

RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

Meeting

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

August 10, 2026

Held 20

CALL TO ORDER

Mayor Amorose Groomes called the Monday, August 10, 2026 Regular Meeting of Dublin City Council to order at 6:30 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, Mr. Barker, Mr. Hartmann, Mr. Rubino, Chief Paez, Ms. Weisenauer, Mr. Earman, Ms. Rauch, Ms. Noble, Ms. Holt, Mr. Hounshell, Mr. Gracia, Ms. Goehring, Mr. Fleming, Mr. Gable, Mr. Hendershot, Ms. Hunter, Mr. Hammersmith, Ms. Willis, Ms. Wawzkiewicz, Mr. Philabaum, Mr. Bitar, Ms. Suarez, Mr. Ament, Mr. Jiang.

Others present: Greg Dale, McBride Dale Clarion (MDC) and Jeff Speck, Speck Dempsey.

ADJOURNMENT TO EXECUTIVE SESSION

Mayor Amorose Groomes moved to adjourn to executive session for the purposes of considering the employment of a public employee. Ms. Alutto seconded the motion.

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 reconvened at 7:02 PM.

PLEDGE OF ALLEGIANCE

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

CITIZEN COMMENTS

Ms. Weisenauer reported that no citizens had signed in at the kiosk to speak, though one written comment had been received over the weekend and was provided to Council in advance per established protocol.

Kevin Casey, 5315 Drumcally Ln, Dublin, stated he has a professional background in cybersecurity and data privacy. He addressed Council regarding the City's use of the Placer.ai location analytics platform, which estimates foot traffic using mobile device location data. Mr. Casey acknowledged that, following months of correspondence with City staff, the Communications and Marketing team had published a location analytics webpage that plainly explains what data the City receives, what it does not receive, and how residents may limit location sharing — work he characterized as excellent and above what most cities using the tool have published.

Mr. Casey stated that he had brought two additional requests to the City, both of which were declined in writing by the City's legal counsel on July 21st. His first request was that the City proactively announce the existence of the location analytics page through channels it already uses, such as resident email lists, Dublin Life, and event communications, rather than sharing it only upon individual request. He argued that residents who attended the Irish Festival and were counted by the platform could not be expected to ask about a page they had never been informed of. His second request was for staff to maintain a short address exclusion list when drawing geographic boundaries for attendance reports, to avoid capturing data on homes that border event areas such as Coffman Park. He contended that the anonymization of individual device data does not resolve this concern, because the boundary itself can identify a household — a matter of where the City chooses to draw its own lines, independent of what the vendor collects.

Mr. Casey emphasized that the City's practices are legal, but argued that legality represents a floor, not a standard, and that Dublin has historically held itself to a higher standard. He formally requested that Council direct staff to announce the location analytics page through existing channels and to honor address exclusion requests when drawing



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report boundaries, noting that both actions carry minimal cost. He also reiterated his standing offer to assist staff at no charge.

**CONSENT AGENDA**

- Minutes of the July 1, 2026 Regular Council Meeting
- Minutes of the August 3, 2026 Special Council Meeting
- Minutes of the August 3, 2026 Council Work Session

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.

**INTRODUCTION/FIRST READING – ORDINANCES**

**Ordinance 36-26**

**Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.068-Acre Easement from the Property Located at 4497 Hard Road, Identified as Franklin County Parcel Number 273-009871-00 from Washington Township, for the Public Purpose of Carrying Out the Annual Stormwater Management Basin Maintenance Program 2026 Project (25-024-CIP)**

Ms. Alutto introduced the Ordinance.  
Mr. Hendershot presented the staff report. The Annual Stormwater Management Basin Maintenance Program 2026 Project includes improvements to a dry detention basin in the Riverside Woods neighborhood and within a City drainage easement at 4410 Mayapple Court in the Woodlands neighborhood. Work includes regrading, storm sewer installation, rock placement with underdrain, outlet control structure installation, and construction of a berm and emergency spillway. The project is planned to be advertised for bids in August 2026, with construction commencing in fall 2026 and completion expected by spring 2027.  
To facilitate construction and long-term maintenance of the Riverside Woods basin, the project requires acquisition of a permanent and perpetual access easement from Washington Township, the property owner of 4497 Hard Road. At its April 14, 2026 meeting, the Washington Township Board of Trustees approved a motion authorizing the Township Administrator to donate the easement to the City. Staff expressed appreciation to Washington Township for the donation.

There were no public comments.

Ms. Kramb expressed gratitude to Washington Township for their cooperation and donation.

Second reading/public hearing is scheduled for August 24, 2026.

