**CALL TO ORDER**

Mayor Amorose Groomes called the Monday, October 12, 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. Rubino, Chief Paez, Ms. Weisenauer, Ms. Rauch, Mr. Hoyt, Mr. Gracia, Ms. Hunter, Mr. Hammersmith, Mr. Boggs, Ms. Burgett, Ms. Miglietti, Mr. Ashrawi, and Mr. Ament.

Others present: Mitchell Briant, Executive Director, Dublin Youth Athletics.

**ADJOURNMENT TO EXECUTIVE SESSION**

Mayor Amorose Groomes moved to adjourn to executive session for the purpose 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.

**RECONVENE (7 P.M.)**

**PLEDGE OF ALLEGIANCE**

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

**SPECIAL PRESENTATION**

- Dublin Youth Athletics 70th Anniversary Proclamation
  Mayor Amorose Groomes welcomed Mitchell Bryant of Dublin Youth Athletics (DYA) and read a proclamation congratulating the organization on its 70th anniversary. The proclamation recognized DYA's mission of giving every child the opportunity to learn, grow, and thrive through athletics while fostering teamwork, sportsmanship, respect, and perseverance. It noted that DYA serves children of all skill levels in a safe, inclusive, and welcoming environment. It also acknowledged the hundreds of coaches, board members, and community volunteers who support the organization, as well as its partnerships with the City of Dublin Parks and Recreation and Dublin City Schools. The Mayor called upon all citizens of Dublin to support DYA's mission and good works.

**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.

Kevin Casey spoke about the City's public communication practices. He recalled that on September 28 he asked Council for one sentence of notice regarding the City's use of the Placer.ai platform, which estimates visitation from mobile phone location data. He stated that the platform has been used since 2023, including to estimate more than 90,000 guests at this year's Irish Festival. He contrasted the limited disclosure of that platform, a page linked in the website footer, with the extensive public communication provided for the City's deer management program, which included a survey, a podcast, and a planned household mailing. Mr. Casey stated that residents cannot ask questions about, weigh in on, or raise concerns regarding a program of which they have not been informed. He asked Council to refer the matter to staff for a written report back, including one sentence and a link on the City's event pages describing the full effect of Placer.ai.

Several residents of the Indian Run Meadows neighborhood then spoke regarding the property at 6085 Tara Hill Drive, which they described as a transitional community

residence operated by Dove Recovery that opened at the end of August. The speakers consistently stated that they support recovery and the individuals served, and that their concerns related to the location, zoning, and operation of the property.

Tolga Tomar, 6972 Mesquite Court, stated that Indian Run Meadows was developed as a residential planned unit development and noted that the City's zoning code addresses transitional community residences in planned unit developments through conditional use requirements. He asked for three commitments: a clear written determination of the property's permitted use and required approvals; a transparent investigation timeline with regular resident updates and prompt enforcement if violations are established; and a review of whether existing regulations adequately protect established residential communities.

Nathan Sachs, 6988 Mesquite Court, expressed strong opposition to the facility. He raised concerns about practices he associated with the broader sober living industry, including patient brokering and rehab hopping, and described the operation as a for-profit commercial enterprise in a residential area. He reported that the police had been called several times in the first six weeks of operation.

Sara O'Malley, 7022 Cavalry Court, a longtime resident asked for a timely written determination of whether the use is permitted, whether necessary approvals have been obtained, what consequences apply if they have not, and what timeline residents can expect. She stated that the property is located across from two daycares and a UDF and that the use began without an application to change its use from a single-family home. She stated that, according to information shared at a community meeting held by the operator on Saturday, stays range from under one week to 65 days and the home houses 10 to 12 people. She asked how the City's short-term rental provisions relate to the operation and expressed concern that the model could be replicated at other rental properties in the neighborhood and in other planned unit developments.

Gerard Barrow, 6075 Tara Hill Drive, an adjacent neighbor, described the loss of his family's sense of safety and community, the frequent coming and going of people, two calls he made to the Dublin Police Department in one week, the purchase of security cameras, and concern about property values.

Joe Campana, 6097 Tara Hill Drive, also an adjacent neighbor, stated that the home houses up to 10 women with continual turnover. He reported ongoing vehicle activity near the UDF entrance and the effect on his children. He asked how the City classifies and regulates a residence of 10 people with structured supervision, transportation, and continual turnover.

Shannon Grimm, 6889 Fallen Timbers Drive, stated that the neighborhood is designed for families and asked why the City can restrict short-term rentals but not a transient home. She also expressed concern that the operator intends to open additional homes.

Ashley Landers McWilliams, 6339 Valley Stream Drive, a family therapist, stated that she supports recovery in properly zoned and appropriately staffed locations. She expressed concern about the precedent for the neighborhood, asked for answers about the City's rights and authorities, and raised concern about the licensing and credentialing of the service provider.

