

# RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

Meeting

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

Held \_\_\_\_\_

April 13, 2026

20 \_\_\_\_\_

## CALL TO ORDER

Mayor Amorose Groomes called the Monday, April 13, 2026 Regular Meeting of Dublin City Council to order at 5:15 p.m.

## ROLL CALL

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

Staff members present were Ms. O'Callaghan, Chief Paez, Mr. Hartmann, Mr. Shamp, Mr. Rubino, Ms. Weisenauer, Mr. Earman, Ms. Willis, Mr. Gracia, Mr. Hounshell, Mr. Will, Ms. Singh, Mr. Anderson, Mr. Myers, Mr. Moncrief, Mr. Gable, Mr. Jiang, Ms. Blake, Ms. Rauch, and Ms. Hunter.

Others present were Jamie Green, Planning Next; Mike Brehm and Amanda Brandon, EMH&T.

## ADJOURNMENT TO EXECUTIVE SESSION

Ms. Amorose Groomes moved to adjourn to executive session to consider:

- Personnel Matters: Considering the Appointment of a Public Official and the Employment of a Public Employee;
- Considering the Purchase of Property for Public Purposes; and
- To consider Confidential Information related to a request for Economic Development Assistance that involves Public Infrastructure Improvements that are directly related to an Economic Development Project, and which Executive Session is necessary to Protect the Possible Investment or Expenditure of Public Funds to be made in connection with the Economic Development Project.

Ms. Alutto seconded.

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

The meeting was reconvened at 7:05 p.m.

## PLEDGE OF ALLEGIANCE

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

## SPECIAL PRESENTATIONS/RECOGNITION

- **Earth Month Proclamation**  
Mayor Chris Amorose Groomes presented the Earth Month proclamation to Mr. Moncrief who accepted it on behalf of the City. The Mayor read the proclamation, which recognized Earth Day celebrations on April 22nd and highlighted Dublin's commitment to being the most sustainable global City of choice. The proclamation acknowledged the City's efforts to conserve resources, reduce greenhouse gas emissions, and protect public health and welfare. It specifically mentioned Dublin's work to save monarch butterflies, which are critical for pollination, and the City's role in promoting native plant exchanges and educating about invasive species. The proclamation noted various Earth Month activities, including Sustainable Saturday on April 11th and upcoming Earth Day and Arbor Day celebrations on April 24th at Amberley Community Park.

- **Arbor Day Proclamation**

Mr. Myers, City Forester, received the Arbor Day proclamation. Mayor Amorose Groomes read the proclamation, which traced the history of Arbor Day back to 1872 in Nebraska and emphasized the numerous benefits trees provide, including erosion reduction, energy savings, air purification, and wildlife habitat. The proclamation highlighted that the Dublin Cemetery achieved arboretum accreditation at Level 1 in 2025, marking an important milestone in tree conservation and education efforts. Mr. Myers announced that the Arbor Day tree planting would take place at Amberley Park alongside the Earth Day celebration, with refreshments provided for attendees.

**CITIZEN COMMENTS**

Ms. Weisenauer read the following comment that was submitted prior to the meeting:

Jeff Barnes, 5941 Roundstone Place, wrote:

*Tonight, you have a critical opportunity to prioritize our residents by maintaining residential zoning for the parcels adjacent to Ballantrae. This consistency is supported by the City's 2023 Economic Development Strategic Plan Update, which explicitly states that light industrial uses should be 'typically located away from residential uses.'*

*A viable, community-aligned alternative already exists. The developers of Cosgray Farms remain willing to proceed with residential development on their parcels—and potentially the City-owned land to the north. Their proposal for senior-targeted housing addresses a documented, growing need in Dublin and directly fulfills the objectives outlined on pages 17, 36, and 67-69 of the Envision Dublin Plan. This path represents the thoughtful, forward-looking planning our community expects.*

**CONSENT AGENDA**

- Minutes of the March 23, 2026 Regular Council Meeting
- Excuse the Absence of Vice Mayor De Rosa from the March 23, 2026 Council meeting
- Notice to Legislative Authority of a New D-5J Liquor Permit for Bristol Bridge Park, LLC, 4495 Bridge Park Ave., Dublin, Ohio 43017

Hearing no request to remove an item from the Consent Agenda, Mayor Amorose Groomes moved to approve the Consent Agenda.

Ms. Alutto seconded the motion.

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

**SECOND READING/PUBLIC HEARING – ORDINANCES**

Mayor Amorose Groomes moved to waive the Council Rules of Order and read Ordinances 19-26 through 22-26 together.

Ms. Alutto seconded the motion.