Mayor Amorose Groomes moved to waive the Council Rules of Order and read Ordinances 37-26 through 42-26 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 37-26**

**Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.238-Acre Warranty Deed from the**



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**Property Located at 7720 Riverside Drive, Identified as Franklin County Parcel Number 273-008758-00 From Samuel N. Lillard and Monica M. Szonn-Lillard, for the Public Purpose of Constructing the Riverside Drive Shared Use Path, Water Main and Sanitary Sewer Extensions, and Related Street Maintenance Project, Which Shall be Open to the Public Without Charge**

## **Ordinance 38-26**

**Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.085-Acre Warranty Deed from the Property Located at 7726 Riverside Drive, Identified as Franklin County Parcel Number 273-008865-00 from John Dawson, for the Public Purpose of Constructing the Riverside Drive Shared Use Path, Water Main and Sanitary Sewer Extensions, and Related Street Maintenance Project, Which Shall be Open to the Public Without Charge**

## **Ordinance 39-26**

**Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.511-Acre Warranty Deed, a 0.143-Acre Permanent/Perpetual Public Utility Easement, and a 0.014- Acre Temporary Easement from the Property Located at 7730 Riverside Drive, Identified as Franklin County Parcel Number 273-008625 -00 from Anita C. Plew and Charles W. Hess, for the Public Purpose of Constructing the Riverside Drive Shared Use Path, Water Main and Sanitary Sewer Extensions, and Related Street Maintenance Project, Which Shall be Open to the Public Without Charge**

## **Ordinance 40-26**

**Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.055-Acre Warranty Deed and a 0.014-Acre Temporary Easement from the Property Located at 7778 Riverside Drive, Identified as Franklin County Parcel Number 273- 008427-00 from Sarah Strasser, Trustee of the Sarah Strasser Revocable Trust U/A Dated July 10, 2001, for the Public Purpose of Constructing the Riverside Drive Shared Use Path, Water Main and Sanitary Sewer Extensions, and Related Street Maintenance Project, Which Shall be Open to the Public Without Charge**

## **Ordinance 41-26**

**Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.113-Acre Warranty Deed and a 0.055-Acre Temporary Easement from the Property Located at 7836 Riverside Drive, Identified as Franklin County Parcel Number 273-009131-00 from Rebecca J. Hamilton and Wesley N. Hamilton, for the Public Purpose of Constructing the Riverside Drive Shared Use Path, Water Main and Sanitary Sewer Extensions, and Related Street Maintenance Project, Which Shall be Open to the Public Without Charge**

## **Ordinance 42-26**

**Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.039-Acre Permanent/Perpetual Public Utility Easement from the Property Located at 4410 May Apple Court, Identified as Franklin County Parcel Number 273- 009014-00 from Wilbert W. Harvey and Barbara Wieser-Harvey, for the Public Purpose of Constructing the Riverside Drive Shared Use Path, Water Main and Sanitary Sewer Extensions, and Related Street Maintenance Project, Which Shall be Open to the Public Without Charge**

Ms. Alutto introduced the Ordinances.



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Mr. Gable presented the staff report covering six property acquisitions related to the Riverside Drive Shared Use Path, Water Main and Sanitary Sewer Extensions, and Related Street Maintenance Project. The overall project area extends along Riverside Drive between Hard Road and Summit View Road and into the Drexel Hills and Woodlands subdivisions. The project consolidates several planned City initiatives, including the Riverside Drive East Shared Use Path, water main extensions in Areas 3A and 3B, sanitary sewer extensions in Areas 3A and 3C, and street maintenance in the Woodlands and Drexel Hills subdivisions.

The proposed shared use path will fill existing gaps in the City's mobility network along Riverside Drive. Water main will be extended through the area and connected to existing dead-end mains. Staff have coordinated with property owners in Areas 3A and 3B to install water services to those who have agreed to connect. Sanitary sewer will be extended to the existing Wyandotte Woods Boulevard pump station, with laterals installed to all homes in the affected areas. Following utility work, street maintenance will be performed on Tonti Drive, Tamarisk Court, Red Bay Court, and Mayapple Court, and the impacted lanes on Riverside Drive will be resurfaced.

Acquisitions from nine property owners are required in total. The six ordinances before Council address parcels 4, 5, 6, 7, 8, and 11, covering properties at 7720, 7726, 7730, 7778, and 7836 Riverside Drive and 4410 Mayapple Court. All six property owners agreed to the City's appraised fair market value estimates.

There were no public comments.

Mayor Amorose Groomes raised a question regarding residences on the west side of Riverside Drive that sit below the grade of the proposed sewer line, asking whether information was available to homeowners about private lift station options. Mr. Gable explained that the City will install a gravity service from the main to the west side of Riverside Drive for these owners, terminated with a small manhole. For homes below the elevation of the gravity system, a private grinder pump will be required, installed by a contractor selected by the homeowner. Upon formal acceptance of the sanitary system, the City sends a detailed packet to affected property owners explaining the connection process and noting when a grinder pump may be necessary. Mr. Hammersmith clarified that the City's permit review is limited to the discharge into the City's system and does not encompass design review of the private pump itself.

Mayor Amorose Groomes inquired whether specifications or guidance materials are provided in advance so homeowners and their contractors can understand what will pass inspection. Mr. Gable indicated that, in addition to the informational packet, staff can share examples of previous permits involving grinder pumps and can consult with homeowners and their contractors on equipment sizing. Mayor Amorose Groomes expressed a preference for a more standardized handbook to assist contractors unfamiliar with City requirements.

