



AGENDA DUBLIN CITY COUNCIL

REGULAR CITY COUNCIL MEETING
MONDAY, AUGUST 25, 2025 – 6:00 PM
5555 PERIMETER DRIVE
DUBLIN, OH 43017

CALL TO ORDER

ROLL CALL

ADJOURNMENT TO EXECUTIVE SESSION

- 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; and
- Considering the Purchase of Property for Public Purposes

RECONVENE (7 P.M.)

PLEDGE OF ALLEGIANCE

CITIZEN COMMENTS

Anyone who wishes to speak to an item NOT on the agenda may address the Council. Speakers will be asked to limit their comments to three minutes.

CONSENT AGENDA

(Items proposed for the Consent Agenda are acted upon by a single motion and vote of Council. However, upon request of a Council Member, any proposed Consent Agenda item may be removed from the Consent Agenda for further discussion/consideration under the regular order of business.)

- Minutes of the August 11, 2025 Regular Council Meeting
[Minutes of 08-11-25 Council Meeting.pdf](#)
- Minutes of the August 18, 2025 Council Work Session
[Work Session Minutes 08-18-25 - draft.pdf](#)

SECOND READING/PUBLIC HEARING – ORDINANCES

Ordinance 36-25

Rezoning 21.523 acres from R-1, Restricted Suburban Residential District; PCD, Planned Commerce District (7315 Sawmill Road); PCD, Planned Commerce District (Milco Office Park); and PUD, Planned Unit Development District (Northeast Quad) to PUD, Planned Unit Development District (Beacon CCRC); and rezoning of 0.051 acres from PCD, Planned Commerce District (7315 Sawmill Road) to PCD, Planned Commerce District (Milco Office Park); and a Preliminary Development Plan for the Construction of a Continuum of Care Retirement Facility and Associated Site Improvements and Amenities (Case 23-125Z-PDP)

1. [Memo - Beacon Rezoning.pdf](#)
2. [Ordinance 36-25 - Beacon Rezoning.pdf](#)
3. [Zoning Map.pdf](#)
4. [Legal Descriptions and Parcel Exhibits.pdf](#)
5. [Beacon Development Text Redlined.pdf](#)
6. [Beacon Development Text Clean.pdf](#)
7. [Beacon Preliminary Development Plan.pdf](#)
8. [PZC_ROA.pdf](#)
9. [PZC-Minutes.pdf](#)
10. [PZC Packet.pdf](#)

Ordinance 37-25

Authorizing the City Manager to Enter into a Development and Land Exchange Agreement with SKS Bright Road LLC and Stephen T. Newcomb

1. [Memo - Beacon Land Exchange.pdf](#)
2. [Ordinance 37-25 - Beacon Land Exchange.pdf](#)
3. [Beacon Land Exchange Agreement.pdf](#)
4. [Exhibits.pdf](#)

Ordinance 38-25

Authorizing the City Manager to Enter into an Infrastructure Agreement with SKS Bright Road LLC for the Beacon Continuum of Care Retirement Community

1. [Memo - Beacon Infrastructure Agreement.pdf](#)
2. [Ordinance 38-25 - Beacon Infrastructure Agr.pdf](#)
3. [Beacon Infrastructure Agreement.pdf](#)

Ordinance 39-25

Authorizing the City Manager to Enter into a Development Agreement and other related agreements for the development of Indus Bridge Street Development with Indus Companies, Inc. and The Daimler Group, Inc.

1. [Second Reading Memo - Indus Development Agreement.pdf](#)
2. [Ordinance 39-25 - Indus Development Agreement.pdf](#)
3. [Indus Development Agreement 08-25-25.pdf](#)
4. [Development Agreement Exhibits.pdf](#)

Ordinance 40-25

Authorizing the Provision of Certain Incentives to NWLFD, Inc. to Induce it to Lease a Facility to Locate and Expand an Office and its Associated Operations and Workforce, all within the City; and Authorizing the Execution of an Economic Development Agreement

1. [Memo - Benefit Bank Distributors EDA.pdf](#)
2. [Ordinance 40-25 - Benefit Bank Distributors EDA.pdf](#)
3. [EDA - NWLFD Inc.pdf](#)

OTHER BUSINESS

- Dublin Wellness Alliance Update (Formerly Referred to as the Community Health Needs
 1. [Memo - Dublin Wellness Alliance Update.pdf](#)
 2. [Health Needs Assessment Results.pdf](#)
 3. [Strategic Action Plan.pdf](#)
- Dublin Signature Trail Study – Update
 1. [Memo - Dublin Signature Trail Update.pdf](#)
 2. [Dublin Signature Trail - Online Survey Responses.pdf](#)
 3. [History - Work Session Memo - Dublin Signature Trail Alignment Briefing - April 2025.pdf](#)
- Dublin Sustainability Plan Final Report
 1. [Memo - Dublin Sustainability Plan.pdf](#)
 2. [Executive Summary - Dublin Sustainability Plan.pdf](#)
 3. [Dublin Sustainability Plan.pdf](#)
 4. [Packet Materials 06-03-24.pdf](#)
- Public Safety Update
[Memo - Public Safety Update.pdf](#)

STAFF COMMENTS

COUNCIL REPORTS

- Committee Reports
- Liaison Reports

COUNCIL ROUNDTABLE

ADJOURNMENT

