

RECORD OF PROCEEDINGS
Dublin City Council

Minutes of

Meeting

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

Held
January 5, 2026
20

CALL TO ORDER

Ms. Amorose Groomes called the Monday, January 5, 2026 Regular Meeting of Dublin City Council to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Ms. Amorose Groomes led the Pledge of Allegiance.

OATHS OF OFFICE

Re-elected Council Member Amy Kramb, representing Ward 1, took the oath of office, administered by Ms. Amorose Groomes. Ms. Kramb was accompanied by her family members.

Newly elected Council Member Wendy Johnson, representing Ward 2, took the oath of office, administered by Casey Hofman, Notary Public and family member. Ms. Johnson was accompanied by her family members.

Newly elected Council Member Dr. Greg Lam, representing Ward 3, took the oath of office, administered by Judge Ajmeri Hoque. Dr. Lam was joined by members of his family.

Re-elected Council Member Cathy De Rosa, representing Ward 4, took the oath of office, administered by Amy Kramb, Council Member and Attorney at Law. Ms. De Rosa was accompanied by members of her family.

ROLL CALL

Members present were Ms. Alutto, Ms. Amorose Groomes, Ms. De Rosa, Ms. Johnson, Mr. Keeler, Ms. Kramb and Dr. Lam.

Staff members present were Ms. O'Callaghan, Mr. Hartmann, Mr. Barker, Mr. Rubino, Chief Paez, Ms. Weisenauer, Ms. Rauch, Mr. Earman, Mr. Gracia, Ms. Willis, Ms. Blake, Ms. Hunter and Mr. Jiang.

ADJOURNMENT TO EXECUTIVE SESSION

Ms. Amorose Groomes moved to adjourn to executive session to consider the appointment of a public official.

Ms. Alutto seconded the motion.

Vote on the motion: Ms. De Rosa, yes; Ms. Johnson, yes; Dr. Lam, yes; Ms. Amorose Groomes, yes; Ms. Kramb, yes; Mr. Keeler, yes; Ms. Alutto, yes.

The meeting was reconvened at 7:34 p.m.

ELECTION OF MAYOR

Ms. Alutto moved to nominate Council Member Chris Amorose Groomes to a two-year term as Mayor.

Mr. Keeler seconded the motion.

Vote on the motion: Ms. Kramb, yes; Mr. Keeler, yes; Ms. Amorose Groomes, yes; Dr. Lam, yes; Ms. Alutto, yes; Ms. Johnson, yes; Ms. De Rosa, yes.

ELECTION OF VICE MAYOR

Ms. Alutto moved to nominate Council Member Cathy De Rosa to a two-year term as Vice Mayor.

Mr. Keeler seconded the motion.

Vote on the motion: Dr. Lam, yes; Ms. Johnson, yes; Ms. De Rosa, yes; Ms. Kramb, yes; Ms. Alutto, yes; Mr. Keeler, yes; Mayor Amorose Groomes, yes.

OATHS OF OFFICE

- Mayor



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Ms. Amorose Groomes took the oath of office, administered by her son Tyler Groomes, Notary Public. She was accompanied by her family members.

- Vice Mayor

Ms. De Rosa took the oath of office, administered by Ms. Kramb. She was accompanied by her family members.

*(Council recessed briefly.)*

CITIZEN COMMENTS

Daniel Hammill, 5725 Trafalgar Lane, came forward and congratulated the newly sworn-in members. He expressed disappointment that some actions by city staff, planning and zoning, and City Council in the previous year did not make him proud to live in Dublin. He provided three specific examples of his concerns.

- His first concern related to the West Innovation District (WID), stating that communication with the public regarding WID planning was inadequate. He shared that one property owner west of Cosgray Road and south of Shier Rings Road had told him personally they would love to move forward with their single-family home concept presented before parcels were reallocated from the southwest area to the WID.
- His second example occurred during the November 17 and December council meetings when Martin Road corridor residents expressed that waivers for the Bridge Street concept were rushed through by planning and zoning with poor communication. He stated residents had similar concerns that Dublin citizens were no longer being valued as neighborhoods were being sacrificed for money disguised as progress.
- His third example happened at the December 8 council meeting when residents requested not to vote early on ordinances 52-25 and 53-25 for transparency's sake, asking for a second reading to provide further accountability. Given the 2025 concerns between the City and residents, he felt staff and council missed an opportunity to restore trust.

He concluded by noting Dublin residents had declared their desire for change within City Council by speaking loudly at the ballot box, referencing the recent election results.