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

**Ordinance 19-26**

**Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.011-acre Temporary Right-of-way Easement; and a 0.007-acre Temporary Right-of-way Easement from NWP IV, LLC, an Ohio limited liability company, from the Property Located at 16-18 Bridge Street for the Public Purpose of Constructing and Improving Roadway Infrastructure, which shall be Open to the Public without charge**

**Ordinance 20-26**

**Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.011-acre Temporary Right-of-way Easement; and a 0.016-acre Temporary Right- of-way Easement; and a 0.017-acre Permanent Utility Easement from Community Space Development LLC, an Ohio limited liability company, from the Property Located at 56 North High Street for the Public Purpose of Constructing and Improving Roadway Infrastructure, which shall be Open to the Public without charge**

**Ordinance 21-26**

**Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.010-acre Fee Simple Warranty Deed for Right- of-way; and a 0.051- acre Fee Simple Warranty Deed for Right-of-way, with Reservation of Existing Access Rights, from Dublin West D, LLC, an Ohio limited liability company, from the Property Located at 86-88 North High Street for the Public Purpose of Constructing and Improving Roadway Infrastructure, which shall be Open to the Public without charge**

**Ordinance 22-26**

**Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.011-acre Permanent Utility Easement; and a 0.006-acre Permanent Utility Easement from CSD Dublin LLC, an Ohio limited liability company, from the Property Located at 37 and 53 North Riverview Street for the Public Purpose of Constructing and Improving Roadway Infrastructure, which shall be Open to the Public without charge**  
Ms. Willis stated that there have been no changes to these ordinances from the first reading. Staff recommended approval.

There were no public comments.

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

**Ordinance 23-26**

**Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.071-Acre Easement from the Property Located at 6939 Shier Rings Road, Identified as Franklin County Parcel Number 272-000364 from John A. McCauley and Dion M. McCauley, for the Public Purpose of Constructing a Shared Use Path, Which Shall be Open to the Public Without Charge**

Mr. Gable confirmed that there is no new information regarding this Ordinance since first reading and recommended approval.

There were no public comments.

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

**INTRODUCTION/FIRST READING – ORDINANCES**

**Ordinance 24-26**

**Accepting an Annexation of 79.0 Acres, More or Less, from Darby Township, Madison County to the City of Dublin (Petitioner: City of Dublin, Ohio)**

Ms. Alutto introduced the Ordinance.

Mr. Shamp explained that the Madison County Commissioners approved the annexation at their January 27th board meeting, followed by a 60-day waiting period. After adoption at second reading, there would be a 30-day waiting period before working with the Clerk of Council to submit documents to Madison County and begin the boundary conformity process to bring the land into Washington Township.

There were no public comments.

The second reading/public hearing of this Ordinance is scheduled for the April 27, 2026 meeting.

**Ordinance 25-26**

**Authorizing the Annexation of 146.9 Acres, More or Less, of Property From Washington Township, Franklin County to the City of Dublin**

Ms. Alutto introduced the Ordinance.

Mr. Shamp explained this was the first step in filing a petition with Franklin County commissioners, who are obligated to place it on their first public meeting and required by statute to accept it. The annexation becomes complete upon acceptance by county commissioners.

There were no public comments.

Mayor Amorose Groomes confirmed that there was no waiting period with Franklin County and the Ordinance becomes effective upon passage.

The second reading/public hearing of this Ordinance is scheduled for the April 27, 2026 meeting.

**Ordinance 26-26**

**Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.069-Acre Easement from the Property Located at 7070 Avery Road, Identified as Franklin County Parcel Number 273-000430 from Gavin T. Derryberry and Jennifer M. Derryberry, for the Public Purpose of Carrying out the Avery Road Sidewalk Connections Project, Which Shall be Open to the Public Without Charge (24-017-CIP)**

Ms. Alutto introduced the Ordinance.

Mr. Gable explained the project would construct approximately 1,000 feet of sidewalk along the east side of Avery Road and extend sanitary sewer to complete utility extension area 14B. The property owners decided to donate the required easement to the City, and Mr. Gable thanked the Derryberry's for their generous contribution.

There were no public comments.

Ms. Kramb expressed appreciation for the donation, noting it would further the City's sanitary sewer expansion goals. Mayor Amorose Groomes also noted the donation and expressed gratitude.

The second reading/public hearing of this Ordinance is scheduled for the April 27, 2026 meeting.

**INTRODUCTION/PUBLIC HEARING/VOTE – RESOLUTIONS**

**Resolution 15-26**

**Appointing a Member to the Planning and Zoning Commission of the City of Dublin, Ohio**

Ms. Alutto introduced the Resolution.

Vice Mayor De Rosa explained that a resignation created a vacancy for an unexpired term ending May 31, 2028. After reviewing applicants and conducting interviews, Council selected Victoria Newell to fill the position. She recommended approval.

There were no public comments.

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

**Resolution 16-26**

**Accepting the Lowest and Best Bid for the Avery Road Sidewalk Connections Project (24-017-CIP)**

Ms. Alutto introduced the Resolution.

Mr. Gable presented the staff report for accepting the lowest and best bid for the Avery Road Sidewalk Connections project. The project would construct 1,000 feet of sidewalk in two separate locations along the east side of Avery Road, completing phases 2 and 3 of the overall program. Phase 1 was constructed in 2021 from Highland Drive to Tara Hill Drive. The project also includes sanitary sewer extension to complete utility extension area 14B. Funding came from the 2026-2030 capital improvements program in the amount of \$270,000, with an engineer's estimate of \$260,000. Five bids were received on March 26, 2026, with J&J Schlegel Incorporated submitting the lowest bid of \$256,264.97. Construction is expected to commence in May and be complete in October.

