

RECORD OF PROCEEDINGS

Dublin City Council

Minutes of

Meeting

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

Held _____

April 27, 2026

_____ 20 _____

CALL TO ORDER

Mayor Amorose Groomes called the Monday, April 27, 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, Chief Paez, Mr. Hartmann, Mr. Rubino, Ms. Weisenauer, Mr. Earman, Ms. Willis, Mr. Barker, Mr. Gracia, Mr. Gable, Mr. Jiang, Ms. Blake, Ms. Rauch, Mr. Hounshell, Mr. Will, Mr. Ament, Mr. Hammersmith, Ms. Wigram, Ms. Steiner, Ms. Uhl, Ms. Rigano, Ms. Miller and Ms. Hunter.

Others present were Brie Lusheck, ServeOhio Commission; Audrey Loftis, Thomas Weitzle, Graham Lehman, Lizzie Cannon and Yusif Alasgarli, Teen Buddy Program; Dr. Gretchen McIntosh and Jamie Bando, Children of Valor; Keith Hall and Maria Carpenter, MSA Consultants.

ADJOURNMENT TO EXECUTIVE SESSION

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

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

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

The meeting was reconvened at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Mayor Amorose Groomes invited Mr. Keeler to lead the Pledge of Allegiance.

SPECIAL PRESENTATIONS/RECOGNITION

- State Commission on Service & Volunteerism – ServeOhio Award
Brie Lusheck, Commissioner of ServeOhio — Ohio's Commission on Service and Volunteerism — presented the 2026 ServeOhio Award to members of the Teen Buddy program. She described ServeOhio's mission of building sustainable cultures of service across the state through AmeriCorps programs and national days of service. Ms. Lusheck explained that the Teen Buddy program was created during the pandemic to reduce isolation among older adults and has since grown into a leading intergenerational initiative pairing teens with seniors for regular conversations, visits, and shared activities. She noted that more than 200 people have participated since 2020, forming over 100 lasting friendships. In 2025 alone, 34 teens and older adults logged 620 service hours, contributing to a cumulative total of 3,720 hours since the program began. Volunteers receive screening and training, including support from local mental health agencies.

Ms. Lusheck presented the 2026 ServeOhio Award, which includes a \$1,000 contribution to the organization, to teens who participated in the Teen Buddy

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Program: Audrey Loftis, Thomas Weitzle, Graham Lehman, Lizzie Cannon, and Yusif Alasgarli.

- Month of the Military Child Proclamation

Mayor Chris Amorose Groomes read the proclamation into the record on behalf of Dublin City Council, recognizing April 2026 as the Month of the Military Child in the City of Dublin, Ohio. The proclamation acknowledged the unique challenges faced by children of military families, including changes of station, parent deployments, school adjustments, and the potential loss of a parent. It further recognized Children of Valor, a national nonprofit organization headquartered in Dublin, which focuses on providing critical educational solutions for children in the special operations community. Dr. Gretchen McIntosh, CEO of Children of Valor, expressed gratitude on behalf of the organization's staff and board, noting that Children of Valor has been serving military children since 2011. Ms. Jamie Bando, Director of Valor Tutoring, added that when one family member serves, every family member serves.

CITIZEN COMMENTS

Ms. Weisenauer read one comment that was submitted online prior to the meeting.

Jeb Calis, 3111 Hayden Run Road, Suite 207, Columbus, wrote:

Hello, council members. I would like to have your consideration if it has not been already brought up for the renovation of the underpass next to the Bridge Park roundabout. During rush hours, cars that are going from north to south of Riverside Drive would almost always circumvent the roundabout by going in the underpass. This meant the cars coming from the south side of the roundabout will not have space due to the cars coming from East Bridge Street. This results in a major traffic jam, which results in people trying to take risks by trying to squeeze through the small gaps between cars within the roundabout. This could potentially cause an accident to occur. If the underpass were to be removed, it could be renovated to make Riverside Crossing Park Plaza have more bigger walking paths.

CONSENT AGENDA

- Minutes of the April 13, 2026 Regular Council Meeting
- Minutes of the April 20, 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 24-26

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

Mr. Hartmann presented the staff report, advising Council that there was no new information to report since the first reading and recommending passage of the ordinance.

There were no public comments.

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

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Ordinance 25-26

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

Mr. Hartmann presented the staff report, advising Council that there was no additional information since the initial presentation and recommending 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; Ms. Alutto, yes; Mr. Keeler, yes; Ms. Kramb, yes.