Scott Haring, 3280 Lily Mar Court, in the Martin Road corridor spoke next. He came to say thank you, referencing his previous appearance at a council meeting where he discussed the November 6 Planning and Zoning Commission (PZC) meeting. He was pleased that the recommendation had been for citizens to meet with staff, and a productive meeting was held in December. He particularly appreciated that Attorney Thad Boggs joined by video conference and made the important remark that when waivers are granted, they do not set precedent because each property and circumstances are unique.

While relieved by this clarification, he still hoped his November letter to Council about what he considered procedural issues would be reviewed. He expressed ongoing confusion about how the waiver process works, finding it challenging as an average citizen to follow the requirements between zoning height restrictions, special area plan requirements, and waiver provisions that must meet the spirit of the code. He noted the Community Plan had recommended buildings even taller than zoning allows, adding to the complexity.

He also shared his confusion about the November 6 PZC meeting outcome, explaining he left thinking the matter was open-ended since not all waivers were granted, but when he followed the link on the City website, it showed the Preliminary Development Plan as approved. He expressed hope for better clarity and process improvements in 2026.

Diane Cartolano, 3390 Martin Road, congratulated Dr. Lam and Ms. Johnson before addressing Council about the Y Block development. She has lived in Dublin nearly 30 years, about 20 of those on Martin Road, experiencing various iterations of speed bumps over the years. While acknowledging she had spoken before Council previously and would



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be repeating some points, she felt it important that Council understand and hear residents repeatedly.

She shared her concerns about the Y Block development, stating her ideal preference would be to eliminate the event center altogether or at least reduce it considerably in size. She also wished the office building would be limited to 2 stories in addition to keeping hotels and condos to the designated 6 stories allowed by Code. While understanding this was unlikely, she wanted her thoughts on record, knowing she spoke for many neighborhood residents.

Her concerns included light and noise pollution, noting they could already hear noise from The Exchange during events and this would be even closer. Many trees were designated for removal without full explanation. The thought of enduring two years of construction chaos was almost unbearable to contemplate.

While acknowledging property owners' rights to develop their property, she emphasized they do not have the right to harm others in the process. She stated that property rights end where residents' rights begin, and Code exists to establish those boundaries. She stressed the need to rely on Code and Council as representatives to enforce and uphold it consistently. She quoted Warren Fishman saying if waivers are constantly granted, we might as well not have a Code.

She expressed concern about an air of greed that seemed to have crept in among developers and unfortunately the City as well, though acknowledging this perception might not be accurate. She emphasized it was imperative that residents can trust city officials to fulfill their duty to uphold established code and be a firewall against unreasonable and detrimental development. She concluded by saying residents do not have millions of dollars but have their voices, and they need Council to be their best defense and uphold the duties they were sworn into.

CONSENT AGENDA

- Minutes of the December 8, 2025 Regular Council Meeting
- Excuse the Absence of Council Member De Rosa from the December 8, 2025 Regular Council Meeting
- Notice to the Legislative Authority of a New D5A and D6 Liquor Permit to ASK Dublin Holding LLC, 5000 Upper Metro Place/HOME2 SUITES DUBLIN, 5000 Upper Metro Place, Dublin, OH 43017
- Notice to the Legislative Authority of a Transfer of Ownership of a D1, D2, and D3 Liquor Permit from Norms Place Inc, 6400 Dublin Park Drive, Dublin, OH 43016 to City of Dublin, SportsOhio – Field Sports, 6400 Dublin Park Drive, Dublin, OH 43016.

Hearing no request to remove an item from the Consent Agenda, Mayor Amorose Groomes moved to approve the four items on the Consent Agenda. Ms. Alutto seconded the motion.

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

POSTPONED ITEM - SECOND READING/PUBLIC HEARING – ORDINANCES
Ordinance 50-25

Declaring The Improvement to Certain Parcels of Real Property in the City's Bridge Street District to be a Public Purpose and Exempt From Taxation; Providing for the Collection and Deposit Of Service Payments and Specifying The Purposes for which those Service Payments may be Expended; and Authorizing Compensation Payments to the Dublin City School District and the Tolles Career And Technical Center

Mr. Rubino presented the staff report for this Ordinance declaring improvement to certain parcels in the Bridge Street district as public purpose and exempt from taxation. He explained this was the commercial TIF for the office building parcel at the J Block



development site, the second of two TIF ordinances for J Block. The residential condo TIF Ordinance had been approved at the December 8 City Council meeting.

This Ordinance was originally on the December 8 agenda but had to be postponed due to a technical issue at the Franklin County auditor's office. There had been no changes since the first public hearing on October 20, and staff recommended approval after the second public hearing. He thanked Council for considering this item at the organizational meeting, noting while not typical practice, it helped move the project along.