There were no public comments.

Ms. Kramb noted that it was nice to see new companies bidding on City projects. Mayor Amorose Groomes commented on the value of filling the missing sidewalk connections, particularly around schools and park areas.

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

**Resolution 17-26**

**Accepting the Lowest and Best Bid for the Northern Historic Dublin Infrastructure Improvements Project (Riverview Village), (25-029-CIP)**

Ms. Alutto introduced the Resolution.

Ms. Willis presented the staff report for the resolution accepting the lowest and best bid for the Northern Historic Dublin Infrastructure Improvements Project. This project represents a significant milestone, completing legislation required for the construction phase of approximately 2,100 feet of roadway reconstruction with pedestrian facilities. The scope includes asphalt pavement, on-street parking, brick sidewalks and crosswalks, granite curbs, ADA-compliant curb ramps, storm sewer improvements, street lighting, and landscaping enhancements. The project fulfills public improvement obligations under the City's responsibility in the Riverview Village development agreement.

Ms. Willis explained that the construction phase was funded through the 2026-2030 capital improvements program at \$9.7 million, with an engineer's estimate of \$8.6 million. Three bids were received on March 25, 2026, with Complete General Construction submitting the lowest bid of \$9,802,387.56, approximately 14 percent higher than the engineer's estimate. The increase was attributed to the site's proximity to bedrock, constrained workspace, high-quality aesthetic materials, and fuel cost uncertainty. Given the close alignment among bids with less than 2 percent difference between the two lowest, staff believed the pricing reflected current market conditions and true construction costs.

Ms. Willis noted that rebidding would not likely yield significantly lower pricing and would impact the timeline considerably. There was also risk that bidders might not participate in a rebid, potentially resulting in higher costs. A comprehensive financial review showed that \$11.7 million in debt was issued in September 2025 to support construction, right-of-way acquisition, and utility relocation phases. While the engineer's estimate was \$8.6 million, staff conservatively retained a \$9.7 million construction budget with an additional \$800,000 for utility relocations. Actual costs for AEP and AT&T relocations came in significantly lower than anticipated, providing additional funds for construction. Staff did not anticipate needing additional appropriation requests.

There were no public comments.

Mayor Amorose Groomes asked about the timeline of the project. Ms. Willis indicated that construction would begin in the summer of 2026 and be substantially complete in November 2027.

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

**Resolution 18-26**

**Authorizing the City Manager to Enter into a Collective Bargaining Agreement with the Fraternal Order of Police Lodge #9 regarding Wages, Hours and Terms and Conditions of Employment for Employees within the Police Officer, Sergeant & Lieutenant Bargaining Units**

Ms. Alutto introduced the Resolution.

Ms. Miglietti presented the resolution authorizing a collective bargaining agreement with the Fraternal Order of Police (FOP) Lodge Number 9 for the 2026-2028 fiscal years. The agreement covers police officers, sergeants, and lieutenants and was ratified by FOP bargaining unit members on April 8. Details of the financial impact were outlined in the memo to Council, including wage increases for each contract year.

There were no public comments.

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

**Resolution 19-26**

**Authorizing the City Manager to enter into a Collective Bargaining Agreement with the United Steelworkers of America regarding wages, hours, and terms and conditions of employment for employees within the Maintenance Worker, Fleet Technician I, Electrical Worker and Custodial Worker bargaining unit**

Ms. Alutto introduced the Resolution.

Ms. Miglietti presented the resolution authorizing a collective bargaining agreement with the United Steelworkers of America for 2026-2028 fiscal years, covering maintenance workers, fleet technician 1, electrical workers, and custodial workers. The agreement was ratified by bargaining unit membership on March 30. Financial impact details were provided in the memo to Council.

There were no public comments.

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

**OTHER BUSINESS**

- 2026 Spring Beautify Your Neighborhood Grant Applications

Ms. Singh presented two complete Beautify Your Neighborhood Grant applications moving forward for approval. The annual budget for the 2026 program was \$32,000, with spring grant requests totaling approximately \$5,400, leaving approximately \$26,600 for fall applications.

The first request from Sheffield Meadows Civic Association sought landscape enhancement at two primary neighborhood entrances. The association proposed removing 13 dead trees and replacing them with 7 dogwood trees and 11 flowering shrubs to address declining vegetation. The total grant request was approximately \$4,700. Katy Brown and Sarah Pearson, co-presidents of Sheffield Meadows Civic Association, thanked Council for consideration and explained they had many dead trees in a high-traffic area. While they could not do a one-to-one tree replacement ratio due to space constraints, they felt they had developed a good plan.

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The second request from Village at Tuttle Crossing sought to transform their main entrance into a more vibrant space using diverse perennials and evergreens for year-round visual interest. The current landscape consisted of a single tree and neighborhood signage. The total grant request was approximately \$622. Ms. Singh noted this parcel was City-owned and maintained by the Village at Tuttle Crossing condo association.

Dr. Lam asked about grant procedures for cost overages and underage and whether unused annual funds carried over to subsequent years. Ms. Singh explained that if actual costs were under estimates, applicants received half of the total expenditure rather than matching. If costs exceeded the maximum, the grant would not go beyond the approval amount. She also indicated that unused funds would not carry over to the next year.

