

Held
October 20, 2025
20

CALL TO ORDER

Mayor Amorose Groomes called the Monday, October 20, 2025 Regular Council Meeting of Dublin City Council to order at 5:45 p.m.

ROLL CALL

Members present were Vice Mayor Alutto, Mayor Amorose Groomes, Ms. De Rosa, Ms. Fox\*, Mr. Keeler, Ms. Kramb and Mr. Reiner. \*Ms. Fox arrived after the start of the executive session.

Staff members present were Ms. O'Callaghan, Mr. Hartmann, Ms. Weisenauer, Mr. Earman, Ms. Rauch, Mr. Gracia, Mr. Rubino, Mr. Barker, Chief Paez, Ms. Murray, Mr. Anderson, Mr. Hammersmith, Mr. Stevens, Mr. Gable, Ms. Lehnert, Ms. Uhl, Mr. Brown, Ms. Wawzskiewicz, Mr. Taylor, Ms. Willis, Ms. Miglietti, Mr. Urbancsik, Ms. Hunter, Mr. Jiang and Ms. Blake.

Others present were Greg Daniels, Squire Patton Boggs; and Heidi Miller from Clemens, Nelson and Associates.

ADJOURNMENT TO EXECUTIVE SESSION

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

- Personnel Matters: Considering the Employment of a Public Employee; 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.

Vice Mayor Alutto seconded the motion.

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

The meeting reconvened at 7:00 p.m.

PLEDGE OF ALLEGIANCE

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

CITIZEN COMMENTS

Angela Griffin, 5559 Kinvarra Lane, Dublin, addressed Council, thanking them for their service to the community. She stated that Dublin's environmental friendliness and promise that "it's greener here" were top reasons she and her husband chose to move to Dublin. She questioned whether being innovative meant sacrificing being green, specifically regarding data centers in the West Innovation District. Ms. Griffin requested Council's help in protecting the community by not allowing any more data centers in Dublin, citing numerous adverse effects. She hoped Council would follow Jerome Township's lead and consider a moratorium to research implications, or better yet, prohibit data centers altogether through zoning ordinances.

Tim Myers, 5845 Glendavon Place, Dublin, addressed issues related to Envision Dublin and the Western Innovation District. He noted that since the April 7th City Council meeting where rezoning was tabled, WID residents had consistently asked about fiscal analysis to understand financial inputs versus revenue generation. Mr. Myers explained they wanted to understand how Council balanced financial output against impacts to residents including traffic congestion, property values, safety, environmental impacts, and quality of life. He stated that through a Freedom of Information Act request, he finally received information showing Dublin would spend roughly \$1.12 billion over 27 years to generate \$1.14 billion in revenue - a benefit of roughly \$670,000 per year or 0.4% positive impact. Mr. Myers



expressed concern about transparency and accountability, noting that only through public records requests could residents understand what was happening behind the scenes. He also inquired about the zoning code update process and how residents could engage.

Sarah Harrison Mills, CEO of Syntero, 299 Cramer Creek Court, Dublin, spoke about the upcoming ADAMH levy on the Franklin County ballot as Issue 1. She explained that the Alcohol, Drug Addiction, and Mental Health Board serves as the behavioral health safety net for Franklin County, ensuring vital mental health and addiction services are accessible across all neighborhoods. Ms. Mills noted that while most ADAMH-funded services support uninsured or underinsured individuals, many programs benefit the entire community, including 24/7 crisis services and mental health supports in 16 public school districts. She emphasized that more than 75% of ADAMH funding comes from a single property tax levy expiring in December 2026. Ms. Mills stated that 1 in 4 Franklin County adults will experience mental illness this year, and that suicide and overdose deaths remain at concerning levels. The levy seeks a renewal of 2.85 mills with a modest 0.5 mill increase, equating to about \$1.46 per month for each \$100,000 of home value. She emphasized that 88% of ADAMH dollars flow directly back to community services.

Jigisha Patel, 8343 Nemain Loop, Dublin, spoke about damage to his property caused by altafiber installation. He explained that in October of the previous year, altafiber dug in his backyard and damaged his electrical line. Moisture gradually entered the damaged line, and in June his house lost electric power with surging issues. During the 10-day period of electrical problems, he lost a microwave oven unit and two refrigerators' worth of food. While altafiber eventually fixed the issue, they were not responding to his requests for reimbursement of damages. Mr. Patel expressed concern that many other Dublin residents might be experiencing similar issues with all the digging happening throughout the City, and he requested the City's help in addressing his damages.