There were no public comments.

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

INTRODUCTION/PUBLIC HEARING/VOTE – RESOLUTIONS
Resolution 01-26

Adopting the City of Dublin’s Goals for 2026

Ms. Alutto introduced the Resolution.

Ms. O’Callaghan presented the first resolution of the year, which proposed adoption of the 2026 City Council goals. She explained that Council goals are visionary in nature, establishing long-term direction and providing additional framework aligned with previously adopted strategic plans to guide future discussions and decisions while reflecting community priorities.

She walked through each proposed 2026 Council goal, which Council had reviewed during the November 14, 2025 Council retreat. Council's direction at that time was to have staff revise the draft goals consistent with feedback provided and bring them forward at this first meeting for adoption. Each goal was a continuation from previous years and aligned with the Envision Dublin Community Plan and other adopted plans.

Goal 1:

Foster Community Connection and Well-Being

Advance wellness programs, innovative partnerships and expanded access to social, digital and mobility networks, foster a community where all residents can thrive physically, mentally and socially, through the Dublin Wellness Alliance.

Goal 1 focuses on fostering community connection and well-being. The connected community goal had evolved over several years, beginning in 2019 when Council focused on becoming the most connected community in the US with initial emphasis on expanding broadband access. Following substantial completion of the Fiber to Every Home project, Council broadened the goal in 2025 to include health initiatives, social connection, and transportation networks. A key outcome was the Dublin Wellness Alliance, formed in response to the Council-adopted Community Health Needs Assessment that identified four priority areas continuing to guide the City's approach to community well-being.

Goal 2:

Advance Metro Center Revitalization

Execute redevelopment strategies outlined in the Metro Center Revitalization Plan and Design Framework. Secure critical land and complete zoning code and design guidelines to promote catalytic redevelopment within Metro Center.

Goal 2 aims to advance Metro Center revitalization. The City has focused on this area for over 10 years, recognizing the need to proactively plan for this legacy office park's future. Recent efforts began with the Metro Center Vision Plan in 2021, which updated the 2018



Dublin Corporate Area Plan. The updated vision called for a more diverse mix of offices and new unique places to live, work, and enjoy, concentrating on the inner loop. Council established a goal to realize the revitalization vision and retained consultants to develop a design and implementation plan providing greater detail. This resulted in adoption of the Metro Center Revitalization Plan and Design Framework in 2024. Council revised its 2025 goals to include implementing plan recommendations for guidelines and zoning approaches. The proposed 2026 goal focuses on completing zoning updates and design guidelines while securing key properties to support catalytic redevelopment.

Goal 3:

Create a Premier Athletic and Recreation Campus

Advance the vision of a premier destination that connects community, drives economic development and delivers a uniquely Dublin experience. Develop a preferred concept and translate it into an implementable plan that positions the facility as a national leader in sports and recreation and a source of local pride.

Goal 3 seeks to create a premier athletic and recreation campus. In 2024, Council prioritized implementing the recently adopted Parks and Recreation Master Plan. Following acquisition of the Sports Ohio property in late 2024, Council evolved the goal to explore opportunities for a premier athletic complex including potential public-private partnerships. The City engaged Sports Facilities Companies to help evaluate opportunities and guide concept development. Work was ongoing to visualize and plan for a comprehensive campus integrating Sports Ohio and Darree Fields, with community feedback being gathered through a steering committee. The proposed 2026 goal continues this momentum by advancing concept development into an implementable plan.

Goal 4

Catalyze Economic Development in the West Innovation District

Adopt the West Innovation District Integrated Implementation Study and advance the strategic infrastructure and development initiatives it outlines to unlock the District's full economic and innovation potential.

Goal 4 aims to catalyze economic development in the West Innovation District. The importance of setting the vision for the WID area dates back to the initial Special Area Plan adopted in 2017. This proposed goal built on the Council-adopted 2025 goal focused on developing a Strategic Implementation Plan for the district. The West Innovation District Integrated Implementation Study integrated several significant projects including the West Dublin passenger rail study, premier athletic campus planning, and infrastructure modeling presented at the November City Council retreat. The proposed 2026 goal represents next phases focusing on advancing Council consideration of study recommendations and supporting strategic infrastructure and development initiatives needed to realize the district's long-term economic and innovation potential.

Ms. O'Callaghan concluded that execution of these goals would be driven by Council's regular meetings, work sessions, and committee schedules. Staff would continue providing monthly updates in the City Manager's Report and at any other requested time.