Mayor Amorose Groomes moved to approve the 2026 Spring Beautify Your Neighborhood Grant awards.

Ms. Alutto seconded.

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

- West Innovation District Integrated Implementation Strategy Update

Mr. Hounshell presented the update with consultants Jamie Greene from Planning Next; and Mike Brehm and Amanda Brandon from EMH&T. The project, referred to by the acronym WIDIIS, began over a year ago following Council's 2025 goal to accelerate economic development in the West Innovation District. The work integrated numerous studies and plans accumulated over 10-15 years into one comprehensive document about infrastructure implementation expectations and requirements.

Mr. Greene explained the project's purpose was not to change land use or zoning but to realize the vision set forth in the Envision Dublin Community Plan and other policy work. The strategy refines infrastructure needs for the 2,250-acre area and coordinates various projects needed to enable desired development. The work integrates multiple policy documents including guiding documents, economic studies, housing documents, transportation plans, area plans, and parks plans.

The team developed a cascading framework moving from innovation district concepts to character-based innovation areas, then to infrastructure opportunity areas, and finally to development areas at the parcel level. They identified innovation as happening on a continuum from idea generation to production, with the West Innovation District uniquely positioned for later-stage innovation activities.

Three character areas were developed:

- strategic nodes for early-stage innovation near Ohio University and potential passenger rail locations;
- high-quality flexible growth areas; and
- regional growth opportunities that reinforce the core mission.

Mr. Brehm explained infrastructure opportunity areas ranked development readiness from 1 to 5, with Level 1 being most ready based primarily on water and sewer access. Areas were also grouped into 10 development areas (A through J) based on similar land use and likelihood of concurrent development.

The team created comprehensive tools including one-page summaries for each development area and a GIS web experience platform. Ms. Brandon demonstrated the interactive GIS tool through video, showing how users could explore district-wide infrastructure needs, click on parcels to see required

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utilities, and access detailed information about development areas. The tool would be transferred to City staff upon project completion.

Mr. Greene outlined a three-tier sequencing approach focusing on primary opportunities with enabling infrastructure, catalytic projects that signal momentum, and remaining build-out phases. The implementation strategy provided a flexible phasing approach aligning physical readiness with policy intent, supporting capital improvement priorities, development review processes, economic incentives, and annual budgeting.

The presentation included evaluation criteria focusing on advancing core goals, supporting innovation district identity, aligning with infrastructure priorities, optimizing remaining land use, demonstrating implementation readiness, and advancing sustainability and resiliency.

Public comments were as follows:

Daniel Hammill, 5725 Trafalgar Lane, thanked City staff for meeting with the Ballantrae Community Association and acknowledged progress made regarding resident concerns about parcels adjacent to Ballantrae and Houchard Road. However, he noted residents and property owners were not fully aligned with current City proposals and believed additional refinement opportunities existed. He mentioned discussions about senior housing that was previously in the plan but no longer included, and expressed hope for bringing housing experts to Council. Mr. Hammill also raised concerns about trucking safety given recent accidents and questioned whether trucking should be near schools and residents.

Written comments were submitted and read into the record by Ms. Weinsenauer as follows:

Sandra McIntosh, 5792 Trafalgar Lane, wrote:

*Dear City Council Members,*

*As you consider the WID Implementation Strategy this evening, I ask that you view it through the lens of the families who call Ballantrae home.*

*City Manager O'Callaghan and her team have been generous with their time and thoughtful in hearing residents' concerns regarding the definition of "advanced manufacturing" and what could ultimately be permitted on the parcels adjacent to our neighborhood. However, it has been made clear that they are taking direction from you.*

*As you listen to the presentation, ask yourself: Would you choose to raise your family next to an area designated for advanced manufacturing? If there is any hesitation in that answer, I urge you to act on it.*

*You have an opportunity tonight to provide clear direction that prioritizes residents by maintaining residential zoning for the parcels adjacent to Ballantrae. This aligns with the City's 2023 Economic Development Strategic Plan Update, which notes light industrial is "typically located away from residential uses."*

*Importantly, there is a viable and community-aligned alternative. The developers of Cosgray Farms have indicated their continued willingness to proceed with residential development on their parcels—and potentially on the City-owned parcels just to the north. Their original plan included housing designed to meet the needs of senior citizens, a demographic for which there is a well-documented and growing need in Dublin. This approach not only aligns with community priorities as noted on pages 17, 36, and 67-69 of the Envision Dublin plan, but also represents thoughtful, forward-looking planning.*

*This is a moment to affirm what kind of community Dublin strives to be—one that places the well-being of its residents at the forefront of its decisions.*

*I respectfully urge you to direct staff to allow the Cosgray Farms residential plan to move forward and to preserve the residential zoning adjacent to Ballantrae.*

*Thank you for your time, your service, and your careful consideration.*

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Victoria McDonald, 5642 Tynecastle Loop, wrote:

