

RECORD OF PROCEEDINGS
Dublin City Council

Minutes of

Meeting

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

Held
September 14, 2026
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CALL TO ORDER

Mayor Amorose Groomes called the Monday, September 14, 2026 Regular Meeting of Dublin City Council to order at 5:30 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. Shamp, Mr. Rubino, Chief Paez, Ms. Weisenauer, Mr. Earman, Ms. Rauch, Mr. Hoyt, Ms. Gishel, Ms. Uhl, Ms. Steiner, Ms. Holt, Ms. Hunter, Mr. Hammersmith, Ms. Willis, Ms. Wawzkiewicz, Mr. Phillabaum, Mr. Ament, Mr. Jiang.

Others present: Sara Harrison-Mills, Syntero; and Keith Hall and Maria Carpenter, MSA.

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 7:00 PM.

PLEDGE OF ALLEGIANCE

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

SPECIAL PRESENTATION

- Syntero Update

Sara Harrison-Mills, Chief Executive Officer of Syntero presented an update on the organization's services and programs. She noted that Syntero has partnered with the City of Dublin since before Dublin was incorporated as a city, dating back to the early 1970s, and that the organization recently celebrated 50 years of serving the Central Ohio community. Syntero operates four offices across central Ohio, with its primary office located in Dublin off Frantz Road. Its mission encompasses behavioral health services across the full continuum of care, including mental health treatment, prevention, wellness promotion, and recovery support.

Ms. Harrison-Mills reported that during the first half of 2026, Syntero served 576 unique individuals residing in the primary Dublin zip codes of 43016 and 43017, providing over 1,700 hours of service across outpatient therapy, psychiatry and medication management, case management, older adult supportive services, and specialized outreach programs.

She highlighted the Public Safety Services Liaison program, which began in November 2023 in partnership with the Dublin Police Department and Washington Township Fire Department. To date, the program has received 514 referrals, with 109 received in the first half of 2026. The top identified needs among referrals were crisis services and domestic violence. She shared two illustrative case examples demonstrating how the program diverts vulnerable individuals from repeated crisis cycles and connects them with stabilizing resources.

Ms. Harrison-Mills also reported that Syntero served close to 3,000 students and caregivers through its Dublin City Schools partnership during the past school year and enrolled 249 students in summer programming. A newly launched Community Wellness Navigator, operating out of the Dublin Community Recreation Center on Tuesdays and Thursdays in partnership with Dublin Wellness Alliance, was noted as a pilot program already demonstrating early impact with unhoused residents. She also provided an update on the Forever Dublin program, reporting 22 direct

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inquiries in the first half of 2026 and 19 additional inquiries in July and August alone, attributing the increase to the City's intentional marketing efforts. Commonly identified needs included recreation and social engagement, financial resources, Medicare navigation, and mental health linkage. She noted an emerging concern among older adults around affordable housing. Mayor Amorose Groomes thanked Ms. Harrison-Mills on behalf of the Council for the organization's partnership and commitment to Dublin residents.

CITIZEN COMMENTS

The Mayor opened the Citizens Comments portion of the meeting for any member of the public wishing to speak on matters not on the agenda.

Akshay Dhariwal, 5385 Drumcally Lane, Dublin, addressed Council in recognition of the anniversary of the September 11, 2001 attacks. He expressed gratitude to firefighters and law enforcement officers for their sacrifice and daily service to the community.

CONSENT AGENDA

- Minutes of the August 24, 2026 Regular Council Meeting
- Minutes of the September 1, 2026 Joint Council/Board/Commission Work Session
- Minutes of the September 8, 2026 Special Council Meeting
- Minutes of the September 8, 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.

SECOND READING/PUBLIC HEARING – ORDINANCES

**Ordinance 46-26**  
**Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.032-Acre Permanent/Perpetual Public Utility Easement from the Property Located at 4405 May Apple Court, Identified as Franklin County Parcel Number 273 -009013-00 from John A. Cocumelli and Shelly L. Cocumelli, 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**  
Mr. Hoyt reported no new information or updates since the first reading.

There were no public comments.

Vote on the Ordinance: 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 47-26**  
**Petitioning the Board of County Commissioners of Madison County, Ohio, to adjust the boundary lines of Darby Township so as to exclude that territory that, as a result of annexation, now lies within the corporate boundaries of the City of Dublin**

Mr. Hartmann reported no new information or follow-ups since the first reading.

There were no public comments.

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

**INTRODUCTION/FIRST READING – ORDINANCES**

**Ordinance 48-26**

**Rezoning approximately 10.8 acres (6001 Rings Road and 6041 Rings Road) from R-2, Limited Suburban Residential and R1B (WTWP) to PUD, Planned Unit Development for development of a memorial preserve with associated site improvements under the provisions of Zoning Code Section 153.050. (Case 25-046Z-PDP)**

Ms. Alutto introduced the Ordinance.

Ms. Holt presented the staff report, noting that the Planning and Zoning Commission recommended approval with conditions in June and that all conditions have been met. She explained that the current request before Council is approval of the Rezoning and Preliminary Development Plan at second reading, with the Final Development Plan remaining in the purview of the Planning and Zoning Commission.