Victoria McDonald, 5642 Tynecastle Loop, welcomed newly elected members Dr. Lam and Ms. Johnson and stated that she is looking forward to their fresh perspectives. She acknowledged Dublin's maintained national reputation for high-quality development while preserving natural beauty.

She had reviewed previous community development plans from 2007, 2013, 2017, and 2022, all of which noted areas south of Shier Rings Road historically supporting residential



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development. In February 2024 changes were made to include rezoning land south of Shier Rings from rural to industrial. She questioned what happened in 2024 to pivot from 20 years of residential development vision to industrial focus.

She noted a previous McBride Dale Clarion study tested three scenarios with capacity to support residential growth in that area beyond 2030. While recognizing growth comes in many forms, she expressed concern that the City was focusing solely on industrial development in a rural and residential area. She appreciated ongoing discussions and offered to continue conversations about intentional development that could offer compromise between resident desires and City economic goals.

She stated that Ward 2 residents do not want heavy industrial development in their neighborhood. Goal 4 of catalyzing economic development in the West Innovation District did not have resident backing. If the community expressed such dislike and disagreement, the Plan should be revised and updated to allow ongoing conversation among residents and newly appointed council members. She requested Council vote no on Goal 4 and direct staff to align with previous plans calling for high-quality single-family homes and appropriate development in keeping with established land use.

Ms. Kramb clarified that these goals were not new goals but had evolved. Regarding the West Innovation District goal, she emphasized it was about the entirety of the district, not one particular portion or about rezoning. Residents had asked the City to continue studies, and work would continue on the Integration Implementation Plan. It would come back to Council for review with public input before adoption. The public had asked Council to ensure infrastructure readiness before development, which this goal addressed by advancing strategic infrastructure. She noted building new roads takes many years with many process steps. She reassured residents this was not about any particular parcel or portion of the Community Plan but a much broader goal about continuing studies and beginning implementation.

Vice Mayor De Rosa proposed a slight change to the first goal about fostering community connection. She suggested adding at the end that they would advance this through the Dublin Wellness Alliance "and other programs" because this encompasses similar efforts beyond just the wellness alliance. She felt this addition would broaden coverage to reflect the group's full intent. She thanked Ms. Blake and staff for their hard work bringing this together and looked forward to advancing these goals.

Ms. Johnson thanked residents for coming to speak, encouraging them to keep showing up because it matters. She also thanked residents who provided detailed and thoughtful comments prior to the meeting, finding them helpful and eye-opening. She agreed with Council Member Kramb that when speaking about the West Innovation District, particularly this goal, it was much broader than land southwest of the Cosgray/Shier Rings roads intersection. She noted it was difficult to halt development in areas already pursuing industrial or innovation development.

Regarding land of most concern southwest of the Shier Rings and Cosgray roads intersection, she emphasized nothing had been codified - no zoning changes were ready for voting. They were working through new code language for some areas. The West Innovation District Integrated Implementation Study is not complete. She believed tremendous opportunity remained within the established process to continue working together for outcomes benefiting both impacted residents and City economic development plans. She reiterated thanks and commitment to continued communication for positive outcomes for all parties.

Ms. Alutto agreed with those sentiments, noting there would be much opportunity for resident engagement through this broad, long-term goal. She appreciated residents coming to share their thoughts, confirming it does impact Council. She encouraged continued engagement and sending materials, assuring residents that City Council reads everything. There would be abundant opportunity for public engagement moving forward, and staff and Council had heard clearly that communication should be copious, even if just to say there is no update.



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Mayor Amorose Groomes agreed with comments made, acknowledging the good point about the wellness alliance and other partners for a well-rounded, robust effort involving many people. She echoed thoughts about the West Innovation District and noted they received several emails incorporated into the packet that became part of the meeting record.

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

**STAFF COMMENTS**

Ms. O'Callaghan offered New Year wishes and congratulated Council on completing organizational actions. She congratulated Vice Mayor De Rosa and Council Member Kramb on continued service and welcomed Council members Johnson and Lam to the team. She looked forward to working with Council to support their priorities and leadership, assuring them the entire staff team was available to support them in their new roles.

She provided one brief update about the City's ongoing annual stormwater management basin maintenance program. Field surveys would be conducted at four dry retention basins in Bryson Cove, Riverside Woods, and Woodlands subdivisions during the week of January 12. She wanted Council to be aware that residents might notice workers in those areas during the surveys.

