

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

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

Held September 28, 2026 20

CALL TO ORDER

Mayor Amorose Groomes called the Monday, September 28, 2026 Regular Meeting of Dublin City Council to order at 7:00 p.m.

ROLL CALL

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

Staff members present were Mr. Barker, Mr. Hartmann, Mr. Rubino, Chief Paez, Ms. Weisenauer, Ms. Rauch, Mr. Anderson, Mr. Hoyt, Ms. Hunter, Mr. Urbancsik, Mr. Hendershot, Ms. Willis, Ms. Wawzkiewicz, Mr. Ament, Mr. Jiang.

Others present: Jamie Greene, Planning NEXT and Holly Mattei, Crossroads Community Planning

PLEDGE OF ALLEGIANCE

Mayor Amorose Groomes invited Vice Mayor De Rosa to lead the Pledge of Allegiance.

CITIZEN COMMENTS

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

Judy Yoder, 5661 Wilcox Road, presented a petition bearing more than 250 signatures representing residents of the Brighton, Trinity, Balgriffin, and Wilcox neighborhoods. She urged Council to uphold the city's existing ordinance requiring a minimum of 40 acres for a new cemetery, noting the proposed site is approximately 10.8 acres. She also raised concerns about the proximity of the site to Cramer's Ditch watershed and cited the Envision Dublin Community Plan's watershed management provisions, arguing that cemetery use would ultimately pose a risk of groundwater contamination. She asked Council to enforce its own codes to protect tax-paying residents.

Bill Yoder, 5661 Wilcox Road, a 50-year resident of the area, outlined a broad range of concerns including the compatibility of a cemetery business within an established residential neighborhood, potential impacts on property values, groundwater and well contamination, traffic conflicts, public safety and security within the cemetery grounds, and the lack of answers to fundamental questions about the proposal. He argued it was inequitable for the church to profit while neighboring homeowners bore the costs of diminished property values, and contended that suitable alternative sites meeting Dublin's zoning requirements exist elsewhere.

Diana Burckle, 5789 Clearfield Lane, noted the proposal would affect more than 500 homes across three single-family and one condominium neighborhood. She cited estimates of a five to twelve percent decline in property values, which she noted would also reduce the city's tax base. She called attention to the proximity of the proposed cemetery to Ted Kaltenbach Park, expressing concern that the use would negatively affect the character and enjoyment of that highly utilized public space.

Genevieve Hagerty, 5687 Wilcox Road, emphasized the historical commitments made by the City when the land was annexed to Dublin. She referenced a sworn affidavit signed by the City's own planning director at the time of annexation, which described the area as intended for residential development, insulated from heavier land uses. She noted that Dublin's current Envision Dublin Community Plan designates the parcel's future land use as residential low density with a growth framework goal of "maintain the character — minimal change." She requested Council consider those commitments and guidelines when evaluating the application.

Dave Kettlehake, 6016 Rings Road, read substantially from a letter previously submitted to the Clerk of Council. He noted that the project as now presented was significantly more expansive than versions introduced in earlier discussions. He raised two specific legal concerns: first, Dublin's code requires a 40-acre minimum for a new cemetery, and the proposed site is only approximately 10.8 acres — one quarter of the required minimum;

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and second, the State of Ohio prohibits a new cemetery within 100 yards of a dwelling without the owner's permission. He stated that his home is approximately 60 yards from the proposed cemetery boundary, and formally declared on the record that he and his wife do not give their permission for the cemetery to proceed.

Marjorie Parr, who identified herself as a daughter of the Yoder family and a longtime observer of the planning process, raised procedural concerns about the concept plan review conducted by the Planning and Zoning Commission. She argued that the informal pre-application feedback received by the applicant did not satisfy the formal concept plan review requirements under Dublin Code Section 153.048, that no board members formally commented on PUD conformity during the brief concept plan meeting, and that the proposed use does not align with the low-density residential designation of the Envision Dublin Community Plan. She requested that Council consider remanding the matter back to the Planning and Zoning Commission for a proper and complete review.