Regarding water service, Mr. Gable confirmed that for all homes with signed water commitment letters, the City will install a sleeve and water service to the curb box on the property side of the right-of-way. For homes that have not committed, the City will still install a sleeve to facilitate future connection but cannot install active water service.

Second reading/public hearing of Ordinances 37-26 through 42-26 is scheduled for August 24, 2026.

Ordinance 43-26

**Authorizing the Provision of Certain Incentives to John W. Danforth Company to Induce it to Lease Space in an Existing Office Building to Relocate the Company's Existing Office from Within the City and to Expand that New Office and its Associated Operations and Workforce, and to Relocate Existing and Create New Jobs and Employment Opportunities, all within the City; and Authorizing the Execution of an Economic Development Agreement**

Ms. Alutto introduced the Ordinance.



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Ms. Goehring presented the report. John W. Danforth Company, a full-cycle mechanical services provider in mechanical contracting, engineered building systems, and energy solutions, is considering relocating to a leased space in Dublin. The proposed economic development agreement includes a two-year, 15-percent incentive on withholdings followed by a five-year, 10-percent performance incentive on withholdings, valued at \$353,000 over the term of the agreement. A one-time \$50,000 location grant is also proposed to support facility renovation costs. The project is expected to retain 125 existing jobs and create 100 new Dublin-based jobs by December 31, 2033, generating approximately \$1,904,000 in net withholdings over the seven-year term.

There were no public comments.

Second reading/public hearing is scheduled for August 24, 2026.

**Ordinance 44-26**  
**Authorizing the Provision of Certain Incentives to InnoSource, LLC to Induce it to Lease Space in an Existing Office Building to Relocate the Company's Existing Office from within the City and to Expand that New Office and its Associated Operations and Workforce, and to Relocate Existing and Create New Jobs and Employment Opportunities, all within the City; and Authorizing the Execution of an Economic Development Agreement**

Ms. Alutto introduced the Ordinance.

Ms. Goehring presented this item. InnoSource LLC, a provider of staffing, human resources, recruiting, and workforce technology solutions serving sectors including financial services, insurance, healthcare, and contact centers, is considering relocating its offices to a leased facility in Dublin. The proposed economic development agreement includes a five-year, 10-percent performance incentive on withholdings valued at up to \$100,000, along with a \$50,000 location grant for facility renovation costs. The project is projected to retain 80 existing jobs and create 24 new Dublin-based jobs by December 31, 2031, generating approximately \$846,000 in net withholdings over the five-year term.

There were no public comments.

Second reading/public hearing is scheduled for August 24, 2026.

**Ordinance 45-26**  
**Authorizing the Provision of Certain Incentives to Northwest Bank to Induce it to Lease an Office Building to Relocate Existing Employees from outside the City and Expand the New Office and its Associated Operations and Workforce, all within the City; and Authorizing the Execution of an Economic Development Agreement**

Mr. Alutto introduced the Ordinance.

Mr. Fleming presented the report. Following an exhaustive nationwide search that included opportunities in their current home City of Columbus, Northwest Bank has chosen to relocate the majority of its operations to Dublin. The transition involves moving a current headcount of 120 employees with an expansion target of 300 employees by the end of 2034. The proposed economic development agreement includes a five-year, 15-percent performance incentive on withholdings from net new employees, capped at \$460,000, as well as a one-time \$50,000 grant payable upon proof of an executed 15-year lease agreement and proof of occupancy. Mr. Fleming noted that Northwest Bank's decision to locate in Dublin reflects the City's strong business-friendly environment and commitment to economic growth.

There were no public comments.

Mr. Keeler congratulated Economic Development on a successful month.

Second reading/public hearing is scheduled for August 24, 2026.



INTRODUCTION/PUBLIC HEARING/VOTE – RESOLUTIONS

Resolution 31-26
Accepting the Lowest and Best Bid for the Concrete Sealing Maintenance 2026 Project (26-009-CIP)

Ms. Alutto introduced the Resolution.
Mr. Gable presented the staff report. This project provides for the sealing of four concrete pedestrian tunnels under Muirfield Drive using an epoxy urethane sealer, with concrete spot repairs and tunnel joint repairs to be performed prior to sealing. The project is funded through the 2026–2030 Capital Improvements Program at \$300,000, with the engineer's estimate for this specific work at \$115,000. Three bids were received and publicly opened on June 17, 2026. Martin Painting and Coating Company submitted the lowest and best bid of \$105,629. Work is expected to commence in August and be complete by October 2026.
There were no public comments.

Mayor Amorose Groomes raised a question regarding the timing of the project in relation to the anticipated Fourth Water Plant pipeline burial, which may pass through the area. Mr. Gable confirmed that the water plant project is planned to either go around or bore under the pedestrian tunnels without directly impacting them, and that coordination has taken place on this matter. Mayor Amorose Groomes noted that if boring were to occur beneath the tunnels during or after the sealing work, any resulting damage would be the responsibility of the water plant project, and accepted the staff's assessment.