Mayor Amorose Groomes directed Ms. Blake to meet with Mr. Patel to take his information, and noted that Ms. Rausch would connect with the previous speakers regarding their concerns.

**CONSENT AGENDA**

- Minutes of the October 6, 2025 Regular Council Meeting
- Minutes of the October 13, 2025 Work Session
- Excuse the Absence of Council Member Reiner from the October 6, 2025 Regular Council Meeting.

There was no request to remove an item from the Consent Agenda.

Vice Mayor Alutto moved to approve the Consent Agenda.  
Mayor Amorose Groomes seconded the motion.

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

**SECOND READING/PUBLIC HEARING – ORDINANCES**

**Ordinance 42-25**  
**Amending Chapter 35 of the Codified Ordinances to Revise the Fee and Service Charge Revenue/Cost Comparison System and Establishing a Schedule of Fees and Service Charges for City of Dublin Services**  
Mr. Urbancsik stated there were no proposed changes to the ordinance and recommended approval.

There were no public comments.



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

INTRODUCTION/FIRST READING/PUBLIC HEARING – ORDINANCES

Ordinance 43-25

Amending Chapters 51 and 52 Establishing User Fees and Capacity Charges for the Sanitary Sewer and Water Systems

Vice Mayor Alutto introduced the Ordinance. Mr. Rubino presented Ordinance 43-25, amending Chapters 51 and 52 establishing user fees and capacity charges for the sanitary sewer and water systems. He explained this ordinance seeks to amend water and sewer rates for the coming year as part of the CIP planning process. Mr. Rubino recommended a 1% increase for water rates to \$3.34 and a 5% increase for sewer rates to \$16.88, with Delaware County customers paying a flat rate of \$18.70.

He presented graphical data showing that water fund rates have remained relatively stable with less than 10% increase over the past 10 years, while sanitary sewer rates have increased approximately 45% to coincide with capital and operating needs. Mr. Rubino noted that unfunded capital projects total \$14 million in the current CIP for the sewer system.

Key considerations included that a comprehensive rate study would be conducted next year for both funds, last done in 2020. The study would examine operating costs, capital needs, and the mix of cash funding versus debt financing. Beginning in 2026, enterprise fund policies would be reviewed by the Finance Committee to ensure these funds remain self-supporting.

There were no public comments.

Ms. Kramb asked about projections for 2027 rates. Mr. Rubino responded that there are not specific projections yet, but he would not expect double-digit increases, noting that rate setting involves planning for debt financing usage for larger projects.

Ms. De Rosa emphasized the importance of distinguishing between building new infrastructure, operating costs, and maintenance in the rate study. She referenced previous Public Services Committee discussions on this topic and suggested these distinctions would help with policy decisions. Ms. O'Callaghan added that a comprehensive discussion about enterprise funds would occur with the Finance Committee in the first quarter of 2026.

Ms. Fox raised concerns about residents who do not want to hook up to utilities due to extreme expense, suggesting the study should explore ways to make connections affordable, such as allowing payment over 20 years through property taxes.

Ms. Kramb appreciated the water and sewer discount flyer for City of Columbus customers included in the packet and suggested making it available at the upcoming HOA meeting.

Second reading/public hearing is scheduled for November 3, 2025.

Ordinance 44-25

Adopting the Annual Operating Budget for Fiscal Year Ending December 31, 2026 and the 2026-2030 Five-Year Capital Improvements Program

Vice Mayor Alutto introduced the Ordinance. Ms. O'Callaghan introduced the proposed 2026 operating budget and 2026-2035 capital improvements program. She thanked Council for their thoughtful review during work sessions and highlighted that the proposed budgets reflect a balanced and strategic approach to managing City resources while supporting daily operations, maintaining existing assets, and advancing critical infrastructure projects aligned with Council's strategic framework.



Ms. O'Callaghan particularly thanked Mr. Rubino for joining the City and diving into the budget process, bringing valuable perspective. She also thanked City staff for embracing the new integrated budget process, resulting in a more cohesive, transparent, and data-driven approach.

Mr. Rubino presented the budget overview, highlighting total operating revenue of \$119.5 million (5% increase over 2025), with the general fund comprising the largest portion. Local taxes represent 75% of general fund revenue, with income tax being the primary source at \$86.9 million for the general fund portion. The total income tax budget estimate for 2026 is \$115,875,000.

On the expenditure side, the total proposed operating budget is \$119.5 million (4% increase), with the general fund representing 63% of operating funds. The budget provides for 430 full-time employees, adding 7 new positions: 3 communication technicians, 3 police officers, and an aquatics coordinator. Union increases follow ratified contracts, with non-bargaining employees receiving an average 4% increase.