Linda Garrido, 5965 Rings Road, a 50-year resident, stated simply that she did not believe it was fair for the City to prioritize a new cemetery use over the long-established residential neighborhood and the quality of life of its residents.

Brian Hagerty, 5687 Wilcox Road, raised two procedural questions for the record: whether proper public notification was provided prior to the informal planning meeting, and whether a traffic impact study had been completed. He noted that a traffic study requirement was reportedly waived based on a representation of only 10 to 12 burials per year, arguing that such a figure does not account for the full scope of cemetery-related activity over the life of the project.

Monica Prinkey, 5805 Zachariah Way, described her frequent use of the park adjacent to the proposed site and noted the proximity of the parcel to Cramer's Ditch. She offered an alternative conceptual suggestion — that the land could be used for a walking path, memorial trees, or a native garden that would allow the church to generate revenue while maintaining the space as a public amenity rather than a traditional cemetery. She also asked whether any discussion had taken place regarding the parking lot near the baseball diamonds.

Following citizen comments on the cemetery matter, Mayor Amorose Groomes directed residents with further questions to Ms. Rauch, the city's Planning Director.

Kevin Casey, a 30-year Dublin resident, addressed Council for the second time on the City's use of Placer.ai, a platform that analyzes location data from mobile devices to measure attendance and visitation at Dublin events and public spaces. He began by crediting the City for creating a publicly accessible disclosure page explaining the program following his initial inquiry in June, and acknowledged that staff and Council had been responsive to all of his written requests. He argued, however, that the existence of a disclosure page does not constitute meaningful notice to residents, drawing a direct comparison to how the City promotes events such as the Irish Festival through active, multi-channel outreach rather than simply making information available. He contended that a program valuable enough to inform staffing, infrastructure, and economic impact decisions warranted at least a single proactive mention to the residents it measures. He also noted that the disclosure page is located in the footer of the city website alongside utility links, rather than in a location where event-goers would likely encounter it. He formally requested that a member of Council move to refer two items — proactive promotion of the disclosure page and exclusion of residential addresses from report boundaries — to staff for a written disposition report to Council in the fall. Mayor Amorose Groomes indicated she would connect with the City's legal counsel to address the questions raised.

Global Asian Cultural Heritage Foundation

Representatives of the Global Asian Cultural Heritage Foundation — including Kay Zhang, Sen Gao, and two guests from Los Angeles, CA — addressed Council to express gratitude for the City's support of the 10th Annual Ohio Moon Festival, held the prior weekend at Riverside Crossing Park. The speakers praised the City's commitment to cultural diversity and noted that Dublin had become a home for the festival. Sen Gao announced the

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opening of his new location at across the street from City Hall on Commerce Parkway. The Los Angeles representatives spoke to Sen Gao's standing in the national and international martial arts community and expressed appreciation for the warm reception they received in Dublin.

CONSENT AGENDA

- Minutes of the September 14, 2026 Regular Council Meeting
- Minutes of the September 15, 2026 Council Work Session

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

SECOND READING/PUBLIC HEARING – ORDINANCES

Ordinance 48-26

Mayor Amorose Groomes moved to postpone the second reading/public hearing of Ordinance 48-26 to November 9, 2026.
Vice Mayor De Rosa seconded.

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

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

Mr. Urbancsik presented one minor revision made since the first reading: the idle fee for Level 2 electric vehicle chargers was proposed to increase from \$0.10 per minute to \$0.20 per minute. Staff explained that this adjustment creates greater consistency with the DC Fast Charging (DCFC) fee structure and is intended to encourage motorists to move their vehicles promptly after charging is complete, thereby improving charger availability for other users.

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.

Ordinance 50-26

Amending the Annual Appropriations for the Fiscal Year Ending December 31, 2026 (Third Quarter Supplemental)

Mr. Urbancsik reported no changes from the first reading and recommended approval.