Ordinance 26-26

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

Mr. Gable presented the staff report, noting no new information since the first reading and recommending adoption. He expressed the City's appreciation to the Derryberry family for their kind donation of the easement.

There were no public comments.

Mayor Amorose Groomes extended Council's gratitude to the Derryberry family on behalf of the full Council, describing their donation as a generous commitment to pedestrian and bicycle safety in the community.

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

INTRODUCTION/PUBLIC HEARING/VOTE – RESOLUTIONS

Resolution 20-26

Authorizing the City Manager to Enter into a Letter of Agreement with the Ohio Power Company to Relocate Facilities for the Construction of the Avery Road Shared Use Path Project (24-018-CIP)

Ms. Alutto introduced the Resolution.

Mr. Gable presented the staff report. He explained that the Avery Road Shared Use Path project will construct a shared use path along the west side of Avery Road, filling one of the last gaps in that corridor's shared use path network. The project includes an ADA-compliant crossing at Corporate Center Drive. The resolution authorizes the City Manager to enter into a letter of agreement with AEP Ohio to relocate impacted electric facilities prior to construction, with the goal of ensuring the shared use path is constructed in 2026. The total estimated cost of the work outlined in the agreement is \$20,983.13, to be reimbursed to AEP upon completion and submission of invoices. Staff recommended approval.

There were no public comments.

Ms. Kramb asked whether the relocated pole would fall within an existing AEP easement, avoiding the need to acquire new right-of-way. Mr. Gable confirmed that AEP holds an existing easement and will simply shift the facilities further back within that easement.

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 21-26

Waiving Competitive Bidding Requirements Pursuant to Section 8.04 ("Contracting Procedures"), Paragraph (C) ("Waiver of Competitive Bidding"), of the Revised Charter for the Purchase of Beer for the 2026 Dublin Irish Festival

Ms. Alutto introduced the Resolution.

Ms. LeRoy presented the staff report. She advised that Guinness and Coors Light are the 2026 beer sponsors for the Dublin Irish Festival, with their parent companies Diageo and Molson Coors contributing a total of \$45,000 in sponsorship. The purchase of beer for the festival is expected to total approximately \$135,000, which has been approved in the 2026 operating budget. A waiver of competitive bidding is required because Superior Beverage Company is the sole distributor of these products, making competitive bidding impractical. Staff recommended approval.

There were no public comments.

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

Resolution 22-26

Adopting the West Innovation District Integrated Implementation Strategy

Ms. Alutto introduced the Resolution.

Mr. Hounshell presented an overview of updates made to the West Innovation District Integrated Implementation Strategy (WIDIIS) since the previous meeting, based on Council feedback. Updates included strengthening sustainability and resilience criteria, refining character area names and intent language to better reflect current and planned uses, providing greater clarity on the priority matrix and implementation recommendations found on pages 35 and 36 of the document, and adding monitoring language to acknowledge that the strategy is based on current best planning, engineering, and market data and will be revisited as conditions change. Staff recommended adoption.

Two public comments were received prior to the start of the meeting and read into the record by Ms. Weisenauer as follows:

Sandy McIntosh, 5792 Trafalgar Lane, Dublin, wrote:

Good evening, members of city council. Tonight, I am asking you to vote no on or at least consider tabling resolution 22-26 regarding adoption of the WIDIIS. In staff's presentation of this strategy to you previously, it was emphasized that this is not a vote on rezoning. As a result, there may be some thought on your part that you will have the opportunity to control or influence development in the WID, and particularly the portion west of Cosgray Road that is adjacent to Ballantrae, as development applications are submitted in the future. I want to be sure you understand how limited your role will be once the strategy is adopted and the corresponding rezoning is complete. Code section 153.042D governs the development approval process in the WID. The current draft of that language states development plan applications, including those related to ID 6, are reviewed by the administrative review team, not the Planning and Zoning Commission and not City Council. The ART must approve the plan if it determines in its sole discretion that all requirements for the applicable Innovation District and the intent of the WID plan are met. Code sections 153.042 D3 and 153.042 D5E are a bit inconsistent with one another, but generally indicate a development application would only make its way to Planning and Zoning Commission in the following scenarios. 1, the applicant seeks reconsideration of conditions imposed by the ART for approval of the project. 2, the plan fails to meet one or more applicable requirements or the intent of the WID and is not eligible for an administrative departure. 3, the ART denies a request for an administrative departure. Or 4, the ART in its sole discretion determines the proposal has the potential for significant community impact that requires additional public review. In the past, when residents have raised concerns regarding the WID, we have been told that the city has already made the decision by way of the Envision Dublin plan. Like approval of that plan, the actions you are

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taking today are consequential and precedential. So before you adopt this strategy, please be sure you completely understand the implications, which are essentially a stated plan to rezone land and then cede control over its development to unelected city employees with no community representation.