Ms. Holt described several changes made to the development text since the Planning Commission hearing, resulting from additional meetings between the church and neighboring residents. These changes included removal of the easternmost driveway, identification of small, medium, and large columbarium categories with maximum sizes, a maximum number of columbaria and niches, clarification that the chapel columbarium counts toward the identified maximums, increased setbacks along Rings Road, expansion of the eastern buffer and screening area, added internal buffering from Rings Road, and installation of all buffers in Phase 1. Ms. Holt noted that despite these modifications, neighboring residents remain opposed to the project.

She described the sub-areas of the site plan: Sub-area A contains a church-related house with access only via the western driveway; Sub-area B is designated for burial locations with a 75-foot setback from Rings Road for all markers and a 40-foot setback on the eastern property line for raised markers and columbaria; Sub-area C encompasses Cramer Ditch and its floodplain; Sub-area D provides eastern, southern, and interior buffers; Sub-area E preserves green space including scatter gardens; and Sub-area F is designated solely for stormwater facilities. Key limitations in the development text include memorial garden use restricted to church members, limited memorial service times to avoid peak traffic hours, a maximum of 10 to 12 burials per year, 2,850 total ground plots, and 120 columbarium structures. Phase 3 development cannot commence until Phases 1 and 2 are full. Staff recommended approval at second reading.

**Public Comment:**

Mike Britt, 5125 Chatfinch Court, Dublin, an attorney retained on behalf of concerned residents, cited Ohio Revised Code Section 1721.03, which he stated prohibits a religious society from locating a cemetery within 100 yards of a dwelling home. He argued that the current plans directly violate this statute with respect to at least 12 dwelling homes, and that the church cannot meet any applicable exceptions because consent has not been obtained from the affected landowners and there is no existing cemetery already in use on the site. He indicated that the residents he represents are prepared to pursue appellate remedies if necessary.

Gene Bostic, 7143 Coffman Road, Dublin, spoke in support of the project as a representative of St. John Lutheran Church. He described the project as the result of a cooperative process with planning staff and expressed his view that it would be a beautiful memorial garden rather than a typical cemetery, and urged the Council to approve the ordinance.

Robert Bratz, 5939 Glen Village Drive, Dublin, a church member of 15 years and Dublin resident, spoke in support. He addressed several concerns that had been raised, arguing that the project would function as a small, private, members-only memorial park rather than a large public cemetery; that traffic would actually decrease as funeral processions

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would no longer travel off-site; that the memorial spaces would be so far set back from Rings Road as to be largely invisible; that the church had explored other sites but found the current location to be the most financially and logistically feasible; and that the Planning and Zoning Commission voted unanimously 7-0 in favor of the proposal.

David Patch, 1 Miranova Place, Columbus, a 64-year member of the church and member of the cemetery committee, spoke in support. He acknowledged that opposition exists and affirmed the church's intention to create a beautiful and peaceful space for members.

Bill Yoder, 5661 Wilcox Road, Dublin, who along with his wife has lived in the area for over 50 years and was involved in the 1990 annexation of the land into Dublin, spoke in opposition. He argued that the proposed PUD is a reactive workaround rather than sound planning and does not meet all of Dublin's own zoning standards or Ohio law. He requested that Council deny the proposal and initiate a broader process to identify a more suitable cemetery site that could serve the entire Dublin community.

Judy Yoder, 5661 Wilcox Road, Dublin, spoke in opposition, recounting the history of the neighborhood's annexation into Dublin and the City's commitment at that time to protect the residential character of the area. She described the neighborhood's quadrant structure and traffic calming measures, and urged Council not to allow development that would irreparably alter its character.

Susan Jacoby, 8738 Shillington Drive, Powell, a 42-year member of St. John Lutheran Church, spoke in support. She described the significance of the congregation's historic cemetery on Avery Road and expressed the church's desire to provide a burial place for current members, noting that some members' urns are currently being held in family homes awaiting a resting place.

Darlene Becker, 6550 Rosedale-Milford Center Road, London, Ohio, a lifelong member of St. John Lutheran Church, spoke in support. She described the challenge of finding suitable burial locations for church families and requested that Council approve the rezoning to allow the memorial garden to proceed on the church's own property.

Bob Shirk, 5799 Killiney Lane, Dublin, spoke in opposition on behalf of approximately 275 residents who have signed in opposition. He stated that he was unaware of the proposal until shortly before the church meeting and questioned the adequacy of community outreach. He expressed concern about legal issues related to setbacks and zoning compliance and questioned why the City would convert two residential properties to a private cemetery use.

Christine Bell, 5585 Wilcox Road, Dublin, spoke in opposition, citing ORC Section 1721.03's 300-foot setback requirement for religious institution cemeteries as applied to the proposed private access drive, which she stated runs to within approximately 110 feet of the nearest dwelling. She argued that 11 homeowners within 300 feet have signed a petition in opposition, that the setback issue is site-wide rather than isolated, and that the parcel was never suited to this use.

Adam Skuratowicz, 5982 Rings Road, Dublin, spoke in opposition, stating that he lives directly across from 6001 Rings Road and would have a direct view of the cemetery from his home. He raised general objections to locating a cemetery with nearly 3,000 proposed grave sites in a residential neighborhood.