There were no public comments.

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

Ordinance 51-26

Waiving Section 91.08 of Dublin's Codified Ordinances for the Limited Purpose of Facilitating the 2026 Deer Management Program

Mr. Ament reported no changes from the first reading and recommended approval.

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Monica Prinkey, addressed Council to request that the program be conducted humanely. She asked whether funding could be directed toward preventive measures such as animal crossing signage, habitat feeding in designated areas, and attention to high-risk crossing locations such as the area near Hayden Run Road. Mayor Amorose Groomes thanked her for the comments.

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

INTRODUCTION/PUBLIC HEARING/VOTE – RESOLUTIONS

Resolution 39-26

Amending the Dublin City Council Rules of Order and Rules and Regulations for Planning & Zoning Commission, Architectural Review Board and Board of Zoning Appeals

Mr. Keeler introduced the Resolution.

Ms. Delgado presented the resolution, explaining that the Administrative Committee conducted its annual review of the Council Rules of Order at its September 2nd meeting. Minor amendments were proposed by staff to align the rules with current practices, and committee feedback was incorporated into the draft presented for adoption. Similar minor updates were proposed for the rules governing the Planning and Zoning Commission, Architectural Review Board, and Board of Zoning Appeals.

There were no public comments.

Ms. Johnson asked for clarification regarding the citizen comment time limit for the Planning and Zoning Commission. Ms. Delgado explained that the prior rules had stated a five-minute limit, but that in practice, the chair had routinely reduced the time to three minutes — consistent with Council practice — particularly when large crowds were present. The amendment memorializes three minutes as the standard, while preserving the chair's discretion to adjust as needed.

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

Resolution 40-26

Authorizing the City Manager to Enter into Agreements with Rumpke of Ohio, Inc. for the Collection, Transportation, and Delivery for Disposal or Processing of Solid Waste, Recyclable Materials, and Yard Waste generated by Residential Units, Municipal Facilities, and during Special Events and Acceptance of Delivery and Processing of Recyclable Materials

Vice Mayor De Rosa introduced the Resolution.

Mr. Anderson presented the resolution. The City of Dublin is part of Consortium 1, a group of ten communities collectively representing more than 60,300 households that leverage competitive bidding for waste collection and recycling services. The current contract with Rumpke of Ohio was set to expire December 31, 2026. Following a competitive bid process, Rumpke of Ohio was again selected as the lowest and best bidder.

The proposed contract covers two five-year agreements, both running from 2027 to 2031. The collection services contract totals \$5,075,808, covering 14,771 Dublin households at a proposed monthly rate of \$28.58 per household — an 18 percent increase over the current rate of \$24.22. However, staff noted that when the increase is spread over the five-year term, it represents an average compounded annual increase of approximately 3.37 percent. The recycling and processing contract maintains the current terms: a maximum tipping fee of \$35 per ton and a maximum revenue sharing rebate of \$20 per ton when commodity market values are positive.

Monica Prinkey, requested that any rate increase be passed through proportionately to waste collection drivers.

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Ms. Kramb noted that Rumpke offers approximately a 10 percent discount for senior households with a head of household aged 60 or older, with roughly 1,000 Dublin households currently receiving the discount. She recommended that the City publicize the program more actively, as it is currently only mentioned in a single sentence on the City's waste collection website. Mr. Anderson confirmed the discount carries forward under the renewed contract.

Mr. Keeler offered an editorial observation that the total five-year collection contract cost of approximately \$5 million approximates the City's annual residential property tax collections of approximately \$5.76 million, underscoring that residential development generates little net revenue to the City once basic services such as waste collection are factored in.