Major expenditure categories include:

- Salaries and benefits: Largest increase at \$3.8 million
- Fringe benefits: \$19 million budget (4.5% increase)
- Operating expenses: \$1.8 million increase (3.4%)
- Contractual services: \$29.5 million
- Supplies: Just under \$11 million
- Other charges: \$13.5 million

The proposed budget maintains compliance with the City's 50% general fund balance policy, projecting a 53.7% balance-to-expenditure ratio.

For the Capital Improvements Program (CIP), the updated 5-year CIP totals just under \$375 million, with \$120 million for maintenance (almost one-third). The 2026 CIP budget is \$72.1 million, with funding sources including income tax, property tax, TIF, debt proceeds, grants, and cash reserves. Anticipated debt issuance for 2026 is \$12.9 million. Allocation includes 54% for transportation, 10% for utilities, 12% for parks, and 24% for operational support.

There were no public comments.

Ms. Fox questioned the \$250,000 allocated for a consultant related to parking tickets, suggesting the funds could be better used for the Dublin Wellness Alliance given current community stresses.

Ms. Kramb agreed, stating opposition to the \$250,000 expenditure.

Ms. De Rosa thanked staff for the balanced budget and raised concerns about keeping revenue growth flat while expenses increase 3.4% and salaries 4.6%. She requested that the Finance Committee discuss revenue growth policies next year to ensure revenues keep pace with expenses. Regarding expense utilization, Mr. Rubino indicated they expect 90-93% utilization for 2025.

Mayor Amorose Groomes requested information about policing costs associated with different types of development, particularly mixed-use districts like the potential Metro Place development, to understand the budget implications of development decisions.

Mr. Reiner and Vice Mayor Alutto thanked staff for their work on the budget. Vice Mayor Alutto suggested potentially removing the parking ticket study from the budget if better uses for the funds could be identified.

Second reading/public hearing is scheduled for November 3, 2025.



Ordinance 45-25
Amending Various Sections of Ordinance 15-17 (Compensation Plan for Non-Union Personnel)

Vice Mayor Alutto introduced the Ordinance.
Ms. Miglietti presented Ordinance 45-25 amending various sections of the compensation plan for non-union personnel. She introduced Heidi Miller from Clemens, Nelson and Associates, who explained that the City engaged their firm to conduct a comprehensive market study evaluating salary ranges and fringe benefits against comparable Central Ohio municipalities.
Ms. Miglietti shared the key updates to the compensation plan, including:

Salary Structure Updates:

- Updated wage and salary structure based on market conditions
- Changes to 3 existing position classifications
- Comprehensive review of FLSA classifications
- All salary bands increased to remain competitive

Instant Bonus Program:

- Updated from current \$1,000 maximum to percentage of salary with \$5,000 cap
- Based on specific criteria including customer service impact, resident benefit, and innovation
- Directors must verify budget capacity before awarding

Holiday Addition:

- Adding the day after Thanksgiving as City holiday
- Supported by consistent employee feedback over several years
- Minimal resident interaction tracked on this day
- Aligns with comparable municipalities

Leave Policy Changes:

- Removed sick leave cash-out for resignations (retained for retirees)
- Increased annual sick leave conversion from 28 to 40 hours
- Increased vacation carryover maximum from 240 to 480 hours for 20+ year employees
- Increased annual vacation conversion from 40 to 80 hours for non-directors with 11+ years of service

Other Updates:

- Changed HSA contributions from 3 equal payments to single January deposit
- Renamed tuition reimbursement to "Tuition and Certification Program"
- Added upfront funding for certifications with up to 2 paid testing cycles

There were no public comments.
Ms. Kramb asked why the City maintains separate sick and vacation leave rather than combined PTO (Paid Time Off). Ms. Miglietti explained Ohio Revised Code mandates sick leave tracking, preventing true consolidation.
Ms. De Rosa inquired about the total cost impact. Ms. Miglietti and Mr. Rubino explained the estimated total cost is approximately \$61,000 for 2026, which can be absorbed within existing departmental budgets. This includes offsetting savings from eliminating sick leave cash-out for resignations.



Vice Mayor Alutto praised the changes as bringing the City in line with public sector standards and noted the removal of resignation sick leave cash-out would reduce long-term liabilities. She requested data on how many employees fall into various tenure categories for the next meeting.

Ms. Fox requested information about instant bonus usage history and criteria details for the next meeting.