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

OTHER BUSINESS

- Zoning Code and Subdivision Regulations Audit – Final Report Adoption
Ms. Holt and Mr. Dale of McBride Dale Clarion (MDC) presented the final code audit report. Mr. Dale provided an overview of the project timeline, noting that the effort began at the end of 2025 and was on schedule approximately eight months in. He reviewed the four land use priorities — quality and character of neighborhood and sense of place, mobility, housing, and infill and adaptive reuse — as well as the six evaluation themes that organized the audit. Mr. Dale summarized feedback received at the June 2026 joint work session, including strong support for reorganizing and modernizing the code into a more user-friendly, graphically-oriented document; a desire for public transparency and trackability of changes; discussion of subdivision regulations and PUD process improvements; the importance of tying the audit to fiscal health and sustainability; and a need to more strongly acknowledge the Historic District. Council had also expressed caution around housing density increases and the importance of deliberate discussion on that topic.
Mr. Dale reported that changes had been made to the audit in response to Council feedback, including new language regarding the incorporation of vision documents, subdivision regulations, the Historic District, and various editorial refinements.



Implementation Recommendations

| Option | Task                                                                                                        | Time         |
|--------|-------------------------------------------------------------------------------------------------------------|--------------|
| 1      | Reorganize and Restructure the Zoning Code and Subdivision Regulations into a Unified Development Ordinance | 10-12 months |
| 2      | Develop a Unified Development Ordinance and Incorporate Substantive Changes Recommended in the Evaluation   | 24 + months  |
| 3      | Make Targeted Updates to the Development Regulations                                                        | Variable     |

Ms. Holt presented the staff recommendation to proceed with Option 2 for implementation, which had been the overwhelming preference at the June joint work session. This approach involves a two-year code rewrite split into two separate phases.

Ms. Johnson and Ms. Kramb both noted an inconsistency in the audit document, which in multiple places states that the project will not evaluate or propose substantive changes to the West Innovation District (WID). However, the subsequent ID-2 and ID-3 agenda item and prior Council direction contemplate a comprehensive look at those districts. Ms. Rauch clarified that the intent is not to restart the recently completed ID-6 process, but that ID-2 and ID-3 will indeed be reviewed as part of this project, and that the language in the document would be corrected to remove the blanket exclusion of WID from the scope.

Council Members Kramb, Lam, and Alutto each expressed reservations about eliminating parking minimums and allowing the market to determine parking demand. Ms. Kramb cited the Bridge Street District as an example where the absence of planning led to costly retroactive parking studies and loading zone additions. Dr. Lam referenced Miami, Florida, which repealed parking minimums in 2015 and subsequently reversed the decision in 2022 due to spillover into adjacent residential areas, noting this as a relevant precedent. Ms. Alutto concurred that the impacts seen in Bridge Park should inform this decision. Vice Mayor De Rosa offered a dissenting perspective, pointing to the 7,500 parking spaces at Metro Center as an example of car-centric formula-driven overbuilding, and encouraged consultants to bring creative alternatives that do not simply replicate the same environment. Mr. Keeler also cautioned against overshooting parking estimates, noting that the upcoming BRT discussion contemplates riders who will not arrive by car. Mayor Amorose Groomes expressed a similar view, suggesting the existing parking models may need reassessment given Citywide patterns of what appears to be overparking, and requested analysis of what Metro Center would yield under current modeling before drawing conclusions about whether existing standards are appropriate or not.

Mayor Amorose Groomes noted that the audit matrix assigns checkmarks to "Promote Economic Development" to only three items and suggested that virtually every element of the code rewrite — improved usability, updated PUD standards, enhanced site development standards — is an economic development action, and recommended that framing be reflected throughout the document.

Vice Mayor De Rosa and Ms. Johnson each encouraged the consulting team to explore how emerging AI tools could be used both in the creation of the new code and in making it searchable and consumable by end users and large language models. Mr. Dale acknowledged this as an open and evolving area and committed to exploring relevant tools in partnership with City staff.



Mayor Amorose Groomes moved to adopt the final code audit report and next steps.