Amy Swank, 5945 Vandeleur Place, Dublin, wrote:

Before voting tonight on Resolution 22-26, please consider whether it should be passed before rezoning of the parcels along Cosgray Road has been legally completed. Is there a reason it cannot wait until after Council has considered Ordinance 06-25? Waiting to adopt Resolution 22-26 would not create additional delay in the development of the WID. Page 35 of the WIDIIS indicates that the first priority is the "Cosgray Sewer Extension B1" which is located on Cosgray Road just north of Larne Drive within the area of Cosgray that is currently two lanes. City Staff has repeatedly indicated that it does not know in which direction Cosgray Road will be widened which is one reason they recently asked you to authorize the Cosgray Road Alignment Study. Until that study is completed and the right of way is identified, work on "Extension B1" cannot begin. On August 5, 2025, the City Manager recommended that City Council consider amendments to the zoning code and the rezoning of the parcels along Cosgray Road at the same time to "[ensure] a coordinated public review process, which will promote clarity... This approach underscores the City's commitment to transparency, responsive public engagement and high-quality, context-sensitive development." These same principles outlined by the City Manager apply to the adoption of Resolution 22-26. If the City is committed to transparency and responsive public engagement, then the City should wait to consider Resolution 22-26 along with the other ordinances. Finally, the City should not approve the WIDIIS or any other strategy until it has protected residents. This evening, the Ballantrae community received an updated draft of the zoning code from the City Manager. As an example, nothing in that zoning code prohibits smokestacks – or the activities that require them. In fact, the zoning code amendments permit them and nothing in the zoning code amendments would even allow the Architecture Review Team to deny an application with them. Approving Resolution 22-26 sets a precedent that you want to continue industrial development in the WID without consideration for public health and safety which is why I ask you to wait until you have safeguards for residents in place before approving it.

Ms. Johnson expressed appreciation for the significant work that went into the WIDIIS but stated her belief that adoption was premature for two reasons. First, the strategy appeared to position the premier athletic and recreation complex as the primary financial priority within the WID, which she did not believe was currently the case. Second, the strategy was built in part on the assumption that future zoning would align with the land use concepts in the Envision Dublin framework, and since those zoning changes had not yet been formally adopted, she stated that adopting an implementation strategy on those assumptions put the cart before the horse. She proposed tabling the resolution until the necessary zoning actions were formalized by a Council vote.

Ms. Kramb offered a differing perspective, characterizing the WIDIIS as a sequencing and infrastructure planning document rather than a zoning or development approval document. She stated that the assumptions in the document were based on the densest, highest possible use of the land, meaning actual future development would only be less intensive than those assumptions. She noted that infrastructure — roads, utilities, sewer, and water — must be planned regardless of the ultimate zoning outcome, and that the WIDIIS was the necessary high-level document to guide additional studies and engineering design. She drew a parallel to the traffic planning done for Bridge Park, where similar visioning work preceded formal rezoning by several years. Mr. Hounshell confirmed that Bridge Park visioning occurred in the late 2000s, with area-wide rezoning following around 2014.

Mayor Amorose Groomes acknowledged the validity of the concern regarding the Administrative Review Team (ART) process, noting that the ART approval process — as distinct from Planning and Zoning Commission review — was a meaningful differentiator

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from the Bridge Park precedent. She expressed agreement with the infrastructure planning rationale while acknowledging the concern about the reviewing body.

Vice Mayor De Rosa expressed strong support for the resolution. She emphasized that the WIDIIS was a composite of numerous plans already adopted and approved by Council, including the WID Special Area Plan, the Premier Athletic Concept Design, and various parks plans. She described the WIDIIS as a strategy of strategies, pulling together prior decisions into a coherent sequencing framework. She noted that Council would retain authority over the actual allocation of capital improvements funds and would approve individual projects through the CIP process, where it could determine priorities, timing, and funding. She characterized the document as essential for staff to be able to develop a meaningful CIP.

Mr. Keeler drew a parallel to the Metro Center planning process, in which Council had paused development to enable comprehensive master planning. He noted that the WID was created approximately ten years ago and that the planning work represented by the WIDIIS should have been undertaken sooner. He expressed confidence in the direction and stated that it was time to move forward.

