

RECORD OF PROCEEDINGS

Minutes of

Dublin City Council

Meeting

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

Held August 24, 2026 20

CALL TO ORDER

Mayor Amorose Groomes called the Monday, August 24, 2026 Regular Meeting of Dublin City Council to order at 5:30 p.m.

ROLL CALL

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

Staff members present were Ms. O’Callaghan, Mr. Barker, Mr. Hartmann, Mr. Shamp, Mr. Rubino, Chief Paez, Ms. Weisenauer, Mr. Earman, Ms. Rauch, Mr. Gracia, Ms. Goehring, Mr. Fleming, Mr. Gable, Ms. Gishel, Ms. Uhl, Ms. Singh, Ms. Hunter, Mr. Hammersmith, Ms. Willis, Ms. Wawszkiewicz, Mr. Philabaum, Mr. Ament, Mr. Jiang.

Others present: Maria Rosenfeld, Christkindlmarkt Consulting LLC; Lou Torchio, President/CEO, Doug Schosser, CFO and Steve Bell, Executive Director, Corporate Real Estate, Northwest Bank; Alex Grant, Executive Vice President-Ohio, John W. Danforth Company; Stephen Smith, CFO, Innosource LLC and Keith Hall of MSA.

ADJOURNMENT TO EXECUTIVE SESSION

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

- Personnel Matters: Considering the Employment of a Public Employee; and
- Conferences with an Attorney for the Public Body concerning disputes involving the Public Body that are the Subject of Pending or Imminent Court Action.

Ms. Alutto seconded the motion.

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

The meeting reconvened at 7:00 PM.

PLEDGE OF ALLEGIANCE

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

SPECIAL PRESENTATION

- Dublin Taiko Mashiko Visit

The Mayor welcomed guests presenting on behalf of the recent Dublin Taiko visit to Mashiko, Japan: Isao and Kei Yamakawa, Vice President of the Mashiko International Exchange Association; Susann Blair-Ewing, Executive Director of Dublin Taiko; and Athena Sanders, President of the Dublin Taiko Boosters. In addition to performances and sharing of the gift of music, the visit celebrated the Dublin-Mashiko Friendship City relationship for the last ten years.

Ms. Blair-Ewing reported that Dublin Taiko traveled to Mashiko, Japan the previous May to participate in a joint concert with a local Taiko group, Mashiko Tenjin Kaze no Kai, celebrating the 10th anniversary of the Dublin-Mashiko Friendship City relationship. She described the experience as deeply meaningful, noting that performing alongside their Japanese counterparts created an immediate connection through music across cultural and language barriers. Students returned with lasting memories of friendship, hospitality, and cross-cultural understanding. Ms. Blair-Ewing thanked the City of Dublin for its support of the relationship over the past decade and expressed hope that the partnership would continue to grow.

Ms. Sanders reported that she had the honor of reading a letter from Mayor Amorose Groomes to the Mayor of Mashiko during the visit. She noted that the Mashiko Mayor was attentive and appreciative of the message. She presented to the Council a gift from the Mashiko Mayor on his behalf: a textile piece created using the traditional indigo dyeing art for which Mashiko is internationally known, along with a depiction of the town's traditional

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wood-fired kiln. She explained that Mashiko fires ceramics once a year in a kiln built into a hillside, and that the city is renowned for its distinctive ceramic arts tradition.

The Mashiko International Exchange Association had created a special commemorative medal for the 10th anniversary of the Friendship City relationship, which was distributed to each member of Council.

CITIZEN COMMENTS

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

Kay Zhang, Vice President of the World Martial Artists Federation, doing business as the Global Asian Cultural Heritage Foundation, expressed gratitude to the City of Dublin and the Mayor for their support of the International USA Martial Arts Championship, which had recently taken place in Dublin. She noted that the event coincidentally fell on the same day as the Dublin Irish Festival, and featured a Tai Chi workshop the preceding day drawing participants from across the country and from Thailand, China, and Brazil. She highlighted that the Mayor had provided a tour of City Hall and the Council Chamber to visiting participants, generating considerable goodwill toward the City. Ms. Zhang also announced that the organization is hoping to bring a Tai Chi workshop of 100 to 150 participants to Dublin the following year, and invited all present to the 10th Ohio Moon Festival, to be held September 26th at Riverside Crossing Park from noon to 9:00 PM.