Council Member Kramb noted the packet contained a clean version rather than redlined version of the ordinance, requesting a redlined version for the next meeting.

Second reading/public hearing is scheduled for November 3, 2025.

**Ordinance 46-25**  
**Creating Two Tax Increment Financing Incentive Districts; Declaring Improvements to the Parcels Within the Incentive Districts to be a Public Purpose and Exempt from Real Property Taxation; Requiring the Owners of those Parcels to make Service Payments in Lieu of Taxes; Establishing a Municipal Public Improvement Tax Increment Equivalent Fund for the Deposit of those Service Payments; Specifying the Public Infrastructure Improvements that Benefit or Serve Parcels in the Incentive Districts; Authorizing Compensation Payments to the Dublin City School District and the Tolles Career and Technical Center**

Vice Mayor Alutto introduced the Ordinance.

Mr. Rubino and Mr. Daniels presented Ordinance 46-25, creating two tax increment financing incentive districts for the Bridge Street District J Block project. The project includes construction of four buildings with 109,000 square feet of office space, two condominium buildings, and a 508-space parking garage. The development plan was approved April 21, 2025, between the City and Crawford Hoying Development Partners.

The TIF ordinance authorizes creation of two incentive districts, one for each residential building in different phases. Annual service payment revenue is estimated at \$74.9 million over 30 years to fund the public parking garage infrastructure, with potential for approximately \$21 million in excess revenue to flow back to the City.

The incentive districts are being created in accordance with the Bridge Street District cooperative agreement with Dublin City Schools. The City will continue remitting annual payments to the schools as outlined in the agreement.

Ms. Kramb asked about implications if Phase 2 condominiums are not built. Mr. Daniels explained it would negatively impact garage financing, requiring developer guarantees for interim financing. Phase 2 is expected to trail Phase 1 by about 18 months, as the ground is needed for construction lay-down. The integrated financing plan requires timely Phase 2 construction for the developer to be released from bondholder guarantees.

Mr. Reiner confirmed this follows the original Bridge Street program design, with no risk to Dublin citizens as it is not City debt.

Due to the required 30-day period between readings for TIF legislation, second reading and public hearing was scheduled for December 8, 2025.

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

**Resolution 51-25**  
**Requesting the Delaware, Franklin and Union County Auditors to Draw Money that may be in the County Treasuries and to Issue a Draft to the Chief Financial Officer/Director of Finance of the City of Dublin for any Money that may be in the Accounts for the City of Dublin**

Vice Mayor Alutto introduced the Resolution.



Mr. Rubino presented Resolution 51-25, requesting the Delaware, Franklin and Union County Auditors to draw money from county treasuries and issue drafts to the City's Chief Financial Officer. This annual approval allows the City to receive property tax advances - approximately three advances in addition to two semi-annual distributions from all three counties. The advances help with City cash flow management.

There were no public comments.

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

**STAFF COMMENTS**

Ms. O'Callaghan provided several updates:

*COTA Leadership and Transit Updates:*

- She recently met with COTA's new Chief Program Manager, Dorinda McCombs, who will oversee strategic planning, project implementation, and the LinkUs program
- McCombs has significant national experience implementing bus rapid transit
- Dublin submitted a letter of interest for COTA Plus expansion; decision expected in coming months
- Short Range Transit Plan update is underway, including new Line 30 connecting Dublin to OSU main and medical campuses, with service beginning September 2026

*LinkUs Transit Projects:*

- City expects first Transit Supportive Infrastructure Agreement from COTA in November for Blazer Parkway shared-use path and bus stop improvements
- Washington Township's Shier-Rings Road shared-use path project (Eiterman to Cosgray) programmed for acquisition and construction in 2026
- Both projects coordinated with LinkUs funding and Dublin CIP

*Hard Road Noise Study:*

- Full study results and draft noise code updates scheduled for November 17 meeting
- Consultant will present findings showing noise levels generally unchanged since 2011
- Average readings near homes remain below federal threshold of 67 decibels
- Loudest neighborhood noises come from lawn care, garbage collection, and local traffic rather than Hard Road
- Proposed code amendments include:
  - Clear measurable thresholds for vehicle and engine noise
  - New section prohibiting engine braking within City limits
  - Authorization to post "No Engine Brake" signs on problem roads

**COUNCIL REPORTS**

- Committee Reports
  - Public Services Committee Report: Ms. Kramb shared that the Public Services Committee met October 8 to discuss food truck policy and cemetery regulations. For food truck policy, staff presented benchmarking and recommendations for potential code changes to bring back to full



Council. For cemetery regulations, they discussed options including restricting plot sales to residents only, amending burial restrictions to expand allowable burials for existing plot owners, current niche additions, and possibility of memorial/scattering garden. Staff will bring amended regulations back to Council.