Ms. Alutto asked Mr. Hounshell to speak to two specific concerns raised in the public comments: the rationale for adopting the implementation strategy prior to formal rezoning, and the intended function of the Administrative Review Team. Mr. Hounshell explained that the WIDIIS was necessary to identify what infrastructure projects would need to be pursued through the CIP. He clarified that the ART process was an existing feature of the West Innovation District code applicable to all 2,200 acres within the special area plan, and that the intent was to provide a predictable approval pathway for projects that fully met all code requirements, while projects that sought deviations would be referred to the Planning and Zoning Commission for additional scrutiny. He further noted that the WIDIIS was not proposing to change that process.

Ms. Alutto emphasized for the record that the WIDIIS was not intended to use the ART process to bypass zoning requirements or circumvent public review. She stated that the document was fundamentally about directing limited CIP resources and helping staff understand what infrastructure to bring forward for Council approval. She expressed that this distinction was important to articulate publicly.

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

Resolution 23-26

Adopting the Premier Athletic and Recreation Campus Vision Framework

Ms. Alutto introduced the Resolution.

Mr. Will presented the staff report, summarizing updates made to the Premier Athletic and Recreation Campus Vision Framework since the April 13 presentation. Updates included clarifying programming language to emphasize a system-wide, citywide approach to park planning rather than focusing solely on individual facilities; expanded language regarding the West Tournament Hub to describe the vision of a village-style gathering and celebration space; added language in the parking section to encourage strategies that limit parking to the appropriate amount through approaches such as shuttles, shared parking, and improved walkability; expanded pedestrian, bicycle, and micro-mobility considerations; and updated renderings reflecting Council-provided refinements. Staff recommended adoption.

There were no public comments.

Mr. Keeler reiterated his view that cooperative parking agreements with adjacent businesses — similar to arrangements made with Dublin Community Church in the Historic District — should be pursued to maximize the utility of parking spaces throughout the week, evenings, and weekends, rather than dedicating large amounts of real estate exclusively to parking.

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

OTHER BUSINESS

- Alcohol Sales at the 2026 Dublin Irish Festival and 5K

Ms. LeRoy presented the staff report, requesting approval for alcohol sales at the 2026 Dublin Irish Festival and the 5K after-event. She noted that alcohol sales represent approximately 35 percent of festival funding on average. All servers are required to complete annual online training, and the Dublin Police Department is involved in the training protocol. The City holds the liquor permit for the Irish Festival, while the Columbus Running Company holds the permit for the 5K after-party event on Spring Hill Lane near 55 South High Street. Staff requested approval for the sale of beer, wine, and liquor at the Dublin Irish Festival in Coffman Park, and beer sales only on Spring Hill Lane for the 5K after-party.

Mayor Amorose Groomes moved to approve the request for alcohol sales at the 2026 Dublin Irish Festival and the 5K.

Ms. Alutto seconded the motion.

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

- DORA Hour Extension for Fore!Fest

Ms. LeRoy presented the staff report, requesting approval for a temporary extension of Designated Outdoor Refreshment Area (DORA) hours in Bridge Park during Fore!Fest, one of the City's largest events. Normal DORA hours end at 10:00 PM, and staff requested an extension to 11:00 PM to align with the event's official end time. Staff noted that inconsistency between DORA hours and event end times had created operational confusion in the past, and that consistent hours would support local businesses during this high-traffic weekend.

Ms. Kramb asked for clarification on whether DORA law permits individuals to continue walking within the DORA boundaries after the sales cutoff but while still in possession of a drink purchased just before closing. Ms. LeRoy clarified that the law requires that both sales and possession within the DORA area cease at the same time, meaning an individual could not purchase a drink at 9:59 PM and then walk within the DORA area after 10:00 PM. The Chief of Police confirmed that this had not been a problem in practice. Ms. Kramb further noted that the roads are opened to traffic shortly after the event ends, which naturally dissipates the crowd quickly.

Mayor Amorose Groomes moved to approve the request to extend the DORA hours for Fore!Fest.

Ms. Alutto seconded the motion.

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

- Independence Day Ticket Sales

Ms. LeRoy presented the staff report. She announced that this year's Independence Day entertainment would feature Jacob Dylan and the Wallflowers as the headlining act, with Adam Sanders as a smaller-profile opening act. Total entertainment costs for 2026 are \$125,000, down from \$225,000 the prior year — a reduction reflecting the roadmap discussed in prior sessions and ongoing work to attract new event sponsors. Priority ticket access

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will again be extended to Dublin City residents and Dublin City School District residents, consistent with direction provided at the October 2024 work session.