*Good evening City Council Members,*

*As conversations about advanced manufacturing continue, it's essential that our development code puts residents first. City Staff has been collaborative and engaging as many residents have provided input related to concerns about developing industrial, advanced manufacturing and research/design on the parcels adjacent to our neighborhood. Any updates to zoning or permitting must begin with a clear commitment to protecting neighborhoods, safeguarding public health, and ensuring that industrial activity does not erode quality of life.*

*Advanced manufacturing can involve increased traffic, heavy utility demands, noise, and environmental risks. Our code should require strong buffers between industrial sites and homes, transparent environmental standards, enforceable limits on emissions and noise, and infrastructure planning that prevents burdens from falling on nearby residents. Having clear definitions about codes will help create certainty and eliminate ambiguity about what can be developed in the proposed ID 6 zone.*

*Residents deserve a development code that prioritizes clean air, safe streets, and stable property values. Before accommodating new industries, we must ensure that our rules are strong enough to prevent harm, hold operators accountable, and preserve the character and safety of our community.*

*Protecting the people who already live here should be the foundation of any discussion about advanced*

*We can look to other states such as California, Pennsylvania and even here is Ohio to help establish what thoughtful and intentional coding best practices can be pro-community.*

*I have sent an email to city staff and council members with specifics as defined by Pennsylvania and California that highlight the importance of developing partnerships that are focused on creating a strong economy while building a positive image and safeguarding the community.*

*I respectfully ask that you consider the direction that you will move forward in related to protecting citizens and developing the economic future of Dublin.*

*Thank you,*

*Victoria McDonald*

Amy Swank, 58945 Vandeleur Place, wrote:

*Tonight, City Staff will ask you if you have any additional considerations that you would like to be included in the West Innovation District Integrated Implementation Strategy (the "Strategy"). I would love the following question to be asked and addressed by City Staff:*

*Since the City's economic development studies were last completed in 2023, is City Staff confident that the Strategy will attract the types of jobs it intends to attract or has the rapid advancement of artificial intelligence and work from home requirements materially challenged the assumptions in those studies?*

*If City Staff answers the question in the affirmative, then the City's consultants opined that only offices are needed and the Strategy should be updated accordingly. If City Staff answers the question in the negative, then new studies should be conducted and approval of the Strategy should be delayed until such time.*

*In 2023, the City engaged two consultants to update its Economic Strategic Plan: (1) recommendations from TEconomy Partners LLC in wake of the pandemic dated 2023 (the "Node Study"), and (2) a Semiconductor Supply Chain Positioning Study by Newmark Global Strategy & Consulting dated May 2023 (the "Semiconductor Study"). There is ample research indicating that the types of jobs (engineering, R&D, etc.) that the City wishes to attract will be materially curtailed by artificial intelligence. Accordingly, does the City need new studies?*

*If not, both studies state that most of the activities that the City would like to welcome in the West Innovation District are appropriate for the office category.*

*Page 30 of the Semiconductor Study provides, "Business services, sales,*

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*engineering, and some R&D activities occur in office buildings." The Node Study is a deep dive into what types of jobs the City should try to attract and states: "TEconomy is in agreement with the analysis put forward in the Newmark study, and would further note that Dublin is well-positioned to attract value-added upstream microelectronics R&D and design services that align with its existing base of skilled talent, its specialized R&D and Engineering services cluster, and lower need for large land use requirements." (pg. 32 of the Node Study.) Accordingly, the City's consultants have stated the jobs it is trying to attract can be done in an office setting and the Strategy should be updated accordingly.*

Council members provided positive feedback on the work. Mr. Keeler expressed appreciation for the comprehensive tools, particularly the GIS web experience and priority matrix showing how specific projects affect multiple areas. He found the matrix helpful for decision-making and felt staff was well-equipped with necessary information.

Ms. Kramb agreed the team exceeded expectations, particularly praising the matrix as helpful for capital improvements planning and the GIS tool as invaluable for economic development. She felt the work successfully answered Council's question about implementing desired land uses and provided essential information about water, sewer, and traffic demands.

Ms. Alutto asked whether the tool and one-pagers would be accessible to the public and Council. Mr. Hounshell explained the tool was intended for internal use while one-pagers would be shared with property owners and developers. Ms. Alutto praised the matrix for helping prioritize capital improvements and infrastructure build-out, noting the document successfully addressed how to sequence development logically.

Ms. Johnson expressed being humbled by the impressive work and asked about the premier athletic and recreation complex being identified as the highest priority activation. Mr. Greene confirmed it weighed heavily in prioritization since it was one of Council's top goals.

Dr. Lam complimented the work and alignment with Envision Dublin principles. He requested more clarity on the sustainability and resiliency evaluation criteria, particularly regarding multimodal connectivity including shared use paths, sidewalks, and bike trails that contribute to sustainability and community character. Mr. Brehm responded that the multimodal Thoroughfare Plan established expectations for high-quality pedestrian infrastructure with all streets, noting these elements were implied though perhaps not explicit in the strategy.

Vice Mayor De Rosa reflected on successful projects like Emerald Parkway and the Bridge Street District, and wondered whether roadway connectivity should drive prioritization rather than just development readiness. She suggested considering infrastructure projects that would be compelling catalysts, similar to how Emerald Parkway connected different parts of the City. Vice Mayor De Rosa also questioned the naming of some hubs, suggesting more visioning might be needed given evolving work patterns and organizational reluctance to invest heavily in physical spaces.