- **Liaison Reports**
  - Ms. De Rosa 33 Corridor group met October 10 in Plain City, focusing on infrastructure, transportation, and land use. Robust discussions included transportation needs and data centers. Growth continues significantly throughout the corridor region. Planning & Zoning Commission faces significant application volume over next 2-3 months for mixed-use housing and other developments.
  - Ms. Fox did not add any further information to the 33 Corridor Group meeting. She stated that the Board of Education meeting will be held Wednesday, October 22.
  - Mr. Keeler reported that the Logan Union Champaign Regional Planning Commission conditionally approved a preliminary plat for Glacier Point - 98 single-family homes off Mitchell-DeWitt in Dublin City School District
  - Mr. Reiner Dublin Arts Council hosted Mono Gonzalez, recipient of 2025 National Prize in Visual Arts. He worked with local artist Adam Hernandez and Dublin students on a temporary mural at River Crossing Park. A 40-person panel discussed the intersection of art and community at the Dublin Library, attended by Chilean Consul General. Japanese master ceramicist Masayuki Miyajima's eighth Dublin visit scheduled for November 15 opening (11am-2pm) with a demonstration November 22.
  - Ms. Kramb reported that Washington Township will be present at the upcoming HOA meeting on Monday (10/27) and the ARB meeting was cancelled for the month of October.
  - Mayor Amorose Groomes reported that the MORPC meeting was held October 9 and two projects of interest to Dublin were advanced as part of the TSI funding: the Shier Rings Shared Use Path and the Blazer Parkway bike/pedestrian improvements.

**COUNCIL ROUNDTABLE**

Ms. Kramb asked about the November 17 meeting agenda, specifically whether draft code changes would be presented with the Hard Road noise study. Ms. O'Callaghan confirmed they would be shared. Ms. Kramb requested slides from staff comments be added to OnBoard for reference.

Ms. Fox reminded residents about Document Destruction Day on October 25 at Dublin Fleet Complex and drug take-back day at the Justice Center.

Mr. Reiner thanked Ms. LeRoy and staff for a successful Spooktacular event. Over 2,000 pieces of candy were distributed each day of the two-day event.

Mr. Keeler thanked staff for the noise ordinance work, noting weekly complaints about noise on I-270, Bridge Park, and Historic District. He emphasized the annoyance during outdoor dining and events and appreciates movement toward enforceable, less subjective standards.

Ms. De Rosa echoed the noise ordinance appreciation, expecting it to be a popular topic at the upcoming HOA meeting. She thanked economic development staff for the productive meeting at The Exchange with business community engagement.

Vice Mayor Alutto stated she is looking forward to noise study presentation. She reminded everyone about Halloween safety and to observe "Slow Down Dublin" signs.



# RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

Meeting

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

Held

October 20, 2025

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## Mayor Chris Amorose Groomes:

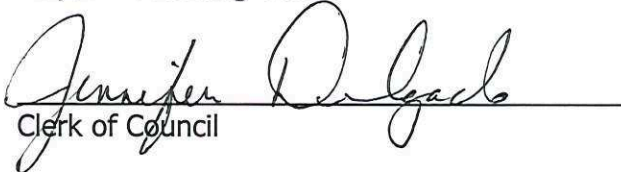
- Attended Buckeyes in the City event where OSU presented new vision items and honored Trudy Bartley;
- Thanked organizers of October 11 Moon Festival in Bridge Park featuring Asian cultural performances;
- Thanked organizers of Diwali celebration with fireworks and cultural dancing; wished Happy Diwali to all celebrating;
- An October 13 CIC meeting was held;
- Economic Development Strategy meeting was held on October 14;
- Presented at Muirfield Mingle (82 registrants) covering SportsOhio complex, passenger rail, and Bogey site development;
- Leadership Dublin kickoff was on October 15;
- Enjoyed Spooktacular October 16;
- Ohio Mayors Alliance virtual meeting discussing property tax ballot issue strategy;
- NLC ITC Committee meeting on government shutdown communications;
- Dublin Chamber candidate night; and
- MORPC Housing Coalition meeting discussing regional housing study and Columbus Partnership coalition study implications.

## **ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:36 p.m.



Mayor – Presiding Officer



Clerk of Council