Vice Mayor De Rosa commended the negotiating team for securing a fixed five-year rate in the current economic environment, calling the approximately 3.4 percent annualized increase outstanding. She also noted that revenue-sharing rebates from the recycling contract have not been realized in recent years due to shifts in the commodities market. Mr. Anderson confirmed this and noted that lighter packaging materials have kept diversion rates relatively flat despite increased recycling participation, and that staff was exploring future options such as food composting to improve those numbers.

Mayor Amorose Groomes asked whether additional housing units could be added to the contract at the current rate, and Mr. Anderson confirmed there is some flexibility built in for additional households.

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

Resolution 41-26

Accepting the Lowest and Best Bid for the Annual Storm Structure Maintenance Program 2026 Project (26-019-CIP)

Mr. Keeler introduced the Resolution.

Mr. Hendershot presented the resolution. The project provides for the maintenance, rehabilitation, and repair of 26 deficient storm structures — including curb and gutter inlets, catch basins, and manholes — identified during routine inspections. The project is funded from the 2026–2030 Capital Improvements Program at \$180,000, with an engineer's estimate of \$176,000. Following a competitive bid process on September 11, 2026, one bid was received from Strawser Paving Company in the amount of \$191,201.65, which was above the engineer's estimate. Staff indicated that the overage would be covered by unencumbered funds from the Capital Improvements Tax Fund.

There were no public comments.

Ms. Kramb asked why only one bid was received and why it came in above estimate. Mr. Hendershot explained that the project was advertised for four weeks and staff actively made contractors aware of the opportunity without offering preferential treatment. He noted that contractors in Central Ohio currently have an abundance of work, creating significant competition for bids on public projects. The project is expected to commence upon contract execution and be completed by May 2027.

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

Resolution 42-26

Accepting the Lowest and Best Bid for the Annual Stormwater Management Basin Maintenance Program 2026 Project (25-024-CIP)

Mr. Keeler introduced the Resolution.

Mr. Hendershot presented the resolution. The project includes improvements to a dry detention basin on a city reserve area in the Riverside Woods neighborhood and a basin at 4410 Mayapple Court in The Woodlands neighborhood. Work includes regrading, storm sewer installation, placement of rock with underdrain, installation of an outlet control

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structure, and construction of a berm and emergency spillway. The project is funded at \$500,000 from the Capital Improvements Program, with an engineer's estimate of \$465,960. One bid was received from B Theory Construction Group Limited in the amount of \$558,670 — approximately 20 percent above the engineer's estimate. Staff indicated the overage would again be covered through unencumbered Capital Improvements Tax Fund balances.

There were no public comments.

Dr. Lam asked about the magnitude of the overage. Mr. Hendershot explained that approximately three line items — mobilization, excavation with off-site hauling, and specialized outlet control structures — drove the majority of the variance. The basins are located within wooded areas, making equipment access difficult and adding cost uncertainty. Rising fuel costs in the current economic environment also contributed. Staff reviewed the bid in detail and concluded that re-advertising was unlikely to yield more favorable results given current market conditions.

Mayor Amorose Groomes suggested that staff consider adjusting the bidding window in future years to avoid the fall period when contractor availability is tightest. Mr. Hendershot affirmed that this would be taken into account.

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

Resolution 43-26

Accepting the Amounts and Rates as determined by the Budget Commission and Authorizing the Necessary Tax Levies and Certifying them to the County Auditor

Mr. Keeler introduced the Resolution.

Mr. Rubino presented the resolution as a routine annual matter. The City will continue to levy 1.75 mills of unvoted inside millage and 1.2 mills of voted outside millage for the Safety Fund. For tax year 2026, collectible in 2027, the full 1.75 mills of inside millage is allocated to the Capital Improvements Fund as part of a four-year plan adopted in 2024 to restore fund balance following a land acquisition financing. Beginning with collection year 2029, the City intends to revert to the historical split of 1.35 mills to the Capital Fund and 0.35 mills to the Parkland Acquisition Fund. The inside millage generates approximately \$5.8 million annually, and the voted Safety levy generates just under \$560,000 annually.