Ms. Kramb noted that the priority matrix partially addressed Vice Mayor De Rosa's concerns, showing how projects construct in one area (green dots) while activating multiple other areas (gray dots). She suggested adding more explanation about the difference between construction locations and areas enabled or advanced.

Mayor Amorose Groomes emphasized the value of breaking the work into phases similar to other major projects, allowing Council to prioritize based on likely users and market interest. She suggested matching targeted industries with regional trends and infrastructure costs to spur development in this long-

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term goal area. Mayor Amorose Groomes also noted potential for expanding the tool to other developable parcels citywide.

Mr. Hounshell indicated staff would incorporate Council feedback and return for final adoption, expressing satisfaction with the positive feedback received.

- Premier Athletic and Recreation Campus Update

Mr. Will and Mr. Earman presented a draft vision framework for the premier athletic and recreation campus. The framework was developed with three objectives: advancing Council's goal to create a coordinated campus planning for Darree Fields, SportsOhio, and surrounding properties; establishing a framework to guide future park planning and investment; and defining parameters for coordination with the West Innovation District work.

Mr. Will explained the framework was intended as a flexible, high-level, long-term guide organized into four sections identifying existing assets and challenges while framing future opportunities. Recommendations included a vision statement, guiding principles, program considerations, and design framework with key considerations.

The City purchased SportsOhio, Shepherd's Excavating, and Carter Farms in 2024 to support economic development, enable transportation improvements, and expand recreation opportunities. Following Council's goal to establish a premier athletic complex, staff engaged consultant Sasaki to lead a visioning process starting with stakeholder interviews and an iterative planning process. Three concepts were shared at Council's year-end retreat, with Council expressing preference for the central park concept while highlighting needed refinements.

The SportsOhio Steering Committee, established to provide community stakeholder input, included Council members Alutto and Keeler, along with representatives from the Planning and Zoning Commission, Dublin Youth Athletics, Dublin Soccer Leagues (DSL), Dublin City Schools, Greater Columbus Sports Commission, the Chiller, Memorial Tournament, Ohio Health, Ohio University, and Visit Dublin. The committee supported the central park concept and helped vet the vision statement, guiding principles, and program considerations.

The framework included four sections. The vision statement served as the project's north star and remained unchanged since the February work session. Guiding principles translated the vision into core priorities, with the financial sustainability principle refined to highlight economic development and partnerships. Program considerations established a flexible menu of potential elements for evaluation and implementation over time, with the biggest change being addition of a business partnership category emphasizing economic development and fiscal planning roles.

Four design frameworks informed physical planning. The program area framework organized the park into pods reflecting existing conditions while allowing future growth centered around connected open space. The open space framework highlighted the site's two significant natural features: South Fork Indian Run and Darree field woodlots, reinforcing campus connectivity across Cosgray Road and providing guidance for buffering and gateways. The circulation framework guided improvements to enhance connectivity and accommodate future thoroughfare improvements, with a key recommendation for new connection between University Boulevard, SportsOhio, and Darree Fields. The pedestrian and cycling framework used the signature trail as a central spine with recommendations for improving accessibility for all ages and abilities.

Illustrative plans and 3D renderings conveyed the long-term campus vision, showing how different uses could be accommodated as the park evolves. The

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graphics were not intended as blueprints but examples of possible changes, including solid surfaces for spectating areas to improve accessibility, additional parking considerations for drop-off areas and bus parking, and various program accommodations.

Mr. Will noted staff was updating renderings to reflect Council feedback, including moving the signature building to directly front on University Boulevard, relocating parking, and adding economic development areas. Changes to Darree Fields renderings would focus on field orientation and additional parking. A third rendering highlighted adaptable multi-use spaces and hybrid fields accommodating various sports year-round.

During the February work session, Council requested tournament information for Darree Fields. The largest tournament was the Nike Cup in April with about 18,500 attendees, highlighting the property's existing tournament use and busy schedule.

Following the evening's meeting, the project team would incorporate Council feedback and complete final edits before returning for review and adoption. Mr. Will requested Council's review and feedback on the draft framework.

No public comments were received.

Ms. Alutto stated that she appreciated the tremendous amount of work and listening that occurred throughout the process. She valued the addition of gateways, particularly coming off University Boulevard, and the building repositioning to front the roadway. She expressed strong support for the framework and appreciation for including current tournament information demonstrating potential for accommodating more local, regional, and national tournaments.

Dr. Lam praised the wonderful work and strong strategic alignment. He asked specifically about cricket fields mentioned in the work session, noting they were not included in the current framework. Mr. Earman explained ongoing discussions with cricket leagues about needs and residency requirements, along with studies at Emerald Fields for accessibility improvements during excessive rain. The current study did not include cricket fields, but future community engagement would address specific needs and potential adaptations.

Dr. Lam also asked about transportation considerations for buses and game day traffic flow. Mr. Will confirmed the circulation framework addressed way-finding for first-time visitors and the illustrative plan incorporated drop-off areas and school bus or shuttle parking as highlighted during the February work session.