Eric Burckle, 5789 Clearfield Lane, Dublin, spoke in opposition, stating he only learned of the proposal a few days prior. He raised concerns about the lack of broader community engagement beyond immediately adjacent neighbors, the visual impact on Kaltenbach Park where families and children regularly gather, and the potential for flooding in the Cramer Ditch area to affect interments and adjacent residential properties. He also stated that no environmental study had been presented addressing the flooding issue.

Marty Bell, 5585 Wilcox Road, Dublin, a 48-year resident, spoke in opposition. He challenged Council members to consider whether they would approve a cemetery within 100 yards of their own properties, and argued that the Planning and Zoning Commission's rationale for approval was insufficient given the range of legal and community concerns presented.

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Linda Garrido, 5965 Rings Road, Dublin, the immediately adjacent property owner to the east of the proposed site, spoke in opposition. She stated that her entire approximately six-acre property would border the cemetery on one side, that she would be unable to be outdoors without seeing it regardless of how gradually it is built, and that she would never have purchased, built upon, or lived on her property for 50 years had she known a cemetery would be placed next to it. She described her property value as certain to drop and expressed that the rezoning would feel like a breach of the City's commitment to protect residential zoning in the area.

Javed Iqbal, 5797 Clearfield Lane, Dublin, spoke in opposition. He argued that the proposal is based on a false premise that the church's existing cemetery is full, noting that it has had no burials in over 30 years. He raised concerns about the 40-acre minimum acreage requirement for new cemeteries, the 300-foot and 100-foot setback requirements, and the impact on the park behind the site, estimating that at least 100 people per day visit the area.

Mike DeAngelis, 5963 Blunden Road, Dublin, spoke in opposition, specifically addressing the question of whether Sandy Corner Cemetery, located near the site, could qualify the proposal as an expansion of an existing cemetery under ORC Section 1721.03. He noted that Sandy Corner stopped accepting burials in 1879, that St. John Lutheran Church does not own Sandy Corner Cemetery, and that the proposed parcels are not contiguous to it. He argued that neither the existing cemetery exception nor the municipality-connected cemetery exception applies and urged Council to have its Law Director nail down this legal question before any vote is taken.

Tom Cartwright, a trustee of the Balgriffin Homeowners Association, which borders the proposed site to the north and encompasses approximately 63 homes, spoke in opposition. He argued that the Planned Unit Development mechanism is the wrong tool for this application, as PUD is intended to allow a compatible mix of land uses that cannot be achieved under standard zoning, not to bypass a use that is otherwise prohibited outright. He contended that in addition to the PUD question, the proposal fails to comply with Dublin's cemetery code acreage and setback standards as well as the state law consent requirement.

Jillian Whiteside, 5642 Wilcox Road, Dublin, spoke in opposition. She cited Dublin Code Section 153.019(b)(3), which sets a 40-acre minimum for new cemeteries in the city, a standard that has been on the books for 56 years. She noted that the proposed site at 10.85 acres falls nearly 75 percent short of this requirement and that Dublin's own planning staff acknowledged the site could not be allowed under standard zoning precisely because of its size, which is why the PUD route is being pursued. She also raised concerns about the juxtaposition of the cemetery with the adjacent park.

Dane Walter, 5611 Wilcox Road, Dublin, a three-year resident, spoke in opposition. He described speaking with many neighbors on the bike trail and stated that he has not encountered anyone in the community who supports the proposal. He emphasized that ORC Section 1721.03's 300-foot consent requirement exists specifically to prevent situations like this from arising.

Genevieve Hagerty, 5687 Wilcox Road, Dublin, a 50-year resident of the area, spoke in opposition. She raised concerns about the visual character of columbaria on the site, the potential for flooding near Cramer Creek, the proximity of the site to residential wells and the potential impact on groundwater and aquifer quality, and a lack of environmental assessment addressing these issues.

Heather DeWees, 5658 Wilcox Road, Dublin, spoke in opposition, citing Dublin Code Section 153.019, which she stated requires any mausoleum, crematory, or similar cemetery structure to be set back at least 300 feet from the property line. She argued that the proposed site of 10.85 acres has no location capable of meeting that standard for even one of the proposed 120 columbaria.

Tom Jacoby, 8738 Shillington Drive, Powell, a 40-year church member, spoke in support. He stated that the church's intention is to be a good neighbor and that the goal is not to build large statues or oversized columbaria but to create a low-profile, peaceful memorial

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with plantings, pathways, and open access for people walking dogs or seeking reflection. He expressed hope that the Council would give the proposal strong consideration.

Ms. Kramb began Council's discussion by stating that the question of compliance with Ohio Revised Code cemetery statutes is a matter between the applicant and the State, not within Council's zoning purview. She expressed general support for the use of a cemetery in this location, noting it is compatible with the church and that cemeteries are commonly associated with churches. She acknowledged support for the PUD process as an appropriate mechanism but raised substantial concerns about the development text, characterizing it as the broadest PUD text she had reviewed. Her specific concerns included: the density of proposed burials being too high relative to the anticipated rate of use, suggesting a reduction of approximately 50 percent in both ground plots and niche capacity; the need to show the stream protection corridor clearly on the development plan; a recommendation to remove large freestanding columbaria from the text and limit any structures outside the chapel to four feet or under to facilitate screening; a concern that the text describes layouts and locations as conceptual rather than referring to a defined Final Development Plan; and the need for more specificity regarding who qualifies as eligible members and whether sister congregations would be permitted.

