated the Chamber on a successful Corporate Charity Cup and Ohio Health who was the overall winner.
- o She attended a ceremony to celebrate the collaboration between Mount Carmel and elementary school students who created uplifting placemats for the patients at Mount Carmel.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:53 p.m.

Mayor – Presiding Officer

Clerk of Council