Ms. Johnson asked about parking ratios used in the planning. Mr. Will explained different ratios were needed for different sports and age groups, with generally 60 to 100 spaces used per field for outdoor facilities, while indoor facilities had very specific parking needs based on particular uses.

Vice Mayor De Rosa asked about planned changes to the gateway infrastructure. Mr. Will confirmed staff was working with consultants to update renderings, positioning the signature building closer to University Boulevard and shielding parking behind it. Vice Mayor De Rosa expressed concern that the overall area appeared dated, questioning whether changes would address the whole area's appearance or just the single building. Mr. Will explained the visioning process did not establish architectural identity but identified the signature University Boulevard location as an opportunity to uplift the campus architecture and make a statement at the gateway, with potential future considerations for updating existing buildings.

Vice Mayor De Rosa noted the layout's reliance on parking, retention ponds, and flat buildings, emphasizing the importance of the revenue-generating side since it would fund the entire development. She suggested more comprehensive thought about the gateway area's compelling nature.

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Mr. Keeler discussed parking as a waste of real estate while acknowledging current transportation realities. He asked about maintaining the relationship with Dublin Community Church for overflow parking and suggested collaborative parking agreements as development moved south, particularly for buses during weekend tournaments. He noted drop-off locations were not specifically visible in renderings but acknowledged the complexity of the overall plan. Mr. Keeler compared the situation to Metro Center, noting they would need to work around some existing buildings unless significant funds were available for complete redevelopment.

Mayor Amorose Groomes hoped to find synergies to reduce parking needs through revenue-generating uses, microtransit solutions, or scooter services to preserve real estate. She recalled discussing a stage area for trophy presentations in the west tournament hub, noting the need for food truck parking and activated gathering areas for tournament conclusions. Mayor Amorose Groomes emphasized the importance of getting both the fields and revenue-generating aspects right, describing them as "two horses that both need to win."

Mr. Will indicated the feedback would be incorporated as this was a framework plan with additional details to be developed in future phases. Mayor Amorose Groomes asked about proper spacing for roundabouts to ensure they function ideally rather than being placed too close together, suggesting traffic and engineering input on thoroughfare connections and roadway functionality.

Council provided very positive feedback and expressed support for continuing in the current direction.

- HR Briefing

Ms. Miglietti provided updates on several focus areas. All four City collective bargaining agreements remained in effect for three years, with Resolutions 18-26 and 19-26 approved for the USW and FOP contracts. Negotiations would begin in fall for the FOP Ohio Labor Council (dispatchers) contract expiring December 31, 2026.

Regarding recruitment and selection, the City maintained a 5.9 percent vacancy rate and 4.9 percent turnover rate, both indicating effective talent management and workforce stability. Current vacancies spanned multiple departments, with several positions having multiple openings including police officers, communication technicians and supervisors, and maintenance workers.

The City earned the 2025 Platinum Level Healthy Worksite Distinction from the Healthy Business Council of Ohio, the highest level awarded. This recognized comprehensive and innovative workplace wellness approaches through the Healthy by Choice program supporting employee physical, mental, and financial well-being. Programs included on-site fitness facilities, preventive health screenings, collaborative cooking experiences with nutritional education, financial wellness workshops, sound meditation sessions, and other wellness opportunities.

Recent initiatives included the February-March focus on calm moments with free access to the Calm app for stress reduction. The City hosted DubTalk, an annual employee speaker event similar to TED Talks, where 10 employees shared perspectives on culture and incorporating the culture playbook into professional lives.

January compliance training covered cybersecurity, technology use policies, diversity and equity inclusion policy, drug-free workplace training, safe driving, customer service standards, and building emergency evacuation procedures through the Cornerstone learning management system.

Talent and culture management activities included a December 9th senior leadership team retreat with service project at Dublin Food Pantry, mid-

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December exceptional year celebration breakfast at Marriott Columbus Northwest, quarterly employee meet and greet for new team members, and January Super Bowl potluck.

The first 2026 celebration station recognized the engineering team for collective work on the Avery Road, Rings Road, and Scioto Road improvement project, highlighting exceptional teamwork supporting design, construction, utility coordination, water and sewer taps, public information, and GIS updates.

Ms. Alutto suggested additional metrics including average years of service and median hire versus departure salary to demonstrate growth opportunities, preferring median over average to account for outliers.

Dr. Lam thanked Ms. Miglietti for health and wellness efforts, noting Dublin Wellness Alliance discussions about belonging and the value of cultural recognition and volunteerism for increasing belonging and improving health. He asked about increasing staff participation in initiatives improving health and wellness. Ms. Miglietti explained the Healthy by Choice program required two education courses annually, with options including volunteer activities and various courses on health topics. Continued communication through Monday morning updates and staff meetings encouraged participation, with increased discussion leading to greater participation.