Shana Chan, 5775 Sells Mill Drive, stated that she had been in contact with the Ohio Department of Behavioral Health and the Ohio Recovery Housing organization. She reported that the operator indicated he had opened three such homes in Dublin, that the other two were not registered, and that the operator was under investigation by the state agency and needed to complete a certification process. She stated that the first resident moved in on August 28 and that the owner holds many rental properties in the area. She noted that current state law does not require a showing of need and that Governor DeWine issued an emergency order in August to address growth of these homes statewide.

Following the comments, Mayor Amorose Groomes invited Mr. Casey to meet with Chief Paez in the lobby to exchange information and receive an update on his concerns. She

asked the residents concerned about the recovery home to meet with Thad Boggs, who attended the Friday meeting with residents and has been in communication with some of them. She stated that Mr. Boggs, joined by Ms. Hunter, would provide the latest information and collect email addresses for a distribution list. She noted that the City must navigate a complex federal legal line on this matter.

**CONSENT AGENDA**

- Minutes of the September 28, 2026 Regular Council Meeting
- Minutes of the October 5, 2026 Council Work Session
- Excuse the Absence of Council Member Alutto from the September 28, 2026 Regular Council Meeting
- Notice to the Legislative Authority of a Transfer of Ownership of a D-5 Liquor Permit from KOK Enterprises LLC, Mr. Sushi, 3 N. High Street, Dublin, Ohio, 43017 to Domo SKB Dublin, LLC, 3 N. High Street, Dublin, Ohio, 43017.
- Notice to the Legislative Authority of a New D-1, D-2 and D-3 Liquor Permit for Anna's House Dublin, LLC, Anna's House Dublin, 3830 Tuller Road, Dublin, Ohio 43017.

Hearing no request to remove an item from the Consent Agenda, Mayor Amorose Groomes moved to approve the Consent Agenda.
Ms. Alutto seconded the motion.

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

**INTRODUCTION/FIRST READING – ORDINANCES**

**Ordinance 52-26**
**Amending Chapters 51 and 52 Establishing User Fees and Capacity Charges for the Sanitary Sewer and Water Systems**
Ms. Alutto introduced the Ordinance.
Mr. Rubino presented the staff report. He explained that the water and sewer systems are enterprise funds intended to be self-supporting, with rates serving as the main source of revenue. The Dublin portion of the bill is a surcharge on metered water consumption, in addition to user fees charged by the City of Columbus or Delaware County. He noted that Council typically updates rates annually through amendments to Chapters 51 and 52 of the Dublin Code. The recommendations derive from the capital improvement plan, the financial analysis, and a utility rate study conducted this year by Baker Tilly Municipal Advisors, selected through a request for proposals process. The prior comprehensive study was completed in 2020. Mr. Rubino stated that the study uses a 10-year forecast to demonstrate solvency and provide confidence in rate setting, although Council is not adopting rates for 10 years. He noted that the preliminary study and CIP were reviewed at the September 15 work session, and that updated materials were provided on October 5.

Mr. Rubino reviewed fund history. He stated that the sewer fund balance, nearly $7.3 million in 2023, was reduced by $4.2 million in connection with the 2024 land acquisition transaction involving manuscript debt, and that the water fund used $11 million of its reserve for the same purpose. Both funds will be replenished as manuscript principal is repaid through 2030. He reported about $23 million in outstanding debt across both systems and just under $30 million in proposed debt-funded sanitary sewer projects over the next five years. Annual debt service is projected to range from $2.3 million to as much as $6.4 million.

For the sanitary sewer system, the recommendation is an 8 percent annual increase through 2030, followed by 10 percent annual increases from 2031 through 2035, subject to change as forecasts are updated. This assumes 2 percent customer growth and 3 percent operating cost growth. The Dublin user fee would rise from $16.88 to $18.23 per unit in 2027 and $19.69 in 2028. The average total bill for Columbus-based customers would rise from $54.27 to $58.16 in 2027 and just over $62 in 2028. The total capital plan over the forecast is just under $78 million, about 84 percent of which would be ratepayer supported. The projected ending sewer fund balance is $3.3 million, which is $2 million over the minimum reserve recommended by the consultant. Mr. Rubino noted that this figure may not have been updated in the memorandum.

For the water system, the recommendation is a 3 percent annual increase from 2027 through 2030, followed by 5 percent annual increases from 2031 through 2035. The Dublin surcharge would rise from $3.34 to $3.44 in 2027 and $3.54 in 2028, bringing the average total bill for a Columbus customer to $56.76 next year. The projected ending balance is $5.8 million, consistent with the recommended level, which includes an increasing reserve for future waterline replacements. Mr. Rubino stated that the Dublin portion accounts for about 7 percent of the total projected increase in the residential bill over the forecast period.