Ms. Johnson expressed agreement with Council Member Kramb's analysis and added her own concerns. She stated that the development text needs to be much more specific before she could support a vote, particularly regarding the anticipated layout and sizing of columbaria and interment spaces. She noted the absence of any capacity or permitting framework for scatter gardens. She questioned when the south buffer along Kaltenbach Park would be installed and sought clarification from Ms. Holt, who confirmed it would be installed in Phase 1. Ms. Johnson also raised concern that the development text, as amended after the Planning Commission hearing, removed a provision requiring administrative approval for art, religious markers, and sculpture in Sub-area B, effectively leaving no oversight for installations that could reach 20 feet in height. She recommended that the development text establish a height limit for all elements within the cemetery, suggesting nothing beyond four feet except for the chapel, and that the City not cede all review rights over large sculptural installations.

Mr. Boggs, representing the Law Department, addressed a question from Dr. Lam regarding the legal framework. He confirmed that the City's legal opinions are subject to attorney-client privilege and are not shared externally, but explained for the public record that a PUD, once adopted, displaces standard zoning district requirements and establishes its own custom development standards. He clarified that the PUD mechanism is widely used in Dublin and is not inherently inappropriate for this application. He also noted that the reason administrative approval for art pieces was removed from the text was the City's desire not to overstep into making determinations about religious iconography, while acknowledging that a height limit could still be established within the text without requiring the City to weigh in on what is depicted.

Dr. Lam expressed agreement with the need for more detail and specifically asked whether a hydrogeological study had been conducted to evaluate groundwater and well impacts given the proximity of residential wells. Staff confirmed that no such study had been conducted and that groundwater regulation falls outside the City's zoning jurisdiction. Dr. Lamb noted that while the legal framework for the PUD is sound, the specific tailored standards within the text need further development, including clarity on groundwater-related matters.

Mr. Keeler stated his principal goal is that the development, if approved, would be effectively invisible to surrounding neighbors through proper buffering and a scaled-back footprint. He expressed support for the use but emphasized that the density and scale of columbaria must be reduced and that their placement should be centered within the site, away from property lines.

Vice Mayor De Rosa provided procedural context, noting that the current stage of review addresses land use, density, general layout, and integration with surrounding uses, and that the level of detail requested by colleagues would typically be addressed at the Final Development Plan stage before the Planning and Zoning Commission. She acknowledged,

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however, Ms. Kramb's important clarification that because the development text accompanying the rezoning explicitly describes layouts as conceptual, the text itself needs to be tightened to include more specific standards and references to the Final Development Plan before Council votes. She expressed general support for the use, acknowledged the density concerns, and stated that more work is needed before second reading.

Mayor Amorose Groomes expressed support for the general site layout and circulation while agreeing that the densities are aggressive and should be reduced. She also introduced an additional consideration not commonly discussed for zoning matters: the need for information on perpetual care funding. She cited examples of other churches in the community that have turned over cemetery maintenance to the City when they lacked the financial capacity to sustain it long-term, and stated that given the permanent nature of a cemetery, it is appropriate for Council to understand what long-term maintenance and funding mechanisms are in place before approving a use that cannot simply be redeveloped in the future.

Mayor Amorose Groomes indicated that the ordinance is scheduled for second reading and public hearing on September 28, 2026, but noted that given the significant amount of work remaining, the date may need to be extended. Staff was asked to collect email addresses from attendees and to communicate any scheduling changes proactively. Mr. Hartmann noted for Council's consideration that given the timing of the packet preparation cycle, it may be difficult to accomplish the needed revisions within two weeks. Mayor Amorose Groomes acknowledged this and left the decision to staff, while expressing a preference not to postpone to a definite future date until the scope of revisions is better understood.

Second reading/public hearing is scheduled for September 28, 2026.

**Ordinance 49-26**  
**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**

Ms. Alutto introduced the Ordinance.

Mr. Urbancsik presented the annual comprehensive cost study, which is conducted in even-numbered years under the framework established by Ordinance 94-13. The study reviews the full cost of providing City services to ensure fees are current, equitable, and aligned with actual costs, with the objective of maintaining cost recovery rather than generating additional revenue. Staff worked with Revenue and Cost Specialists, a consultant the City has used since the mid-1990s, and reviewed fees with individual departments.

Mr. Urbancsik shared key proposed changes for the 2027 fee schedule, which include adjustments to building standards commercial plan review and reinspection fees, updates to planning development review fees for PUD applications and Final Development Plans, removal of outdated fees such as building replacement plan printing and seasonal business reviews, modest increases to court administrative fees and police records check fees, a gradual increase in the Dublin City Schools swim team lap lane rental from \$20 to \$40 per hour as part of a transition toward full cost recovery, a revised community hall rental fee structure following the community hall renovation with standard and premium rental periods and a two-hour minimum, and elimination of the non-resident cemetery fee structure in favor of restricting future plot and niche sales to Dublin residents and families. The niche carving and legacy tree fees would also increase, the latter from \$2,500 to \$3,500 to align with the actual bench cost of \$3,300.