**COUNCIL COMMITTEE ASSIGNMENTS**

Mayor Amorose Groomes moved to make the following Committee Assignments as well as Council Liaison Appointments:

- Administrative Committee: Vice Mayor De Rosa, Chair; Members Ms. Alutto and Ms. Kramb
- Community Development Committee: Mr. Keeler, Chair; Members are Ms. Johnson and Dr. Lam
- Finance Committee: Ms. Alutto, Chair; Members are Mr. Keeler and Ms. Johnson
- Public Services Committee: Ms. Kramb, Chair; Members are Vice Mayor De Rosa and Dr. Lam
- Planning & Zoning Commission Liaison: Ms. Kramb
- Architectural Review Board Liaison: Ms. Kramb
- Dublin Arts Council representative: Mr. Keeler
- Dublin Board of Education Council liaison: Vice Mayor De Rosa and Mr. Keeler
- Mid-Ohio Regional Planning Commission: Mayor Amorose Groomes
- Logan-Union-Champaign Regional Planning Commission: Dr. Lam
- US 33 Corridor and State Route 161 Corridor Group representatives: Vice Mayor De Rosa and Ms. Johnson
- Washington Township liaison: Ms. Johnson
- Wellness Alliance Advisory Committee: Dr. Lam
- SportsOhio Steering Committee: Mr. Keeler and Ms. Alutto

Ms. Alutto seconded the motion.

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

**COUNCIL ROUNDTABLE**

Ms. Kramb requested staff send additional information about exact locations of the detention basins mentioned in staff comments, as she maintains email lists for both Bryson Cove and the Darree areas and could notify residents. She thanked staff for beginning



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stream restoration work at Thaddeus, noting there are three sections of stream. Over the holidays, after signs went up, she received about six calls asking why there were signs in the woods. Staff quickly got informational signage installed. Work began today and hopefully would go well. She welcomed new members and looked forward to a good year.

Ms. Johnson thanked City staff on behalf of herself and Dr. Lam for their very positive onboarding experience. She appreciated the time staff gave them so close to the holidays and looked forward to working with everyone moving forward.

Ms. Alutto welcomed new members, congratulated those reelected, and congratulated leadership. She looked forward to what she expected would be a great two years ahead with their committee assignments.

Dr. Lam began by thanking current council members for their graciousness, hospitality, and welcome, which had been truly touching. He looked forward to learning from and working with them on the hard work ahead. He echoed Council Member Johnson's comments about staff, leaving each onboarding session truly inspired by their dedication, talents, and intellect. He looked forward to working with and learning from staff as well.

He offered special thanks to former Council Member John Reiner for 28 years of dedicated service. Dublin owes him a huge debt of gratitude and would not be the premier City it is today without him and his contributions. Mr. Reiner had been particularly gracious during the transition period. Dr. Lam noted they could truly stand on the shoulders of giants, and Mr. Reiner had been a giant in Dublin. He looked forward to the work ahead, knowing it would be hard but he is eager to begin.

Mr. Keeler noted that while they said goodbye to two outstanding council members at year's end, today they said hello to two outstanding new council members. In the past month spending time with each, he felt optimistic and encouraged. Both brought new perspectives and unique skills to the table. The City is in good hands with Ms. Johnson and Dr. Lam.

Vice Mayor De Rosa, having missed the last council meeting, wanted to thank Mr. Reiner and Ms. Fox for the record. She thanked them for their amazing, outstanding service. She welcomed Ms. Johnson and Dr. Lam, saying City Council was excited to have and work with them. While they thanked Council for helping them learn, she noted they have already taught Council things and that would continue. She thanked Ms. Alutto for her leadership and congratulated Mayor Amorose Groomes on her renewed role. As always, she was excited to continue working with staff in this amazing city and looked forward to a wonderful 2026. She thanked Ms. Kramb for administering the oath of office for her.

Mayor Amorose Groomes reflected on the time since they had been together and all that had happened. She thanked staff for working Christmas, New Year's, and during snow and cold weather when issues arose in the City so everyone felt safe. The City never closes – it is 24/7/365 - and she appreciated staff standing in the gap so Dublin residents could call the City home safely and comfortably.

She expressed excitement about having both Ms. Johnson and Dr. Lam on Council. She has known Ms. Johnson for quite some time and was just getting to know Dr. Lam, which has been delightful. Noting the saying that one new council member creates an entirely new council, with two they were a really new council. She was beyond optimistic and thrilled to see what the next two years would hold, looking forward to great things and learning for all. Every day is a school day with opportunities to glean from each other's experience and make their best attempts to make the world a better place.

She thanked fellow council members for their vote of confidence, which she did not take lightly. She would do her absolute best to represent the City with excellence in whatever spaces she had opportunity. They had completed their first meeting and she looks forward to a great 2026.

**ADJOURNMENT**

The meeting was adjourned at 8:21 p.m.



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Mayor – Presiding Officer



Clerk of Council