Mr. Rubino explained that the legislation would establish rates for 2027 and 2028, with a one-year recommendation anticipated for 2029 and the next full rate study beginning in three years. He stated that he would follow up before second reading regarding the City of Columbus move to monthly billing and the timing of surcharge remittances to the City. Staff recommended approval at the second reading and public hearing on October 26.

There were no public comments.

Vice Mayor De Rosa thanked Mr. Rubino and the staff team for their work, noting the complexity of balancing reasonable rate increases against immediate sewer needs and future water needs. Mr. Rubino responded that the September 15 work session was valuable in identifying the need to concentrate improvements in the first two years, particularly relief sewer construction, and that the timing of the study gave staff confidence to be more aggressive with sewer improvements in 2027 and 2028 while maintaining adequate reserves.

Second reading/public hearing is scheduled for October 26, 2026.

## INTRODUCTION/PUBLIC HEARING/VOTE – RESOLUTIONS

**Resolution 45-26**
**Authorizing the City Manager to Enter into Contract with FBT Gibbons LLP for Law Director Services**

Ms. Alutto introduced the Resolution.

Mr. Barker presented the staff report. The resolution would authorize an agreement with FBT Gibbons LLP for law director services from January 1, 2027, through December 31, 2028. Mr. Barker explained that the revised charter provides that the Law Director is appointed and removed by the City Manager, subject to the consent and approval of Council. A request for proposals was advertised in June 2026 through the City website, direct notification to potential firms, the Ohio Municipal League, and the Ohio Bar Association. It was downloaded 23 times and produced four proposals. Staff interviewed FBT Gibbons and Bricker Graydon Wyatt and evaluated each firm on its proposed team, municipal law experience, service approach, responsiveness, fee structure, and ability to support day-to-day legal needs. Although Bricker Graydon Wyatt offered a lower base cost, staff determined that FBT Gibbons provides stronger overall value through its established service model, institutional knowledge, and ability to continue supporting active City matters without a significant transition period.

The proposed monthly fees are $76,300 for routine legal services and $16,500 for mayor's court and municipal court prosecution services. This represents an increase of approximately 10 percent over current rates, which have been unchanged since the 2022 contract period. Special matters would continue to require City Manager authorization and

would be billed separately at reduced hourly rates. The agreement largely maintains the existing scope and adds meeting participation, training, coordination with governmental partners, engagement with the development community, and updates to standard contract forms. Thad Boggs would serve as law director beginning January 1, 2027, assisted by Yaz Ashrawi, who has worked with the City for more than nine years. Mr. Barker noted that the firm has more than 800 attorneys, including more than 50 in its government services group. He expressed the City's gratitude to Phil Hartmann for his many years of service as he prepares for retirement.

Scott Haring, 3280 Lily Mar Court, spoke during the public hearing. He noted that the agreement references an annual review but that no summary of recent reviews or tracking information was included in the posted materials. He also observed that the review provision did not identify consequences for a failure to perform.

Mayor Amorose Groomes stated that the contract is with the City Manager's office and confirmed by Council, and she asked Mr. Barker to provide Mr. Haring with information about the process after the item concluded.

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

**OTHER BUSINESS**

- 2027 Meeting Schedules

  Ms. Delgado reported that the proposed schedules were introduced at the September 28 meeting and that she revised the attachments after receiving comments about scheduling conflicts. She asked Council to reach consensus on the date of the first Council meeting in March, as several options existed, and noted that the July meeting had been moved from July 6 to July 26. She stated that staff reviewed the close proximity of early March events and found that the pattern has been consistent in recent years and aligns with common practice. She also noted that the Hilliard school calendar will be considered in developing future schedules at the request of Council.

  Mayor Amorose Groomes noted that a March 15 meeting would place meetings back-to-back on March 15 and March 22 in an already busy month, which includes the State of the City and the Saint Patrick's Day parade. She stated that back-to-back meetings are difficult for the public to attend for second readings and for staff to prepare for and recommended against them. Mr. Keeler stated that he would be out of town on March 8 but that Council could proceed without him. Council confirmed that the work session would remain on March 1, with the first Council meeting in March held on March 8.

  Mayor Amorose Groomes moved to adopt the meeting schedules for 2027. Ms. Alutto seconded.