Proposed new fees include a pilot EV charging fee structure with Level 2 chargers at \$0.20 per kilowatt-hour and DC fast chargers at \$0.40 per kilowatt-hour, with idle fees of \$0.10 and \$0.40 per minute respectively to encourage turnover. An annual food truck license fee of \$150 per truck beginning March 1 was proposed to support the regulatory framework established under Ordinance 29-26. A new \$10 payment plan fee for court services was

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proposed to comply with House Bill 29 requiring municipal courts to offer payment plan options.

Staff also proposed beginning to recover credit card processing fees from users rather than absorbing them in departmental operating budgets, starting with Building Standards and Planning before expanding across other departments, with the exception of community events. Overall, the proposed fee adjustments are projected to generate approximately \$500,000 in additional annual revenue, with total fee revenue projected to grow from approximately \$21.7 million in 2027 to \$24.5 million by 2031.

Ms. Kramb expressed support for progressing the lap lane fee toward full cost recovery and suggested moving to \$56 per hour in 2028. She also noted that the EV charging idle fee structure appropriately penalizes vehicles remaining at chargers after charging is complete, as the intent is to incentivize turnover of high-cost infrastructure. Ms. Alutto confirmed that the accelerated approach to credit card fee recovery had been discussed at the Finance Committee, with community events being the last department to implement. Vice Mayor De Rosa requested that staff provide, by second reading, a list of specific cost reductions identified during the study to demonstrate that the process includes both fee increases and efficiency gains, not simply higher charges. Mayor Amorose Groomes raised a policy question about whether city staff use of publicly facing EV chargers at city hall or the service center should be treated differently from public use, noting it could be considered an employee benefit. Mr. Urbancsik indicated this could be explored without affecting the current legislative proposal.

There were no public comments.

Second reading/public hearing is scheduled for September 28, 2026.

**Ordinance 50-26**  
**Amending the Annual Appropriations for the Fiscal Year Ending December 31, 2026 (Third Quarter Supplemental)**

Ms. Alutto introduced the Ordinance.

Mr. Urbancsik presented the Q3 supplemental appropriation ordinance. Section 1 appropriates \$5.1 million from general fund reserves to make the final principal and interest payment on the City's remaining capital facilities note, eliminating the obligation entirely and reducing future debt service costs. Section 2 appropriates \$170,000 to implement the deer management program approved under Resolution 28-26, covering USDA contracts, processing fees, composting costs, and police staffing. Section 3 appropriates \$50,000 to the recreation fund for personal training, pilates, yoga, and coaching programs, with additional expenses expected to be fully offset by program revenue.

Monica Prinkey, 5805 Zacharite Way, Dublin, came forward to ask about the deer management program. Mayor Amorose Groomes directed her to Mitch Ament, noting that this ordinance addresses the funding component and that staff would be available to provide full programmatic information.

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**Ordinance 51-26**  
**Waiving Section 91.08 of Dublin's Codified Ordinances for the Limited Purpose of Facilitating the 2026 Deer Management Program**

Ms. Alutto introduced the Ordinance.

Mr. Ament presented the ordinance along with an update on program implementation. Following Council's adoption of Resolution 28-26 in June authorizing an agreement with the USDA Animal and Plant Health Inspection Services Wildlife Services division, the agreement was executed on June 25. Since then, staff coordinated with the Dublin Police Department, the Law Department, USDA Wildlife Services, and communications consultants at Murphy Epson.

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Mr. Ament reported that a public education session was held on August 25 with more than 80 residents in attendance, and that a second public information session is scheduled for October 8 from 6:00 to 7:30 PM in the Council Chamber. Site evaluation activities, led by USDA with city staff and police input, drew on data gathered since 2023 including aggressive deer encounter reports and a citywide thermal drone population index survey. The areas of highest population density are located primarily north of Brand Road, west of Dublin Road, and east of Avery Road.

The program encompasses 21 properties in total: nine open space and reserve areas, nine city parks, and three non-residential private properties associated with the Muirfield Village Golf Club. Operational dates and times will not be released publicly. Advance notice to the community will be provided through a citywide mailer, the city website and social media, HOA outreach, and posted signage at operational locations. The Dublin Police Department will verify that all operational areas are clear of visitors before USDA operations begin. Residential properties are expressly excluded from the waiver. Operations are limited to the period of November 1, 2026, through March 31, 2027.

There were no public comments.

Second reading/public hearing is scheduled for September 28, 2026.

INTRODUCTION/PUBLIC HEARING/VOTE – RESOLUTIONS

Resolution 34-26

Accepting the Lowest and Best Bid for the Water Tank Improvements Project (25-021-CIP)

Ms. Alutto introduced the Resolution.

Mr. Hendershot presented the resolution. The project consists of repairs to the Darree Fields water tank wash drain and discharge pipe, modifications to the Tartan West and Dublin Road water tank interior hatches, and miscellaneous improvements. The project is funded through the 2026–2030 Capital Improvements Program at \$110,000. The engineer's estimate was \$109,800. Two bids were received and publicly opened on August 26, 2026. Midwest Tank Management submitted the lowest and best bid of \$114,200.