Ms. LeRoy presented minor pricing adjustments, including raising the price of tables available to non-residents after July 1 from \$200 to \$250, reflecting that non-residents typically account for the small number of tables remaining at that stage. Staff also recommended standardizing the price of stadium wristbands to \$10 for all purchasers after July 1, replacing the prior practice of selling wristbands for \$5 at the recreation center during a brief pre-July 1 window, which had low uptake and created administrative complexity in verifying residency status on a rolling basis. Kids Zone wristbands would similarly be priced at \$10 after July 1, with a note that the number of Kids Zone wristbands available would remain limited, consistent with the prior year's Council direction to avoid overcrowding in that area.

Vice Mayor De Rosa asked for clarification on the rationale for increasing the wristband price from \$5 to \$10 for the early window, expressing concern that affordability for residents should not be compromised. Ms. LeRoy explained that the primary drivers were administrative burden — staff must individually verify every address for online purchases during the resident-priority period — and the desire to incentivize early ticket purchases. She noted that fewer than 100 wristbands out of approximately 8,000 total were sold at the recreation center during the early period, making the process disproportionately labor-intensive. Vice Mayor De Rosa acknowledged the operational rationale but suggested that automating the residency verification process should be explored in future years so that the intent of the resident-priority policy — ensuring access, not generating revenue — is preserved.

Mayor Amorose Groomes moved to approve the Independence Day ticket prices as proposed.

Ms. Alutto seconded the motion.

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

- Dublin Community Recreation Center (DCRC) Refresh Update

Mr. Earman introduced Keith Hall, Managing Principal Owner of MSA Design, and Maria Carpenter, Senior Interior Designer of MSA Design, to present an update on the ongoing Dublin Community Recreation Center (DCRC) refresh project.

Background and Community Engagement

Mr. Hall provided background on the process, noting that community engagement commenced in 2023 through three rounds of public meetings. The first meeting focused on listening to community input; the second involved focused group discussions and initial design concepts; and the third presented an overall master plan approach to Council. Key themes heard from the community included: overcrowding, shortfalls in aquatics capacity, dated finishes relative to neighboring communities, demand for a demonstration kitchen, a need for more functional fitness space, and a desire for greater multiuse flexibility.

Phase 1 – Completed Improvements

Phase 1 improvements, completed in 2024–2025, included renovations to the former senior center space (now called the Lounge) and an addition that enclosed a portion of the existing courtyard to create new gathering space. Mr. Hall noted that Phase 1 spaces have been well-received by the community and have seen strong utilization.

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Proposed Phase 2 – Tallas Event Space, Restrooms, and Abbey Theater Entrance

The proposed Phase 2 improvements consist of renovations to the Tallas event space, a renovation of the adjacent restrooms off the main hallway, and preliminary exploration of enhancements to the Abbey Theater entrance lobby.

For the Tallas, Mr. Hall described the space as functionally dated since its original construction in the 1990s, with inadequate lighting, poor acoustics, and a finish palette that has been surpassed by comparable facilities in neighboring communities. Ms. Carpenter presented the proposed interior finish scheme, including higher acoustic-absorption ceiling tiles, updated lighting with cove lighting controls to accommodate a range of event types, walnut-tone wood accents consistent with the Phase 1 Lounge, a highly durable recycled-content wall covering, and cushion-backed solution-dyed nylon carpet tile. The proposed design aims for a hospitality-grade aesthetic that is also durable and easy to maintain. Mr. Hall noted that the AV system, recently upgraded, would be retained and reinstalled following construction.

For the restrooms, Mr. Hall noted the need to address longstanding accessibility issues and inefficient layout. The renovation would incorporate adjacent storage spaces to expand the footprint, simplify and clarify circulation, achieve full ADA compliance, and apply a high-end hospitality-style finish palette consistent with the broader center refresh, including terrazzo flooring, wood-ribbed tile, walnut-tone partitions, and quartz countertops.

For the Abbey Theater entrance, Mr. Hall described the lobby as feeling confined, visually dated, and not prominently identifiable from the exterior. The project team was in early stages of studying options, including exposing existing structural elements, extending the vestibule toward the drop-off area, and opening up the ceiling to gain additional volume. A formal rendering was not yet available.

Mr. Hall also noted that, in conjunction with Phase 2, new entry doors to the Tallas would be installed and one corridor wall adjacent to the Tallas entrance would be painted to begin reducing the visual contrast between the newly renovated Tallas and the still-unrenovated corridor.

Phase 3 and Beyond

Mr. Hall indicated that Phase 3 would address locker room renovations and aquatics improvements, with a target of moving directly into design and construction of those areas following completion of Phase 2, taking advantage of the summer period when aquatics facilities are typically taken offline. Mr. Hall confirmed that schematic design for the full facility — including fitness expansion, corridor finishes, and additional phases — was ongoing and would be brought back to Council, likely in June 2026, to present a holistic phasing and cost picture.