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

- Parks and Recreation Accessibility Plan

  Mr. Earman presented the first draft of the Parks and Recreation Accessibility Plan, developed over several months. The Plan builds on the 2023 Parks and Recreation Master Plan, supports compliance with federal law and National Recreation and Parks Association accreditation standards, and reinforces the City's commitment to accessible and welcoming parks, facilities, programs, and services. The evaluation included about 130 programs and services, a detailed assessment of all parks, the recreation center, the community center, and pool facilities, a review of digital accessibility, and public engagement. The Plan focuses on physical access, program access, and communication and digital access. Mr. Earman explained that accessibility improvements will be integrated

into existing capital planning, facility renovations, playground and trail projects, and operations rather than handled as separate projects, citing the Recreation Center refresh project as an example. A prioritization scorecard will consider usage, number of programs, existing barriers, and public input. Staff will monitor and update the plan and report progress to Council.

There was no public comment.

Ms. Kramb thanked the consultant for an extremely thorough assessment and expressed support for the checklist and for the recommendation of a single ADA coordinator with a liaison in each department. She encouraged staff to address digital items sooner rather than later, such as apps, websites, signage, and documents, noting that several City web pages failed free government accessibility checkers on low-vision and color-blindness measures, and she recommended free plain-language resources.

Ms. Alutto praised the plan as thorough and likely a leading municipal document. She recommended that staff review priorities with groups such as Forever Dublin, Adaptive Sports, and the Miracle League.

Dr. Lam asked whether smaller fixes, such as relocating dispensers or hooks, could be handled through a quick-fix track instead of waiting in line. Mr. Earman agreed, stating that work would be coordinated with respective directors and supervisors so as not to displace planned work, and noted that the ADA requires some items to be corrected as soon as possible. Dr. Lam also noted that the survey drew only 39 respondents and recommended focus groups, including families directly affected. He asked how ties among equally scored parks would be resolved, and Mr. Earman replied that multiple factors, including local community needs, would be considered. Dr. Lam recommended a defined hierarchy for breaking ties.

Ms. Johnson observed that the consultant weighted facility use at zero in the prioritization score and cautioned that low usage may result from accessibility barriers themselves. She encouraged staff to revisit the weighting and to consult residents with disabilities to validate the plan.

Vice Mayor De Rosa encouraged staff to address items as they are observed and suggested that the Community Services Advisory Committee (CSAC) review the plan, noting that a motion of Council would be needed. Mr. Earman stated that staff would take the plan to CSAC and return with its recommendation. Mayor Amorose Groomes suggested that community engagement include opportunities for participants to experience navigating facilities with different constraints

Mayor Amorose Groomes moved to refer this topic to the Community Services Advisory Committee.
Ms. Alutto seconded.

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

**STAFF COMMENTS**

Ms. O'Callaghan announced that she had submitted her resignation as City Manager, effective November 13. She reflected on nearly 13 years with Dublin as part of a 30-year public service career. She praised the residents, community leaders, and staff, and stated that she would continue to call Dublin home.

Mayor Amorose Groomes moved, seconded by Ms. Alutto, to accept the resignation of Megan O'Callaghan as the City Manager.

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

**COUNCIL REPORTS**

Administrative Committee Report

Vice Mayor DeRosa reported that the Administrative Committee met on October 6. A facilitator and guest speaker have been identified for the Council retreat on November 6, and a draft agenda will be provided for review later this week. The Committee reviewed board, commission, and committee attendance, as it does each fall, and identified actions to be addressed. It also briefly discussed best practices for assigning projects to advisory committees, and staff will work with the committees and Council to develop a more structured process. The Committee also discussed a vacancy on the Board of Zoning Appeals created by a resignation effective September 18. Council has 60 days to appoint a replacement, with a deadline of November 17. Recruitment information has been shared across social media channels, and the committee is working to arrange interviews.

**COUNCIL ROUNDTABLE**

Ms. Kramb reported that on October 1 she and Mayor Amorose Groomes helped open the Veterans Nook at the Dublin Library, a joint initiative of the National Veterans Memorial and COSI where residents can write thank-you notes to veterans.

Mr. Keeler wished Ms. O'Callaghan well in her next endeavor.

Vice Mayor De Rosa wished Ms. O'Callaghan well and thanked staff for the walk with residents, which she attended last week. She described it as a good example of community engagement and reported positive feedback.

Mayor Amorose Groomes reported that:

- September 29 she met with third graders at Deer Run Elementary;
- She attended the Ohio Municipal League Conference, where sessions addressed artificial intelligence and civil governance;
- October 1, the passenger rail committee met, and MORPC has retained a consultant who is also an employee of Brightline to help navigate what private rail might look like through the Midwest Connect corridor; and
- October 2, she and Ms. O'Callaghan attended a COMMA meeting at which Ms. O'Callaghan described a by-laws update to be adopted in the future. Mayor Amorose Groomes expressed gratitude and best wishes to Ms. O'Callaghan.

**ADJOURNMENT**

The meeting was adjourned at 8:29 p.m.

Mayor – Presiding Officer

Clerk of Council