The project is expected to commence upon bid acceptance and contract execution and be completed by December 2026.

There were no public comments.

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

Resolution 35-26

Declaring certain City-owned Property as Surplus and Authorizing the City Manager to Dispose of Said property in accordance with Section 37.07 of the Dublin Codified Ordinances

Ms. Alutto introduced the Resolution.

Mr. Barker presented the resolution. Staff evaluated vehicles and equipment using the Faster Fleet management software, which provides an objective scoring process considering age, mileage, operating hours, condition, and maintenance history. Assets identified in Exhibit A were determined appropriate for replacement and disposal. Surplus assets will typically be sold through GovDeals, a competitive public auction process, with the flexibility to use assets as trade-ins where staff determines it provides greater value.

There were no public comments.

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

Resolution 36-26

Held

**Accepting the Lowest and Best Bid for the Hyland Glen Park Construction Project**

Ms. Alutto introduced the Resolution.

Mr. Earman presented the resolution. Three bids were opened on August 10, 2026. The project is located at the northeast side of the interchange of SR-33 and US-161, adjacent to the Hyland Glen subdivision, and includes construction of an asphalt shared-use path, concrete walks, pavers, stacked stone walls, landscape beds, and tree plantings. Prior to bidding, the City separately completed restoration and preservation work on the historic barn and granary on the site. Builderscape Incorporated submitted the lowest and best bid of \$598,813, approximately 32 percent below the engineer's estimate of \$884,515.88. Builderscape has successfully completed multiple projects for the City.

Vice Mayor De Rosa asked about seating and signage. Mr. Earman confirmed that in addition to the stone seat wall shown in the plan, additional benches would be placed near the barn. Ms. O'Callaghan confirmed that gateway signage consistent with the City's broader gateway signage program is anticipated, and that the cost savings in the bid may allow for gateway signage to be incorporated into this project. Vice Mayor De Rosa requested that the signage design be brought back for Council review. She also raised ongoing concerns from neighbors about wildlife entering and exiting the restored barn, which Mr. Earman agreed to address through the City's wildlife management staff.

Ms. Kramb sought clarification regarding whether a standard park identification sign would be included at the park entrance, separate from the gateway signage. Mr. Earman confirmed that a park entrance sign would be installed.

There were no public comments.

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

**Resolution 37-26**

**Accepting the Lowest and Best Bid for the Riverside Crossing Park Safety and Streetscape Improvements**

Ms. Alutto introduced the Resolution.

Mr. Earman presented the resolution. One bid was opened on August 31, 2026. The project focuses on constructing a landscaped streetscape and guardrail to create a safety perimeter along the eastern edge of Riverside Crossing Park, including a new brick sidewalk on the western side of the existing walkway separated from the street by landscape beds and large stone slabs providing natural seating, as well as an extension of the steel-backed wood guardrail along the north end to the US-33/I-270 bridge. Builderscape Incorporated submitted the only bid at \$2,155,234.05, approximately 4.4 percent below the projected cost estimate. The safety elements are intended to be in place for the Christkindlmarkt in November 2026.

Maria Rosenfeld, 7701 Logan Drive, Yorktown, Indiana, the operator of the Christkindlmarkt Dublin, came forward during public comment to request consideration of additional pedestrian access steps from the sidewalk level down into the park, particularly near the area where temporary restrooms are planned, to prevent mud and improve guest flow. Mr. Earman responded that staff is still in a learning phase regarding operational needs at the park's east side and that this year's event will provide valuable information for future enhancements. He assured the speaker that the improvements are designed to impede vehicular rather than pedestrian travel, and that there are breaks in the stone elements at various points allowing pedestrians to enter the park across the grass. Ms. O'Callaghan committed to scheduling a meeting with Ms. Rosenfeld to review the planned improvements and address logistical concerns prior to the event.

Ms. Johnson asked about the designation of Builderscape as the lowest and best bidder given a notation in the materials that some bid responses were non-responsive. Mr. Earman and legal staff clarified that the omissions were determined to be non-material and could be waived, and that Builderscape confirmed its capacity to meet the project timeline.

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There were no public comments.

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

Resolution 38-26
Accepting the Lowest and Best Bid for the Riverside Crossing Park Electrical Infrastructure Project

Ms. Alutto introduced the Resolution.
Mr. Earman presented the resolution. Three bids were opened on August 31, 2026. The project involves construction of underground electrical infrastructure to provide power for the Christkindlmarkt and future events at Riverside Crossing Park. Atlas Industrial Contractors submitted the lowest and best bid of \$286,536.40, approximately 32.7 percent below the engineer's estimate. Mr. Earman noted that staff contacted other potential bidders who indicated they did not have available capacity to complete the project within the required timeframe.
Vice Mayor De Rosa asked whether the electrical infrastructure would accommodate future event signage. Mr. Earman confirmed that the location of future signage is still being determined and that the infrastructure will be evaluated for its ability to support that need once the location is finalized.

There were no public comments.

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

OTHER BUSINESS

- Dublin Community Recreation Center Refresh Update – Phase III

Mr. Earman introduced the Phase III planning update for the Dublin Community Recreation Center refresh project, noting that Phase 2 construction activities are now being initiated following Council's recent bid acceptance. MSA Design's Keith Hall and interior designer Maria Carpenter presented the proposed scope of work for Phase 3, which targets spring and summer 2027 for construction.