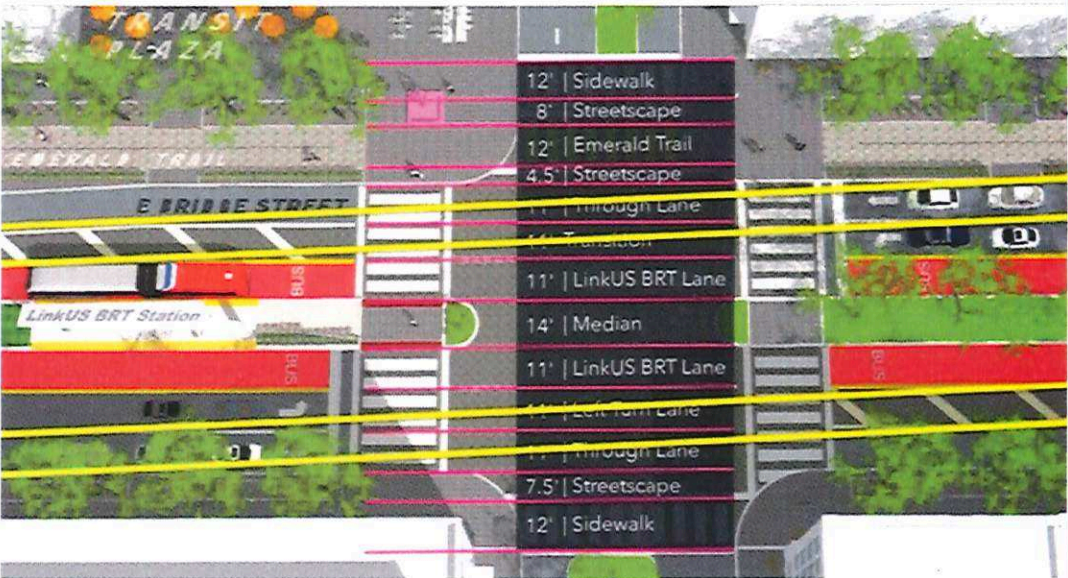
Ms. Alutto seconded the motion.

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

• Bridge Street Corridor Visioning Update

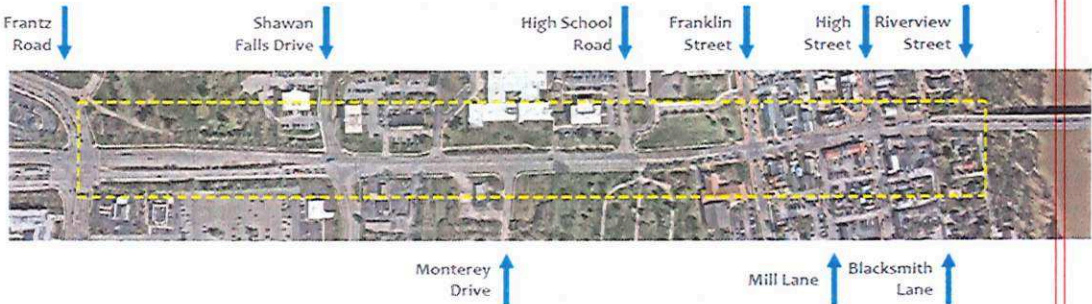
Ms. Noble and Mr. Speck of Speck Dempsey presented an update on the Bridge Street Corridor Visioning Study, covering both the East and West Bridge Street corridor segments as a holistic corridor. Ms. Noble noted the purpose of the evening was to confirm Council's continued support for the direction established at the June 2026 work session and to receive feedback on conceptual plan drawings developed since that session in preparation for a final report anticipated for November 2026.

*East Bridge Street*



Mr. Speck confirmed that Speck Dempsey supports Alternative A among the options studied for the East Bridge Street corridor, which had also received support from the previous Council discussion. He noted that a memo was being prepared identifying potential improvements, including the application of a slightly lower design speed that would allow for the elimination of gore striping that unnecessarily widens the street approaching intersections.

*West Bridge Street*



Mr. Speck presented plan-view drawings for the entire West Bridge Street corridor from Frantz Road to Riverview Street, organized into segments reflecting the changing character and width of the street.



In the westernmost segment (Frantz Road to Shawan Falls Drive), the proposal involves eliminating one westbound lane (pending traffic modeling confirmation), removing wide shoulders, narrowing lanes to appropriate widths, and introducing a widened treed median. New sidewalk is proposed on the south side, and existing overhead utilities would be buried. The expanded median is noted as an ideal future location for BRT dedicated lanes in this segment without requiring changes to the street edges.

In the Shawan Falls to Monterey Drive segment, the plan introduces a signalized intersection at Monterey Drive, pedestrian crosswalks, closure of one of two curb cuts at the gas station to the south, parallel parking along the Monterey Village frontage, and continuation of the treed median. An eleven-foot multiuse path for bicycles and pedestrians is proposed on the north side for this and subsequent segments.

Near the cemetery, the sidewalk widens using the space gained from lane and shoulder right-sizing. Tree grates or unit pavers are proposed rather than a grass strip in this constrained section, allowing a more generous pedestrian surface.

Approaching and east of Franklin Street, existing streetscaping is largely retained, with tree additions and the introduction of on-street parking on the east side of High Street. At the bridge over the Scioto River, the proposal envisions removal of gore striping near Blacksmith Lane, allowing the bridge sidewalk to widen and enabling tree planting west of Blacksmith Lane.