Jeff Crandall, 9037 Terrazza South Court, Dublin, addressed Council on the matter of trash collection equity affecting condominium homeowners. He described a situation in which a Rumpke truck passes through his neighborhood to collect trash from adjacent single-family homes on the same street, yet his condominium association separately pays for the same service. He noted that this inconsistency exists across Dublin's condominium communities, while some other condominium associations in the city do receive city-funded trash service. He stated that he was not requesting a decision that evening, but asked Council to direct staff to study the scope of the issue, identify affected homeowners and associated costs, and explore equitable options.

Shanna Huber, 9133 Terrazza North Court, Dublin, a 24-year Dublin resident, elaborated on the same issue in the context of the City's stated aging-in-place and housing affordability goals. She referenced the City's Forever Dublin initiative, its community plan, and its Envision Dublin recommendations, all of which call for policies that help long-term residents remain in Dublin as their lifestyles and housing needs change. She presented specific figures, noting that her HOA dues of \$495 per month include \$768 per year per household solely for trash pickup, a cost not borne by other Dublin homeowners. She argued that this disparity undermines the City's own housing retention goals for empty nesters and retirees, and asked Council to evaluate whether this cost burden has been considered in the context of those goals.

CONSENT AGENDA

- Minutes of the August 10, 2026 Regular Council Meeting
- Minutes of the August 17, 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 36-26

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Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.068-Acre Easement from the Property Located at 4497 Hard Road, Identified as Franklin County Parcel Number 273-009871-00 from Washington Township, for the Public Purpose of Carrying Out the Annual Stormwater Management Basin Maintenance Program 2026 Project (25-024-CIP)

Mr. Hammersmith reported no new or updated information since the first reading. Staff recommended adoption and extended appreciation to Washington Township for donating the easement to the City.

There were no public comments.

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

Mayor Amorose Groomes moved to waive the Council Rules of Order and read Ordinances 37-26 through 42-26 together.
Ms. Alutto seconded the motion.

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.

Ordinance 37-26

Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.238-Acre Warranty Deed from the Property Located at 7720 Riverside Drive, Identified as Franklin County Parcel Number 273-008758-00 From Samuel N. Lillard and Monica M. Szonn-Lillard, for the Public Purpose of Constructing the Riverside Drive Shared Use Path, Water Main and Sanitary Sewer Extensions, and Related Street Maintenance Project, Which Shall be Open to the Public Without Charge

Ordinance 38-26

Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.085-Acre Warranty Deed from the Property Located at 7726 Riverside Drive, Identified as Franklin County Parcel Number 273-008865-00 from John Dawson, for the Public Purpose of Constructing the Riverside Drive Shared Use Path, Water Main and Sanitary Sewer Extensions, and Related Street Maintenance Project, Which Shall be Open to the Public Without Charge

Ordinance 39-26

Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.511-Acre Warranty Deed, a 0.143-Acre Permanent/Perpetual Public Utility Easement, and a 0.014- Acre Temporary Easement from the Property Located at 7730 Riverside Drive, Identified as Franklin County Parcel Number 273-008625 -00 from Anita C. Plew and Charles W. Hess, for the Public Purpose of Constructing the Riverside Drive Shared Use Path, Water Main and Sanitary Sewer Extensions, and Related Street Maintenance Project, Which Shall be Open to the Public Without Charge

Ordinance 40-26

Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.055-Acre Warranty Deed and a 0.014-Acre Temporary Easement from the Property Located at 7778 Riverside Drive, Identified as Franklin County Parcel Number 273- 008427-00 from Sarah Strasser, Trustee of the Sarah Strasser Revocable Trust U/A Dated July 10, 2001, for the Public Purpose of Constructing the Riverside Drive Shared Use

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Path, Water Main and Sanitary Sewer Extensions, and Related Street Maintenance Project, Which Shall be Open to the Public Without Charge

Ordinance 41-26
Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.113-Acre Warranty Deed and a 0.055-Acre Temporary Easement from the Property Located at 7836 Riverside Drive, Identified as Franklin County Parcel Number 273-009131-00 from Rebecca J. Hamilton and Wesley N. Hamilton, for the Public Purpose of Constructing the Riverside Drive Shared Use Path, Water Main and Sanitary Sewer Extensions, and Related Street Maintenance Project, Which Shall be Open to the Public Without Charge

Ordinance 42-26
Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.039-Acre Permanent/Perpetual Public Utility Easement from the Property Located at 4410 May Apple Court, Identified as Franklin County Parcel Number 273- 009014-00 from Wilbert W. Harvey and Barbara Wieser-Harvey, for the Public Purpose of Constructing the Riverside Drive Shared Use Path, Water Main and Sanitary Sewer Extensions, and Related Street Maintenance Project, Which Shall be Open to the Public Without Charge

Mr. Gable reported no new or updated information since the first reading.