There were no public comments.

Mayor Amorose Groomes asked whether the recent annexation of Madison County properties would eventually be incorporated into a similar annual resolution. Mr. Rubino confirmed that Madison County will be added as a fourth county in future years, with collection anticipated beginning in 2028. Mayor Amorose Groomes requested that staff confirm Dublin is not missing any timing requirements with respect to Madison County.

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

Resolution 44-26

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

Mr. Keeler introduced the Resolution.

Mr. Rubino described this resolution as a companion piece to Resolution 43-26. By submitting this request annually, the City is able to receive advance distributions of property tax revenue from the three counties, improving cash flow ahead of each first half-year distribution.

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There were no public comments.

Mayor Amorose Groomes reiterated her earlier request that Madison County be treated consistently with the other counties once it is incorporated into the City's tax levy filings.

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

OTHER BUSINESS

2027 Meeting Schedules

Ms. Delgado presented the proposed 2027 meeting schedule for Council review prior to formal adoption. The schedule maintains the standard cadence of regular meetings on the second and fourth Mondays of each month, with adjustments made for holidays and conferences. Key highlights included:

- the January 11, 2027 organizational meeting — required by Charter but to be treated as a regular meeting in this odd-numbered year
- a single July meeting proposed for Tuesday, July 6th, a single December meeting proposed for Monday, December 6th,
- the Council retreat proposed for November 4th and 5th, and
- Standing committee schedules would follow the same cadence as in prior years.

Ms. Johnson confirmed the procedure for submitting scheduling conflicts directly to the Clerk.

Ms. Kramb raised a concern that a Council meeting is scheduled for Monday, March 22nd, which is the first day of Hilliard City Schools spring break. She wanted the scheduling conflict flagged for awareness.

Vice Mayor De Rosa noted that March is a particularly demanding month given the State of the City address and the Saint Patrick's Day Parade, and asked whether those two events needed to remain so close together on the calendar. She suggested staff review whether the State of the City could be scheduled with more breathing room relative to the parade, while acknowledging that the parade date itself is not flexible. Ms. Delgado indicated she would discuss the feedback with staff.

Ms. Kramb observed that the clustering of spring breaks from multiple school districts near Easter makes late March and early April inherently difficult for scheduling, and noted that reducing to one meeting in March could be considered.

Council is expected to adopt the 2027 meeting schedule by motion at the October 12, 2026, Council meeting.

SR 161 Corridor Group Update

Jamie Greene of Planning NEXT and Hollie Mattei of Crossroads Community Planning provided a comprehensive update on the State Route 161 Corridor collaborative planning effort. The briefing covered land use alignment, transportation needs, utility service boundaries, economic development context, and the collaborative governance framework being developed among the participating jurisdictions.

Background and Participation

Approximately nine months prior, a group of jurisdictions with shared interests in a roughly 3,200-acre corridor along SR 161 — extending generally from US-33 on the east to Plain City on the west — began jointly funding and participating in

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a multi-jurisdictional planning effort. The group includes eight jurisdictions and three utility providers. Participants include representatives from Dublin, Plain City, Jerome Township, Darby Township, Madison County, and others, with the group meeting six times to date. Two subgroups have been operating in parallel: a core group of economic development leads or administrators, and a planners group focused on land use analysis.

Land Use Analysis and Alignment

Ms. Mattei presented an analysis of the planning activities undertaken by all participating jurisdictions. Dublin adopted its Envision Dublin plan in 2024, while other communities — including Plain City, Darby Township, and Madison County — completed or adopted their plans over the course of the past year. This meant the collaborative effort was initially working with evolving and sometimes outdated data.

A central challenge identified early in the process was that multiple jurisdictions were planning for overlapping geographies, using inconsistent land use categories, definitions, and color coding. The analysis found approximately 12,200 acres of planned uses for 3,200 acres of land, reflecting substantial overlap and duplication across jurisdictions. Madison County had also adopted new zoning within the corridor in the months prior, and Darby Township is in the process of transitioning from county zoning to township zoning, with a ballot measure pending in November. Dublin is also advancing amendments to its ID-2 and ID-3 zoning standards.