## **STAFF COMMENTS**

Ms. O'Callaghan shared the following:

- The City of Columbus enhanced meter project would upgrade water meters throughout the central Ohio region over the next couple of years, replacing aging infrastructure with advanced metering infrastructure that was more accurate and operationally efficient. New meters would be installed in roughly the same locations with small reading devices at no cost to customers, providing future benefits including alerts, data access, consumption insights, and early leak detection. VEPO contractor employees would carry city identification and mailings would explain the process. Mailings to Dublin residents east of the Scioto River began April 13th, with west side notifications starting about a month later.
- Columbus Fourth Water Plant and Transmission Mains Phase 2 field survey work by MS Consultants would begin April 14th within road right-of-way along Muirfield Drive from Tartan Drive to Post Road, and Post Road from Muirfield Drive to Commerce Parkway. Phase 1 construction was expected in late 2027 or 2028, with Phase 2 scheduled for end of 2028. Utility locating work would occur along Arlington Parkway in coming weeks.
- AEP Muirfield cable replacement would begin April 13th for the next phase within portions of Muirfield, representing a multi-phase highly anticipated project. Work would pause and restoration would be completed prior to the Memorial Tournament. Ms. Alutto emphasized the need for clear communication about who residents should contact regarding yard restoration issues, noting current problems with sinkholes and poor restoration work.
- Chipper service crews have been working hard following severe weather in March, including 69 mph wind gusts on March 13th and 60 mph gusts on March 22nd, plus additional wind advisories and storms. This led to 732 residential chipper requests, nearly three times the normal March average, requiring staff to work 615 hours with 105 hours of overtime. She thanked public service and communications staff for coordinating overtime, scheduling, adjusting work plans, and communicating with residents to maintain reliable service despite the demand surge. Mayor Amorose Groomes asked if crews were caught up, and Ms. O'Callaghan confirmed they were as of the previous week.

## **COUNCIL REPORTS**

- Committee Reports

- Administrative Committee Report

Vice Mayor De Rosa reported the Administrative Committee met April 7th for the second review of the council recognition policy, providing additional feedback before voting to bring the policy to Council for future consideration. A special committee meeting was scheduled for April 14th to begin the interview processes for annual board and commission appointments made each May.

**COUNCIL ROUNDTABLE**

Ms. Kramb thanked the Hidaka's for the wonderful Cherry Blossom Luncheon on Friday, with no other items to report.

Ms. Johnson echoed appreciation for the Cherry Blossom Luncheon, confirming the ice cream lived up to its reputation.

Ms. Alutto expressed similar appreciation for the luncheon.

Dr. Lam mentioned meetings with River Forest HOA and Bristol Commons HOA, thanking Anthony Severyn for accompanying him and appreciating residents' time, questions, and concerns.

Mr. Keeler thanked the Hidaka's for their hospitality and ice cream at Friday's event. He encountered them Saturday night at the Dublin Taiko Gala, learning that Dublin Taiko was the largest in North America and the 2026 recipient of the Dublin Arts Council's Community Arts Program grant. He appreciated seeing the impact of arts grants on both visual and performing arts, expressing hope for a future state-of-the-art community performing arts center.

Mr. Keeler discussed a coffee meeting with a resident interested in boards and commissions, where transportation and mobility topics arose. The resident expressed skepticism about LinkUs ridership based on observing sparsely occupied COTA buses, leading to discussion about robotaxis. The resident had experienced Waymo robotaxis in Las Vegas, prompting Mr. Keeler to note Dublin's position in the Beta district and smart corridor yet lack of driverless car or robotaxi integration in transportation plans. He emphasized that this technology was no longer futuristic but happening now in cities like Houston, Austin, Nashville, Las Vegas, and Los Angeles, suggesting Dublin should consider future lane needs for such traffic.

Mr. Keeler gave a shout-out to Sustainable Saturday volunteers, noting traffic backed up through at least one roundabout due to the event's major success.

Vice Mayor De Rosa noted the interesting timing of Mr. Keeler's driverless car discussion. She mentioned that at the bi-monthly 33 corridor meeting with staff members, Doug McCollough provided updates about driverless cars already operating in the region, indicating the technology was indeed happening locally.

Mr. Keeler elaborated on parking efficiency, using Tuttle Mall as an example of how traditional parking wastes valuable real estate when vehicles visit multiple locations requiring temporary parking at each site. He emphasized the waste of unused parking spaces absorbing sun and emitting heat from black asphalt, advocating for implementation of alternatives happening in various cities.

Mayor Amorose Groomes reported on recent activities including:

- the HOA leadership meeting thanking association leaders for their time and engagement.
- April 6th included a MORPC strategy meeting where former Transportation Secretary Ray LaHood and Marshall Hill were retained as advisors for FSP grants and other initiatives.
- April 7th featured the grand marshal selection meeting for the Fourth of July parade.

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- April 8th included the Northwest region MORPC meeting hosted by Jerome Township with updates from neighboring jurisdictions and counties.
- April 9th included the Llewellyn Farms HOA meeting with Council Member Johnson, featuring great questions and turnout from this valuable community partner.

Mayor Amorose Groomes apologized for missing the Cherry Blossom Luncheon and hoped to attend next year's event.

## **ADJOURNMENT**

The meeting was adjourned at 9:17 p.m.



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Mayor – Presiding Officer



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