Mr. Hall explained that Phase 3 addresses the aquatics facilities and locker rooms, which have remained largely unchanged since the recreation center opened in 1996, now approaching 30 years of age. Community engagement feedback and Council direction had consistently identified the locker rooms and aquatic deck as the areas most in need of attention, with recurring themes of inadequate privacy, cramped conditions, ADA non-compliance, and poor condition of the pool deck and finishes.

The proposed aquatics renovation involves replacement of all pool deck surfaces with a new epoxy flooring system, replacement of all in-pool tile and the DiamondBrite plaster finish, refurbishment of bleachers, aesthetic wall updates, and replacement of the children's frog slide feature. The water slide and general pool configurations and features would remain. The epoxy floor system proposed for the locker rooms would extend to the pool deck, offering a continuous, slip-resistant, bacteria-resistant, and cleanable surface.

Ms. Carpenter presented the proposed finish palette, which is consistent with the Phase 2 restroom and common area finishes, including a gray-green paint color, walnut-toned lockers and toilet partitions, white tile accents in wet areas, a wood-look tile wainscot, and the epoxy flooring throughout.

Mr. Hall presented two locker room layout options.

  - Option 1 attempts to preserve some existing wall configurations while adding a front locker vestibule primarily for users who only need to store

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belongings without showering, cleaning up the flow of the gendered locker rooms, and modestly expanding the family restroom count.

- Option 2 prioritizes family-oriented design by significantly expanding the family changing area to eleven dedicated family toilet rooms at the front of the locker room zone, with the traditional gendered locker rooms occupying the balance of the space. Option 2 also achieves more toilets, more sinks, and a neutral shower count compared to existing, while Option 1 results in a net reduction in several fixture counts relative to existing.

Mr. Hall and Mr. Earman noted that both options are comparable in cost, with an estimated combined scope for aquatics and locker rooms of approximately \$6.5 million. The cost difference between Option 1 and Option 2 is approximately \$100,000 to \$200,000. Both options require full removal of all existing plumbing and saw-cutting of the floors, as a cosmetic rehabilitation of the existing configuration is not practicable given the ADA deficiencies present throughout.

Council members engaged in a discussion weighing the merits of each option. Ms. Alutto and Dr. Lam expressed support for Option 2, noting the documented need for additional family changing facilities based on user feedback and trends in comparable community recreation centers. Ms. Kramb and Vice Mayor De Rosa expressed preference for Option 1, citing concerns about wait times for the enclosed individual rooms during peak periods such as after swim lessons or group fitness classes, when many users are in the locker room simultaneously. Vice Mayor De Rosa, who noted she uses the facility three times per week, observed that the traditional open locker room model allows many users to prepare simultaneously without creating a bottleneck, whereas the enclosed rooms would force sequential use. Mr. Keeler raised a safety concern regarding the ease of adult access through family locker room areas where children are present. Mr. Hall addressed these concerns by clarifying that the gendered locker rooms in Option 2 retain sufficient fixture counts to absorb overflow demand, and that the trend in community center design is moving toward this family-centric model, though Option 1 also represents a substantial improvement over the existing configuration.

Mayor Amorose Groomes moved to approve proceeding with Phase III of the DCRC Refresh with Option 1 as the preferred locker room design approach and associated pool and aquatics improvements as presented. Ms. Alutto seconded.

Vote on the motion: Mayor Amorose Groomes, yes; Dr. Lam, yes; Ms. Johnson, yes; Vice Mayor De Rosa, yes; Ms. Alutto, no; Mr. Keeler, yes; Ms. Kramb, yes.

Q3 IT Briefing

Mr. Brown presented the Q3 IT update, covering both general infrastructure topics and the City's artificial intelligence strategy and progress.

On the general IT front, Mr. Brown highlighted continuous security improvements including an updated incident response plan, upcoming tabletop exercises, and augmented third-party risk assessment capabilities. He noted that October is Cybersecurity Awareness Month and that staff training and awareness activities are planned. Infrastructure work is underway to reconfigure the City's network to improve redundancy and resiliency, and the human capital management system implementation covering HR and payroll remains on schedule for a January launch.

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On the AI front, Mr. Brown described the city's maturity pathway approach, which progresses from monitoring and governance through awareness building and general adoption to targeted deployed tools and embedded use as organizational practice. He noted that Dublin was among the first cities in Ohio to join the Gov AI Coalition out of San Jose, California, and that staff regularly participate in the OhioX AI roundtable and work with partners such as Gartner and Infotech Resources to stay current. The City has an internal AI use policy embedded within its broader technology use framework, which will be revised to accommodate continued growth.

Mr. Brown described the City's Microsoft Copilot rollout as a central general-use AI initiative, with staff receiving licenses, training through Ohio Tech Cred and the Computer Workshop, self-guided learning, and coaching from IT staff who monitor usage patterns to identify adoption opportunities across departments. Emerging use cases include processing automation for tax software administration, police property intake with image recognition to accelerate evidence logging, and Cramer Ditch area data flow management through automated agents.