The planners group, with input from Dublin Planning Director Jenny Rauch and Dublin Council representative Jeremiah Gracia, developed a unified recommended future land use map for the corridor. The map distinguishes between existing zoning entitlements (shown in darker colors) and future land use designations (shown in lighter colors). The framework designates areas for industrial, mixed use, and conservation-mixed residential development, with the latter category requiring 50 percent open space and an overall density not to exceed two dwelling units per acre, with allowances for pockets of higher density within that overall threshold. The conservation residential designation is intended primarily to protect the Big Darby watershed and its associated floodplain.

Ms. Mattei noted that the land use map had been reviewed and endorsed at the working group level — by both the core group and the planners group — at a meeting the prior week. Each jurisdiction is expected to take the map back for internal review and to initiate any necessary updates to their own community plans or zoning codes to align with the collaborative framework. Ms. Mattei also noted that recent land transactions in the Dublin portion of the corridor have shifted some parcels toward commercial and industrial uses, which from a tax advantage standpoint is favorable for Dublin.

Transportation

Mr. Greene reported that an ODOT-sponsored corridor study completed in January identified needed improvements along SR 161, including a preferred cross section and roundabout locations. However, the study's key finding was that corridor improvements alone are insufficient to prevent significant operational failures. Under a no-build condition, multiple intersections along the corridor including the interchange at US-33 are projected to operate at Level of Service F during peak hours by 2030, even with improvements to SR 161. New parallel connections are needed to distribute traffic across a broader network.

Dublin staff are currently studying a potential Tuttle Road extension as one such connection, but right-of-way preservation must be planned now before land values and development make acquisition prohibitive. The group is moving toward commissioning a thoroughfare plan through MORPC covering a much larger area, estimated at roughly 100,000 acres and extending toward

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Marysville. A 44-week study program has been developed by MORPC with input from ODOT. The estimated local cost-share is approximately \$60,000 divided among participating jurisdictions. At the most recent large-group meeting, there was general consensus that the thoroughfare study is urgent, and that additional resources to accelerate the timeline would be welcomed. Mr. Greene communicated the group's urgency to MORPC leadership and asked what an accelerated timeline would look like with additional funding.

Utilities

Three utility providers hold service areas within the corridor: Columbus/Dublin water and sewer, the Marysville utility system, and Mid-Ohio Regional Planning Commission-related utility providers. Each provider has filed a 208 utility service plan with the Ohio EPA delineating their respective service areas. Mid-Ohio is reportedly working aggressively to extend service northward into the corridor, targeting approximately 2028 for reaching portions of their designated area. The October large group meeting will focus on obtaining the most current information from all three providers on service area boundaries and timelines. Staff also identified a pattern of parcels straddling the Franklin-Madison county line under single or shared ownership, creating ambiguity about which jurisdiction controls development approval and which utility provider serves the site. The group is working to develop criteria for resolving these situations consistently, rather than addressing each on a case-by-case basis.

Economic Development Context

The corridor is situated at a convergence of STEM talent concentration in the Columbus northwest region and within approximately 40 minutes of four major regional economic development projects: Anduril, Intel, and the Honda EV battery plant. These dynamics are expected to sustain and intensify development interest in the corridor for the foreseeable future.

Collaborative Governance Framework

Mr. Greene noted the group is developing protocols governing how jurisdictions will communicate and coordinate with one another in pre-development situations, after applications have been filed, and for projects that straddle multiple jurisdictions. He acknowledged that protocols alone are insufficient and that the durability of the collaboration ultimately depends on the relationships formed among participants and a shared culture of good-neighbor conduct.