*BRT Integration*



Mr. Speck presented an analysis of how BRT could be accommodated within each segment. In the wide western segment (Segment C), a widened median can accommodate two dedicated bus lanes without changing street edges. In the narrow eastern segment (Segment A), the constrained right-of-way would require the bus to mix with traffic, consistent with other portions of the COTA route. In the central Segment B, four options were presented: two bidirectional



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single-lane options (Options A and B, differentiated by stop placement), a two-dedicated-lane center option requiring reconstruction of the northern curb (Option C), and a busway routed through private property north of the street (Option D). Mr. Speck indicated that Speck Dempsey team's preference among these is Option B, which places the stop closer to High Street with minimal sacrifice in functionality, and that the technology exists to allow a single shared bidirectional lane through this short segment.

Dr. Lam asked Mr. Speck to explain the reasoning behind eliminating one westbound lane in Segment C, particularly given that the rightmost lane serves Post Road traffic and the elimination could cause significant stacking. Mr. Speck acknowledged that the proposal in the drawing reflects wishful thinking rather than a fully studied conclusion and committed to proper traffic modeling to justify or revise it before the final report.

Mr. Keeler shared concerns about the removal of the western curb cut at the gas station near Shawan Falls, noting his own experience using that entrance. He also questioned the rationale for committing to dedicated BRT lanes when ridership and timing remain uncertain and stated a preference for the bidirectional single-lane option over two dedicated lanes. He expressed support for wider sidewalks and on-street parking as pedestrian-safety measures, and raised caution about narrowing through lanes on Bridge Street while the John Shields Parkway bridge is not yet complete to provide an east-west alternative.

Ms. Alutto supported planning for BRT potential without committing to immediate construction of dedicated lanes. She concurred with the desire for additional traffic study on the Segment C lane reduction, particularly regarding westbound stacking. She expressed comfort with the single shared bidirectional lane in Segment B given its short length and the anticipated technological capability.

Ms. Johnson expressed support for BRT and for Option B in Segment B, noting it would likely also provide the safest pedestrian crossing geometry, particularly given school pickup and drop-off traffic near the corridor. She encouraged planning for BRT as a catalyst for it to come to fruition.

Ms. Kramb noted support for the overall direction and asked for clarification on the parking depicted near High Street, confirming that the proposed parking is on the east side of High Street rather than the west.

Vice Mayor De Rosa expressed support for Option B as logical given that the bus will already be merging through the bridge and the short-dedicated segment would feel natural. She offered a broader observation that the transformation of the corridor from a highway-feeling road to a more inviting community environment would likely shift resident attitudes about travel time, and expressed support for the pink multiuse path addition, noting she is an avid cyclist through the corridor.

Mayor Amorose Groomes offered several additional observations: a preference for exploring the elimination of one of the two left-turn lanes at the Frantz Road and Post Road interchange rather than a through lane as a potential way to achieve lane reduction while preserving capacity; support for medians wherever they can be introduced; a hope that BRT serves as a precursor to light rail and that the busway option be kept in contemplation as redevelopment along the corridor proceeds; and a concern about starting on-street parking too close to the High Street intersection given conflict with vehicles turning left from the intersection, noting that the presence of a curb cut for the nearby pizza business already creates pedestrian and driver conflicts.

Mr. Speck confirmed that Council had provided sufficient direction for the team to proceed toward the final report and indicated that traffic engineering consultant EMH&T would perform additional modeling on the western lane



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question. The team is expected to return in November 2026 with a final recommendation.

- ID-2 and ID-3 District Code Amendment Approach

Mr. Hounshell presented a proposed approach for near-term and longer-term refinements to the ID-2 and ID-3 zoning districts within the WID, following the adoption of Ordinance 06-25 on July 1st and Council's direction to outline a strategy for future refinements.

Mr. Hounshell noted that approximately 78 percent of land within the WID is currently zoned or designated for future zoning as ID-2 (Flex Innovation) or ID-3 (Industrial), making any changes to these districts consequential in scope. Near-term refinements would address three areas: identifying currently permitted uses that do not align with the districts' intended character (such as district energy plants and day care facilities); creating targeted performance standards for uses that do align with the district intent (such as manufacturing, assembly, and research and development) when those uses are adjacent to sensitive land uses; and completing a comprehensive setback and screening design manual for the entire 2,200-acre WID, consistent with the approach taken for ID-6 along the road adjacent to Ballantrae. Longer-term refinements would be incorporated into the broader zoning code and subdivision regulations update.

Next steps would include following the standard code amendment process through the Planning and Zoning Commission and then City Council, engaging current and future ID-2 and ID-3 property owners, meeting with Washington Township to share the approach and gather feedback, and targeting completion of near-term amendments by the end of 2026.

No public comment was received.

Ms. Kramb and Ms. Alutto both emphasized the importance of a broad and proactive public communication effort, ensuring that all individuals and stakeholders who have been engaged throughout the WID rezoning process receive notice when items proceed to the Planning and Zoning Commission and to Council, rather than relying on the standard radius-based notification. Ms. Johnson suggested that the existing WID webpage be maintained as a central information hub throughout this process.