Mr. Brown identified several larger-scale future areas of interest including plan and permit compliance review, customer and constituent relationship management, digital identity, and enhanced use of existing internal systems through better data access rather than wholesale system replacement.

• Q3 Public Safety Briefing

Chief Paez presented the Q3 Public Safety briefing, covering data through the beginning of September 2026.

Chief Paez reported that overall theft offenses, theft from vehicle, and breaking and entering offenses are higher relative to the same period in 2025, though still lower than the same period in 2024. Burglary offenses total six reports for the first eight months of the year. Motor vehicle theft reports are approximately half of the volume recorded at the same point in 2025. Overall traffic crash reports and serious injury crashes have decreased, though OVI-related crash numbers are being monitored. Chief Paez also recognized the successful conclusion of the Dublin Irish Festival and described an August road rage incident that originated on the highway and was resolved through detective work resulting in a criminal charge.

Regarding theft from vehicles, 76 total reports were recorded for the year, with 38 involving unlocked vehicles and no forced entry. Chief Paez reiterated prevention messaging around locking vehicles, removing valuables, and securing firearms. He also noted that officers have made arrests in connection with some theft and breaking and entering incidents. On burglaries, Chief Paez noted that seven of the 22 reports this year are attributable to break-ins at the Asherton apartment complex following the fire and subsequent vacancy of units. He recognized Officer Guy Cullison for connecting incidents across jurisdictions and identifying a suspect connected to the Asherton break-ins.

Deputy Chief Tabernik provided an update on the micromobility Ride Smart, Ride Safe program. Between April 8 and the end of August, the City received 119 community complaints, conducted a significant number of officer-initiated educational and enforcement contacts, and issued six citations. Deputy Chief Tabernik described the transition from an education-first phase covering approximately 120 days to an enforcement phase initiated July 29. He noted that feedback from community members and the Chief's Advisory Committee suggests the program is having a positive impact on compliance. He also highlighted the launch of the Public Safety University, a joint initiative with Washington Township Fire and NREC, with 25 community members enrolled and

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a graduation scheduled for November 5. He recognized the participation of school resource officers in a full-scale Dublin City Schools reunification drill.

Ms. Kramb thanked patrol officers for their visibility and enforcement in school zones during the first week of school.

STAFF COMMENTS

Ms. O'Callaghan provided the following announcements:

- She announced the upcoming Snow Go Day, the City's annual winter preparedness exercise, which will include snow school training, an equipment rodeo at the service center, and a full dry run of all 22 snow routes with system testing.
- She also announced that the Communications and Marketing team received three national 3CMA Awards at the conference in Denver, with winning entries in the categories of the City Manager Report, the Dublin Irish Festival Annual Report, and the Good Neighbor Week campaign. Ms. O'Callaghan congratulated Chief Communications Officer Weisenauer and her team on the recognition.

COUNCIL REPORTS

- Committee Reports
  - Administrative Committee Report:

Vice Mayor De Rosa reported on the Administrative Committee's September 2 meeting. The Committee received the annual health benefit plan update from Human Resources and expressed support for staff recommendations to be brought forward during the budget process. The Committee reviewed proposed annual updates to the Council Rules of Order, which are minor and reflect current practices, and noted that similar updates were made to the rules of the Planning and Zoning Commission, Architectural Review Board, and Board of Zoning Appeals. All updated rules will be presented to Council on September 28. Vice Mayor De Rosa noted that annual retreat planning is underway and draft agendas will be circulated for feedback. The committee also discussed the continued evolution of the CIAC, focusing on identifying more effective ways to support the business community.

Vice Mayor De Rosa moved to direct staff to conduct background research and studies necessary to develop a draft plan for a small and minority business roundtable group, with the goal of identifying the best ways to connect small, minority-owned, and women-owned businesses with resources, support, and encouragement in furtherance of an inclusive community.

Ms. Alutto seconded.

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

COUNCIL ROUNDTABLE

Ms. Kramb thanked Washington Township for a well-attended and meaningful September 11th anniversary memorial service, noting that public attendance was notably higher than in prior years.

Ms. Johnson expressed personal gratitude to the Police Department on behalf of a friend who was involved in a near-miss incident in the City and who was impressed by the responding officer's professionalism and emotional support.

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Dr. Lam shared that he attended the Japan Fest with Mayor Amorose Groomes on Saturday (September 12), noting it as another example of Dublin's celebration of cultural diversity, and thanked the organizers.

Mayor Amorose Groomes highlighted a number of events and engagements, including:

- the Chamber Impact Breakfast on August 27,
- a meeting with Senator Moreno alongside William Murdock to discuss the Emerald Connector Bridge and passenger rail funding opportunities,
- the Ohio Mayors Alliance luncheon,
- the MORPC executive committee meeting,
- the S/WING sculpture dedication organized in partnership with the Muirfield Village Homeowners Association and the Arts Council,
- a COMMA meeting focused on license plate reader technology,
- a visit to the Consul General of Japan in Detroit on September 5,
- a walk with city residents as part of the Walk With Your City program,
- the Dublin City Schools Hall of Fame induction ceremony, and
- a ribbon cutting for Bristol Republic.

**ADJOURNMENT**

The meeting was adjourned at 11:29 p.m.



Mayor – Presiding Officer



Clerk of Council