Council Discussion

Dr. Lam acknowledged the complexity of the effort and asked how mutual self-interest would be operationalized when jurisdictions have differing views on land use or utility service. Mr. Greene acknowledged there are not yet definitive answers, but noted that all parties share a common dependence on a functional SR 161 and that alignment around transportation improvements and transportation funding advocacy offers an immediate point of unity. He suggested that a binding structure such as a cooperative economic development agreement, a pact, or a formal accord may ultimately be necessary to hold the group together, but that the group is not yet at the point of deciding what form that should take.

Dr. Lam also noted that utility rights for some service areas are already formally established through the 208 plans but expressed concern about the race-to-serve dynamic in areas where parcels straddle boundaries. Mr. Greene agreed that purely adhering to agreed-upon service boundaries could be a source of significant conflict and indicated the group is actively working to develop criteria that could mitigate that.

Vice Mayor De Rosa provided context for Council, noting that much of the land use misalignment discovered early in the process resulted from jurisdictions planning from outdated information about one another. She credited the

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participating communities for accelerating the completion of their own plans to enable a productive conversation. She framed three key decisions that will ultimately come before Dublin City Council: whether to update the Dublin Community Plan to reflect the agreed-upon corridor land use framework, whether to continue funding the collaborative transportation planning work, and whether to amend policy where Dublin's current plans diverge from the corridor consensus. She also referenced the goal of developing shared economic language to make a compelling case to state and federal funders for transportation infrastructure investment.

Ms. Johnson expressed appreciation for the collaborative spirit that Mr. Greene and Ms. Mattei had helped foster among what was initially a group of strangers.

Ms. Kramb expressed support for Dublin amending its Community Plan to align with the agreed-upon framework, stating that doing so would demonstrate leadership and encourage other jurisdictions to follow. She also expressed support for Dublin contributing its fair share to the thoroughfare planning study, noting that shared transportation funding would be essential to getting all parties to the table.

Mayor Amorose Groomes offered the perspective that nailing down agreed-upon land uses across jurisdictions is the foundational step upon which everything else depends, including traffic modeling, utility planning, and transportation funding applications. She noted that the absence of a unified land use picture was likely a significant reason MORPC and other regional bodies had not moved faster to advance the corridor. She also flagged that right-of-way acquisition must begin now before development forecloses those opportunities, citing the cautionary example of US Route 23. She affirmed Dublin's willingness to participate in its proportionate share of collaborative studies and advocated for a common definitional dictionary for land use terms to enable consistent communication across jurisdictions. Mr. Greene confirmed that the prior week's endorsement of the land use map by the full working group now provides a solid foundation for utility planning and for MORPC to proceed with the thoroughfare study on more meaningful assumptions.

STAFF COMMENTS

Mr. Barker announced that a second public information meeting regarding the 2026 Deer Management Program would be held on October 8th from 6:00 to 7:30 PM in Council Chambers. The meeting will include a panel of experts from the City and The Ohio State University to address program operations, locations, and resident questions. The meeting will also be livestreamed for residents unable to attend in person.

COUNCIL REPORTS

- Liaison Reports
 - Board of Education / SR 33 Corridor Working Group / SR 161 Corridor Working Group — Vice Mayor De Rosa reported no additional updates beyond those covered in the corridor presentation earlier in the evening.
 - SportsOhio Steering Committee — Mr. Keeler reported that the committee met on September 17th and received updates on operations, capital projects, and two significant initiative areas. First, the indoor court facility RFP, which drew two finalist proposals from private investors seeking to convert existing SportsOhio space into a multi-court facility supporting volleyball, basketball, tournaments, camps, and clinics. The committee discussed how each proposal aligns with City objectives of financial sustainability, community access, and sports tourism. Second, a conceptual partnership proposal was reviewed for establishing a regional golf hub at SportsOhio, which contemplates expanded youth programming, school

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partnerships, junior leagues, veteran programming, and a potential golf house and performance center.