There were no public comments.

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

Ordinance 43-26
Authorizing the Provision of Certain Incentives to John W. Danforth Company to Induce it to Lease Space in an Existing Office Building to Relocate the Company’s Existing Office from Within the City and to Expand that New Office and its Associated Operations and Workforce, and to Relocate Existing and Create New Jobs and Employment Opportunities, all within the City; and Authorizing the Execution of an Economic Development Agreement

Ms. Goehring presented the proposed agreement, which includes a two-year 15 percent performance incentive on withholdings, followed by a five-year 10 percent performance incentive on withholdings, valued at \$353,000 over the term of the agreement. The City also proposes a \$50,000 location grant to support facility renovation costs. No changes have been made to the proposed ordinance since the first reading. Staff recommended adoption.

Alex Grant, Executive Vice President of John W. Danforth Company, addressed Council and noted that the company has been based in Dublin for five years and has experienced significant year-over-year growth. He indicated the company anticipates doubling its Dublin workforce in conjunction with the new location and expressed appreciation for the City's partnership and the support of the Chamber of Commerce. Mayor Amorose Groomes extended a formal welcome on behalf of Council, noting that it is especially meaningful when a company chooses to remain and expand within Dublin.

There were no public comments.

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

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Ordinance 44-26

Authorizing the Provision of Certain Incentives to InnoSource, LLC to Induce it to Lease Space in an Existing Office Building to Relocate the Company's Existing Office from within the City and to Expand that New Office and its Associated Operations and Workforce, and to Relocate Existing and Create New Jobs and Employment Opportunities, all within the City; and Authorizing the Execution of an Economic Development Agreement

Ms. Goehring summarized the proposed agreement, which includes a 10 percent performance incentive on withholdings over five years, valued at \$100,000, as well as a \$50,000 location grant to support facility renovation and construction costs. No changes had been made to the proposed ordinance since the first reading. Staff recommended adoption.

Stephen Smith, CFO of InnoSource, addressed Council and noted that InnoSource has called Dublin home since 2010. He stated that the agreement represents the company's next chapter of growth, projecting a 30 percent increase in Dublin workforce over the next five years. He noted that the company's own projections estimate approximately \$850,000 in new income tax revenue returned to Dublin over the life of the agreement. Mayor Amorose Groomes acknowledged InnoSource's remarkable growth and expressed pride in the company's continued commitment to Dublin.

There were no public comments.

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

Ordinance 45-26

Authorizing the Provision of Certain Incentives to Northwest Bank to Induce it to Lease an Office Building to Relocate Existing Employees from outside the City and Expand the New Office and its Associated Operations and Workforce, all within the City; and Authorizing the Execution of an Economic Development Agreement

Mr. Fleming presented the proposed agreement, which includes a 15 percent performance incentive on net new employee payroll withholdings between 2030 and 2034, capped at \$460,000, along with a \$50,000 location grant. No changes have been made since the first reading. Staff recommended adoption.

Doug Schlosser, CFO of Northwest Bank, addressed Council on behalf of the company. He described the decision to locate in Dublin as one driven by a shared commitment to community, collaboration, and long-term investment. He noted that after evaluating numerous options, Dublin and the Bridge North development emerged as the right fit for the bank's new headquarters, which is intended to support workforce collaboration, talent attraction, and community engagement. He stated that Northwest Bank views the City as what is next for the organization and expressed gratitude for the partnership.

There were no public comments.

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

INTRODUCTION/FIRST READING – ORDINANCES

Ordinance 46-26

Authorizing the City Manager to Execute and Accept Necessary Conveyance Documents and Contracts to Acquire a 0.032-Acre Permanent/Perpetual Public Utility Easement from the Property Located at 4405 May Apple Court, Identified as Franklin County Parcel Number 273 -009013-00 from John A. Cocumelli and Shelly L. Cocumelli, for the Public Purpose of Constructing the Riverside Drive Shared Use Path, Water Main and Sanitary Sewer Extensions, and Related Street Maintenance Project, Which Shall be Open to the Public Without Charge

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Ms. Alutto introduced the Ordinance.
Mr. Gable presented this acquisition as the ninth and final required property interest for the Riverside Drive shared use path project, noting that the City has engaged in good faith discussions with the property owners and arrived at mutually agreeable terms at the appraised fair market value. He noted that this easement serves both the Riverside Drive project and the Stormwater Basin Management 2026 project for access purposes. Staff recommended adoption at the second reading public hearing, scheduled for September 14, 2026.

There were no public comments.