Dr. Lam expressed strong support for the two-track approach and specifically noted the importance of extending the setback and screening design manual to include ID-2, which had been excluded from the portion previously completed for ID-6.

Mayor Amorose Groomes expressed that the near-term use and standard refinements are particularly important to the development community, which is awaiting clarity on setbacks and screening in order to plan projects, and that longer-term code integration will be valuable in resolving cross-references and definitional dependencies that currently create ambiguity.

Mayor Amorose Groomes moved to direct staff to proceed with the Code Amendment process as presented.

Ms. Alutto seconded the motion.

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

- Acceptance of 2026 TIRC Reports – Franklin, Union and Delaware Counties



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

August 10, 2026

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Mr. Rubino presented this routine item. The three Tax Incentive Review Councils for Franklin, Union, and Delaware Counties met in June 2026 to review the City's required incentive reporting, and all three councils accepted their respective reports. County auditors prefer that City Council formally adopt by motion, the minutes of all three TIRC meetings.

No public comment was received.

Mayor Amorose Groomes noted a question regarding certain agreements in the report that had projected private investment of zero but reflected significant actual investment, and indicated she would follow up with staff offline, acknowledging the matter does not substantively affect the overall TIRC report.

Mayor Amorose Groomes moved to accept the TIRC Reports.  
Ms. Alutto seconded the motion.

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

• Deer Run Sanitary Sewershed Infiltration/Inflow Mitigation Pilot Project Inspections

Mr. Hendershot presented an informational overview of the upcoming Deer Run Sanitary Sewershed Infiltration/Inflow (I/I) Mitigation Pilot Project inspections. The project is designed to identify sources of stormwater and groundwater I/I entering the sanitary sewer collection system and to evaluate potential mitigation measures to reduce sanitary sewer overflows and water-in-basement events.

The project areas are within portions of Muirfield Village Phases 5, 33, and 36, selected through comprehensive flow monitoring that has been ongoing since 2012, identifying locations where the system captures excessive I/I during rainfall events.

Inspection methods to be conducted August 24–28, 2026 (with wet weather closed-circuit television potentially extending into September) include: nontoxic simulated smoke testing, which involves pressurizing the sanitary system through manholes to identify defects or improper connections; nontoxic fluorescent dye testing, in which dye is placed in the public storm sewer to determine whether cross-connections to the sanitary system exist; wet weather closed-circuit television inspection of public mains and private service laterals; and visual inspection of sump pump configurations to determine whether discharge piping is connected to the sanitary sewer.

Mr. Hendershot provided historical context, noting that smoke testing performed in 2018 in a different area of the Deer Run sewershed identified a defective sanitary cleanout and smoke exiting a public storm sewer catch basin. Subsequent dye testing in 2019 at five locations found dye entering the sanitary system at four of those locations, indicating cross-connection from the storm sewer. Analysis of those findings pointed to private sanitary service laterals as the likely primary source of I/I, rather than the storm sewer itself. Lining the storm sewer would not address groundwater entering through deteriorated service laterals. The current pilot project will test three mitigation strategies across three project areas — grouting service connections at the mainline, lining service laterals from the mainline to the right-of-way, and lining from the mainline all the way to the house — to assess the relative effectiveness and cost-efficiency of each approach. Three adjacent control areas with flow monitoring are included for comparative analysis.

Residents in the project areas will receive mailed notice at least one week in advance, a door hanger 48 hours before testing, social media announcements,



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and a frequently asked questions flyer. Fire, emergency response, and police services have been notified, as has Washington Township Fire Department Chief Donahue.

The total pilot project budget is approximately \$850,000, of which approximately \$150,000 is allocated for the study and inspection phase, with the remainder directed toward construction of mitigation measures. A bid acceptance for the mitigation construction work is anticipated at the November 16, 2026 Council meeting.

No public comment was received.

Dr. Lam commended the scientific rigor and methodology of the pilot project design, including the use of control areas and matched demographic and age variables across project areas. He asked why it had taken eight years since the 2018 smoke testing to return to this work; Mr. Hendershot explained that the interval was not a gap in attention but rather the result of modeling and analysis conducted from 2012 onward to identify and prioritize areas with the highest I/I capture rates, and that the current pilot is designed to evaluate mitigation effectiveness before scaling to broader city-wide action. Dr. Lam also raised a question about cost-sharing with homeowners if the mitigation requires work on private service laterals; Mr. Hendershot noted that current city code places responsibility for private service laterals on the property owner, and that this question, along with broader policy implications, would be addressed in an upcoming work session.

Ms. Kramb recommended that signage be posted in the project areas prior to testing to prevent resident confusion about the appearance of smoke near homes. Mr. Hendershot confirmed that signage was already planned for all three locations despite not appearing explicitly in the communications plan.

Mayor Amorose Groomes underscored the financial rationale for the project, noting that excessive I/I entering the system results in treatment costs being borne by the City, and that addressing the root cause through service lateral repair may reduce or eliminate the need for large-scale relief sewer construction, which could otherwise represent tens of millions of dollars in capital expense.