Mr. Keeler asked about membership trends and expressed the view that, before proceeding with Phase 3, Council should revisit the Parks and Recreation Master Plan in the context of capacity — particularly in light of the Premier Athletic and Recreation Campus coming online and the rapid growth of pickleball demand since the 2023 Master Plan was approved. He indicated full support for Phase 2 but wanted the big picture considered before significant investment in the existing building's capacity. Ms. O'Callaghan noted that the phased approach was intentionally calibrated to allow time to assess the impact of the SportsOhio acquisition, which may offer opportunities to address some fitness capacity pressures before investing in building expansions at the DCRC.

Ms. Kramb expressed support for the design quality but asked whether usage and booking data for the Tallas were available, noting that understanding current demand would help evaluate whether the \$1.8 million investment in

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Phase 2 was the highest-priority use of those funds. She expressed her personal view that locker room improvements were a higher daily-use priority than the Tallas renovation. She also supported the ADA restroom work as clearly justified. Ms. Krumb asked the design team to investigate whether corridor flooring could be replaced in a logical segment — from the entrance to the front desk area — as part of Phase 2, to better unify the Tallas renovation with the surrounding space.

Dr. Lam stated broad support for moving forward with all phases, noting that residents consistently describe the center as outdated and that they have outgrown it. He acknowledged the rationale for addressing the Tallas first, as it serves as a primary first impression for visitors, and expressed that he would also like to see the locker rooms and fitness center addressed comprehensively.

Ms. Alutto expressed support for the direction while echoing the request for utilization data on the Tallas to better understand demand. She acknowledged the tension between addressing fit-and-finish issues and resolving capacity constraints, and requested that capacity numbers be presented alongside the schematic design when it returns to Council.

Vice Mayor De Rosa expressed strong support for moving forward, characterizing the \$1.8 million as a reasonable investment in what she described as Dublin's central community health and wellness asset. She observed that the Tallas appeared to be in near-constant use during her recent visits and noted the visible difference in community engagement generated by the Phase 1 Lounge renovation. She asked that future phases continue to include touchless fixtures in the restrooms, that doorway design into the Tallas receive additional consideration, and that furniture for the lobby be evaluated to ensure it supports the active, working-environment use she observed rather than a passive hotel-lobby aesthetic. She also encouraged the team to address the clutter visible through the Abbey Theater lobby windows, suggesting that a furniture and staging change could signal renewal in the near term at minimal cost.

Mayor Amorose Groomes expressed that the neglect of the facility over 30 years was notable and advocated for a maintenance philosophy that avoids future large capital outlays. She expressed a preference for starting at the front door and working inward, completing the Tallas and restrooms as Phase 2, then proceeding directly to corridor and entrance improvements before moving to locker rooms and aquatics. She offered a specific design comment requesting that women's restroom stalls be designed with sufficient depth so that users are not forced to stand on or over the toilet to close the stall door. She acknowledged that difficult funding decisions lay ahead and encouraged the budget process to include meaningful dialogue about prioritization.

Staff confirmed that Phase 2 design was well underway and funds were budgeted for those projects. Council indicated general support by consensus to proceed with Phase 2, with a full schematic design and phasing cost overview to be presented in June 2026, at which point the project would be targeted for bidding by the end of summer for construction through fall and into spring of 2027.

STAFF COMMENTS

Ms. O'Callaghan shared the following:

- Sustainable Saturday Recap: The annual event held on April 11 served 1,755 vehicles and included collection for e-waste, composting, Styrofoam, prescription drug take-back, textile recycling, document destruction, and household hazardous waste. Final tonnage data is being compiled and will be reported to Council. The event received strong positive public feedback.