- Planning and Zoning Commission / Architectural Review Board — Ms. Kramb noted that the Planning and Zoning Commission would hear the first draft of the ID-2 and ID-3 zoning code amendments at its meeting that Thursday, and that the draft was available for Council review in OnBoard.
- Dublin Wellness Alliance — Dr. Lam reported that the Alliance met that afternoon and reviewed outcomes across all four program pillars. Highlights included successful community programming for elderly and youth populations, the recently launched Talk, Listen, Learn youth behavioral health campaign which had already generated several thousand website visits in its first few weeks, a positive report on the Syntero health navigation partnership, and continued strong performance of the Dublin Connector transportation program with a 6.7 percent overall ridership increase, a 25 percent increase in unique riders, and a 20 percent increase in the first half of the current year. The Alliance also received Dublin-specific health data from Franklin County Public Health, which sparked discussion about emerging needs including alcohol abuse, kindergarten readiness, early childhood anxiety, cancer screening, insurance coverage, and rental housing affordability. Preliminary discussion also occurred regarding the potential advantages of obtaining 501(c)(3) status to expand grant eligibility.
- Dublin Arts Council / Logan-Union-Champaign County Regional Planning Commission — Mr. Keeler reported that the Arts Council board met on September 22nd to address organizational transitions, including the departure of five board members and the formation of a nomination committee focused on targeted skill-set-based recruitment. A new board candidate was introduced, and financial reports indicated a strong position with growing hotel tax revenue. Future initiatives include the 20th anniversary of the river boxes program, upcoming public art commissions, and a potential ceramic studio partnership. Regarding the Logan-Union-Champaign Regional Planning Commission, Mr. Keeler noted continued rezoning of land from residential to commercial along the SR 161 corridor and the Hyland Croy area, including a recent approval of 51 additional residential lots near Mitchell-DeWitt and Converse Road.
- MORPC — Mayor Amorose Groomes noted that the MORPC Summit on Sustainability was approaching (October 28) and that information had been distributed by the Clerk's office.

COUNCIL ROUNDTABLE

Ms. Kramb thanked staff for the Evening of Gratitude event held the prior week, noting it was well-attended and a meaningful occasion for the City. She stated she looked forward to reviewing survey results.

Ms. Johnson echoed thanks for the Evening of Gratitude, noting it was a meaningful opportunity to connect with residents who volunteer their time out of genuine love for the City. She also reported attending the grand opening and ribbon cutting of the new INEOS Grenadier dealership on September 16th, along with Vice Mayor De Rosa and Dublin Chamber COO Jenny Amorose, noting that the dealership is the only one in Ohio and among very few in the Midwest, and that the event was exceptionally well done.

Dr. Lam reported attending a September 16th meeting with Bristol Commons residents regarding the Columbus Water Main project, noting that city staff, including Mike Barker and Paul Hammersmith, joined along with Columbus Water representatives to address resident concerns. He also reported attending the 10th Annual Ohio Moon Festival at Riverside Crossing the prior Saturday and noted that the City's cricket league remains

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

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

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Held

highly active, recently hosting tournaments drawing 37 teams from across the Dublin and greater Columbus area.

Mr. Keeler reminded colleagues and the public of the Taste of Dublin event at Wendy's the following evening.

Vice Mayor De Rosa noted that representatives of the Crown Dealership, which had operated in Dublin for approximately 30 years, attended the INEOS grand opening and went out of their way to thank the City and its staff for their long-standing partnership and support, a sentiment she wished to formally convey to Council.

Mayor Amorose Groomes reported the following:

- attending the Ohio Mayors Alliance meeting on September 17th,
- the Linkus groundbreaking on September 18th, and
- the Moon Festival opening ceremony with Ms. Kramb, at which the City received an Asian Cultural Ambassador award.

ADJOURNMENT

The meeting was adjourned at 9:22 p.m.



Mayor – Presiding Officer



Clerk of Council