Ms. O'Callaghan advised Council that a work session scheduled in approximately one month will present a comprehensive discussion of the City's public utility system, including policy decisions, prioritization of funding, and awareness of the scale and significance of infrastructure maintenance needs citywide.

STAFF COMMENTS

Ms. O'Callaghan expressed appreciation to all City staff, volunteers, sponsors, and partners for their contributions to the Dublin Irish Festival. She noted that the festival requires substantial planning and staffing effort, and that restoration of Coffman Park is ongoing. She highlighted the decision made during Saturday evening of the festival to close early due to severe weather, crediting close coordination among the meteorologist, communications team, and police for allowing patrons to reach their vehicles safely before the severe weather arrived. Preliminary figures indicate that despite the weather impact on attendance and revenue, the 2026 festival is on track to generate the third-highest gross revenue in its history.

COUNCIL COMMITTEE REPORTS

- Administrative Committee Report

Vice Mayor Cathy De Rosa reported that the Administrative Committee met on August 4, 2026, and addressed three topics. The first was a review of the upcoming September 1, 2026 joint work session, which will include brief reports



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from boards and commissions, an update from the Mayor on Council goals, and a primary discussion of mixed-use code definitions and standards with Mr. Dale of MDC in attendance. The second topic was a retrospective on the board and commission recruiting cycle, including suggestions for process improvement going forward. The third topic was the initiation of planning for the Council retreat scheduled for November.

COUNCIL ROUNDTABLE

Ms. Kramb reported on the following:

- her participation at the Chamber of Commerce I Care, I Serve, I Lead middle school graduation on July 31st;
- participation in the Irish Festival;
- attendance at the National Night Out event on August 4th following the Administrative Committee meeting;
- participation in the Dublin Historical Society's inaugural recorded oral history session on August 4th, in which a panel of former City leaders discussed the formation of Dublin from 1970 to 1990;
- a meeting with Congressman Mike Carey on August 7th to thank him for his support of the Emerald Connector;
- attendance at the President George W. Bush Portraits of Courage opening at the National Veterans Memorial and Museum on August 8th; and
- attendance at the Dublin Scioto High School addition ribbon-cutting on August 10th.

Ms. Johnson congratulated the staff on the Irish Festival, noting particular appreciation for the police presence and the overall improvement in event operations since her family's prior attendance. She commented on the festival's growth and the accolades received from surrounding communities.

Ms. Alutto echoed praise for the Irish Festival, noting that vendors consistently describe it as the best festival they attend throughout the year. She issued an annual reminder that the school year was beginning the following week and urged drivers throughout Dublin to slow down and watch for children, including new drivers.

Dr. Lam noted that the preceding meeting before the summer recess was prior to the Fourth of July celebration, and offered belated thanks to staff for both the Independence Day celebration and the Muirfield tournament, commending the city staff for managing multiple major events in succession.

Mr. Keeler also praised staff for the Independence Day and Irish Festival events and offered specific recognition to Nik Quaife, Head of Cultural Affairs at the Consulate General of Ireland, who visited during the festival and made a strong impression by championing public art in the community.

Vice Mayor De Rosa expressed sincere gratitude to all City staff.

Mayor Amorose Groomes reported on the following:

- July 8<sup>th</sup> – she attended a Police Scholarship Fund meeting;
- July 9<sup>th</sup> – she attended the Government Affairs Committee meeting at the Chamber of Commerce;
- July 13<sup>th</sup> – she and Council Member Keeler attended a Washington Township strategic planning session;
- July 16<sup>th</sup> – she attended the Ohio Mayors Alliance meeting focused on the state of cities in Ohio;



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- July 20<sup>th</sup> – she administered the Oath of Office for the new Chamber of Commerce board;
- July 22<sup>nd</sup> – she attended the Irish Festival honorary chair reception;
- July 23<sup>rd</sup> – she attended Brian Ashford's retirement celebration;
- July 27<sup>th</sup> – she and City staff hosted a visit from the City of Findlay;
- July 30<sup>th</sup> – she provided a welcome address to the National Association of Pediatric Nurse Practitioners;
- August 4<sup>th</sup> – she participated in the Dublin Historical Society oral history session;
- August 7<sup>th</sup> – she thanked Congressman Carey for his visit to communicate his support for the Emerald Connector project; and
- August 8<sup>th</sup> – she attended the Portraits of Courage exhibition. She noted that the exhibition was personally meaningful in the lead-up to the September 11th anniversary, and suggested that the National Veterans Memorial and Museum might serve as an appropriate venue for a portion of the Council retreat, given that Dublin resident Stephen White is associated with that venue.
- Finally, Mayor Amorose Groomes offered birthday congratulations to Council Members Amy Kramb and Andy Keeler, whose birthdays occurred during the summer recess.

**ADJOURNMENT**

The meeting was adjourned at 9:36 p.m.

  
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Mayor – Presiding Officer

  
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Clerk of Council