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- **West Bridge Street Corridor Study Community Discussion:** On April 14, Community Planning and Development hosted a public discussion at Wendy's headquarters featuring Jeff Speck, an internationally recognized walkability expert engaged to work on the West Bridge Street Corridor Study. More than 80 attendees participated in a conversation focused on walkability in Dublin, with particular emphasis on the West Bridge Street Corridor. The event was recorded and will be shared with Council upon publication.
- **Bring a Kid to Work Day:** On April 23, the City hosted Bring a Kid to Work Day, with strong staff participation. Children toured the fleet and sign shop, engaged with various City divisions, and concluded the day by receiving a symbolic paycheck redeemable for Dublin merchandise.
- **Annual Emergency Operations Exercise:** On April 20, senior leaders from across all City departments, along with Washington Township partners, participated in the annual emergency operations exercise. The session reviewed the City's response to recent heavy snow and wind events and conducted an active threat scenario exercise to validate preparedness, communication protocols, and staff roles under pressure. The City Manager thanked Police Chief Paez and Deputy Chief Tabernik for their leadership.
- **Public Safety U:** The City is launching a rebranded iteration of the Citizens Police Academy, now called Public Safety U. This ten-week program brings together Dublin Police, NREC, and Washington Township Fire Department for the first time to provide a comprehensive look at Dublin's public safety network. The program is described as unique among communities nationwide. Applications open May 1.
- **Mental Health Town Hall:** A community mental health town hall is scheduled for May 7 at the Dublin Community Recreation Center, focused on moving from conversation to action. The program will include partner presentations, a panel discussion, insights from the police crisis intervention team, and a resource fair.
- **Waterline Replacement Program – Phase 8:** City staff have identified eight cul-de-sacs with aged, undersized water mains requiring replacement to address break history and improve system reliability. Beginning in May, consultant survey crews will conduct field and utility surveys in the identified areas. Notification letters will be sent to affected property owners prior to work beginning. Design is expected to be completed in 2026, with construction planned for 2027.

COUNCIL REPORTS

- **Committee Reports**
 - **Public Services Committee Report**

Ms. Kramb reported on the April 15 Public Services Committee meeting. She reported that the Public Services Committee met on April 15 to discuss food truck regulations. Staff, including Anthony Severyn (Frost, Brown, Todd, Gibbons) presented a thorough review of proposed code updates. The Committee reached consensus that it was interested in moving forward with a food truck program and that, in order to align with state health regulation requirements, permits would not be required until March 2027. The Committee proposed conducting a pilot program over the summer and fall of 2026 to observe compliance behavior and evaluate designated locations. Rather than applying proximity buffers from existing restaurants — which a staff mapping exercise revealed to be impractical — the Committee requested staff to identify general corridors or zones where food trucks would be permitted, such as areas of Franklin Street and Riverside Crossing Park. The updated code and zoning map will be brought to the full Council rather than returning to committee.
 - **Community Development Committee Report**

Mr. Keeler reported that the Community Development Committee met on April 21. Staff provided status updates on two previously discussed items.

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Green roofs and alternative design aesthetic roof treatments will be incorporated into Metro Center design guidelines. Lighting standards will be advanced as part of the Planning and Zoning Commission and Council review process. The Committee also received an overview of the economic development strategy and development review process improvements, including positive results from administrative approval streamlining and improved customer service outcomes. Committee feedback included a request for regional market comparisons with occupancy rates by property classification (flex, R&D, neighborhood, etc.), expanded marketing and outreach to the central Ohio market, exploration of AI technology solutions for staff workflows and developer-facing tools, and continued focus on infrastructure and site readiness.

- Liaison Reports

- Board of Education Liaisons: Vice Mayor De Rosa noted the Board of Education would meet next week.
- US 33 Corridor Group and SR 161 Corridor Group: Ms. Johnson reported on behalf of herself and Vice Mayor De Rosa. The State Route 161 Corridor Discussion Group held its first two meetings in March and April at Ohio University's Dublin campus. The study group includes elected officials and administrative staff from Dublin, Plain City, Washington Township, Jerome Township, Darby Township, Union County, Madison County, and the Marysville and Mid-Ohio Water and Sewer districts. Planning Next's Jamie Green is serving as lead consultant and facilitator. The study area spans approximately 3,200 acres across five linear miles, covering portions of Franklin, Union, and Madison Counties from Post Road in Dublin to Plain City. Initial meetings focused on reviewing preliminary land use analysis, utility planning, and regional economic and employment forecasts. An overlay of each jurisdiction's future land use plans revealed that, if each jurisdiction pursued its individual plan to fruition, the corridor would be significantly overdeveloped, underscoring the need for collaborative planning. The group's goal is to complete its work within several months. The next meeting is tentatively planned for May 29.
- Planning and Zoning Commission and Architectural Review Board Liaison: Ms. Kramb reported that the Planning and Zoning Commission's next meeting is May 7, at which the ID 6 zoning code will be reviewed. The Architectural Review Board did not meet in April.
- Washington Township Liaison: Ms. Johnson reported that Washington Township had not sought a millage or funding increase in 15 years and that fire and emergency medical services provided to Dublin are funded almost exclusively through property tax revenues. In light of reports that a citizen-led effort to abolish property taxes via constitutional amendment in Ohio may reach the signature threshold for a November ballot placement, Johnson noted that township leadership has been proactively discussing contingencies. Township administrators expressed confidence in their ability to continue delivering high-quality services to Dublin residents for nearly a year — though not indefinitely — should such an amendment pass. Ms. Johnson characterized the Township's approach as thoughtful and fiscally sound.

Ms. Johnson also recognized Gene Bostic, former Washington Township Fire Chief, for his ongoing work preserving local history, including a new connection with scout leadership and students in the Hilliard City School District who reside within Dublin city limits, centered on stewardship of the Cosgray Cemetery.

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- Dublin Wellness Alliance: Dr. Lam reported that the Alliance met on April 6 and reviewed progress in four areas: healthcare navigation, transportation, youth behavioral health, and community connections. The Community Wellness Navigator is scheduled to launch in May. Ridership on the Dublin Connector has increased, and the potential for COTA Plus to enhance regional mobility was discussed. A new Talk, Listen, Learn campaign addressing youth mental health and substance use is being developed for launch in the 2026–2027 school year. The Alliance also discussed expanding language accessibility, establishing outcome metrics, and pursuing data-gathering partnerships. The next meeting date has not yet been set.
- Dublin Arts Council (DAC) and Logan/Union/Champaign County Regional Planning Commission: Mr. Keeler reported that the Dublin Arts Council last met on March 24. Executive Director Morine expressed encouragement at the City's emphasis on community engagement. The DAC is implementing an assessment model to measure community impact across its programming. A new temporary public art installation, created through a public-private partnership between Crawford Hoying and the DAC Public Art Board, will be designed by Candy Chang, a Dublin resident and world-renowned artist selected from a pool of 49 Ohio-based artists. A preparatory community engagement installation will be hosted at the Dublin Library during the first two weeks of May. The permanent piece will be a large-scale scrim installation on a parking garage in Bridge Park. Community-driven projects also include a partnership with Friendship Village on a call to artists for a permanent public art project, and a new six-month artist residency program called House Guest, planned from May to November 2027. The next gallery exhibition, featuring the quilt and watercolor works of Diana Whitmer Francko, opens May 14 and runs through June 30. There was nothing to report from the Logan-Union-Champaign Regional Planning Commission.
- MORPC: Mayor Amorose Groomes reported that she would be traveling to Florida with the MORPC team to meet with BrightLine leadership in Miami and Orlando, and with the CEO of Orlando International Airport, in pursuit of securing a future passenger rail stop at John Glenn Columbus International Airport.

COUNCIL ROUNDTABLE

Ms. Kramb thanked Jeff Speck for the walking tour along Route 161 and extended congratulations on the groundbreaking of the Riverview Village project, noting the contractor's stated 18-month schedule.

Ms. Alutto thanked staff for Sustainable Saturday, noting the consistently positive community reception of the event.

Dr. Lam thanked staff for a private walking tour provided earlier that day and recognized the City's communications team, particularly Lindsey Weisenauer and Bruce Edwards, for their support with a recent podcast recording.

Vice Mayor De Rosa encouraged residents to watch the recording of Jeff Speck's walkability presentation once it is posted, describing it as highly informative on the potential impact of modest design changes.

Mayor Amorose Groomes reported on the following:

- On April 15, she participated in an XM radio interview series for the Memorial Tournament's fiftieth anniversary.
- On April 16, she participated in the Ohio Mayor's Alliance call, which covered the topics of property taxes and data centers. She noted that all participating mayors

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are preparing for potential impact from the proposed property tax constitutional amendment.

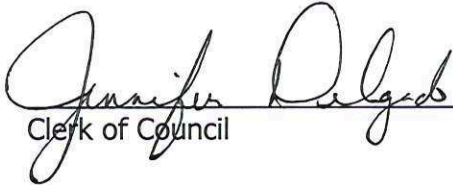
- She attended the State of the County address in Delaware County and planned to forward informative slides on property tax impacts and funding dependency to City Manager O'Callaghan for distribution to the finance team.
- On April 21, a passenger rail meeting featured representatives from Michigan and Memphis discussing their rail networks.
- On April 22, she attended the Chamber Community Champion Awards alongside Vice Mayor De Rosa, describing the event as inspiring.
- She met with the CEO of COTA to discuss LinkUS Bus Rapid Transit challenges and solutions, and conveyed the message that the City's expectation is that COTA deliver what was promised to taxpayers who approved the project.

ADJOURNMENT

The meeting was adjourned at 9:10 p.m.



Mayor – Presiding Officer



Clerk of Council