Second reading/public hearing is scheduled for September 14, 2026.

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

Ms. Alutto introduced the Ordinance.
Mr. Shamp presented this ordinance as the final procedural step in the annexation process for 79 acres of land annexed into Madison County in April 2026. He reported that the Madison County Auditor and Secretary of State have finalized the recording of the annexation. The legislation authorizes the Law Department to submit a petition to the Madison County Commissioners to remove that territory from Darby Township and place it into Washington Township. He noted that state law and Ohio Supreme Court precedent remove any discretion from the Commissioners in this matter, provided all procedural requirements are met.

Mr. Shamp explained that in exchange for the removal, the Ohio Revised Code provides a sliding scale of reparations to Darby Township. As an example, if development on the city-owned parcels begins four years into the repayment period, the City could expect to pay approximately \$46,000 in reparations based on a \$50,000,000 increase in taxable valuation. Mayor Amorose Groomes asked for clarification on the reparation framework, confirming that the repayment period is 12 years and that if no development occurs during that period, the reparations would be approximately \$2,500, based solely on present land value. Staff recommended authorization to file the petition at the September 14, 2026 Council meeting.

There were no public comments.

Second reading/public hearing is scheduled for September 14, 2026.

INTRODUCTION/PUBLIC HEARING/VOTE – RESOLUTIONS

Resolution 32-26
Authorizing the City Manager to Execute a Lease Agreement with Friends of Christkindlmarkt Dublin Inc. for the use of Riverside Crossing Park in Connection with the 2026 Christkindlmarkt Dublin, Ohio

Ms. Alutto introduced the Resolution.
Ms. LeRoy introduced the item and turned the floor over to Maria Rosenfeld, operator of the Christkindlmarkt Dublin.

Ms. Rosenfeld reported that signed contracts have been executed with 38 vendors — 23 food vendors, 14 product vendors, and one combined guest services and first aid booth. She noted that hut designs are in progress or under construction through the permitting process. A nonprofit entity, Friends of Christkindlmarkt Dublin, Inc., has been established to facilitate alcohol permitting under Ohio law and to manage volunteer and scholarship

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programs. A for-profit LLC has been created for operational management, with investor agreements and funding mechanisms in place.

Ms. Rosenfeld highlighted that 20,000 boot mugs are in transit from overseas and are expected to arrive in early September, along with 3,000 hand-crafted ornaments. Vendor selection emphasizes authentic German products, including glass ornaments from Lauscha, Germany, nutcrackers from the Erzgebirge region, and Bierkrüge hand-painted in the Westerwald region. Sponsorships are live, and a volunteer portal will open shortly.

Ms. Rosenfeld described the market layout as designed to encourage exploration throughout Riverside Crossing Park with a purposeful mix of food, beverage, and artisan huts in wooden chalet-style structures. Highlights include Feuerzangenbowle — a traditional German ritual involving a caramelized rum-soaked sugar cone dripped into mulled wine — and melted raclette cheese over a baguette. The market will run 25 days from November 21 through December 24, 2026, with a VIP and media soft opening on November 18. A special Saint Nicholas Day processional is planned for December 6. Admission to the market will be free.

Mr. Shamp then addressed the two legal components of the resolution: first, Council approval to permit alcohol sales within the designated area of Riverside Crossing Park for the duration of the market; and second, authorization of a temporary lease from the City to the nonprofit entity, which is required under Ohio law to obtain the applicable liquor permit.

There were no public comments.

Ms. Kramb raised two questions regarding the lease. First, she noted that the lease includes a reference to ticketing or admission operations and asked for clarification on its purpose given that no ticketed events are currently planned. Ms. LeRoy confirmed that no ticketed events are planned for the 2026 season, but that the language was included to preserve flexibility for potential future special events. Second, Ms. Kramb observed that the lease does not include a provision expressly reserving the City's right to access the leased premises at all times, nor does it address the continued public availability of pathways and common areas outside of market hours. Ms. LeRoy acknowledged the concern and agreed to ensure appropriate language is added.

Mr. Keeler commended Ms. Rosenfeld's evident enthusiasm and the quality and frequency of the market's social media presence, noting that her preparation had dispelled his earlier skepticism. Ms. Rosenfeld noted that a nonalcoholic version of the Glühwein, called Kinderpunch, was available in the lobby for Council to try.

Vice Mayor De Rosa expressed deep appreciation for Ms. Rosenfeld's dedication and the significant institutional effort it took to mount Dublin's first large-scale event not fully controlled by City staff. She indicated she would attend opening day.

There were no public comments.

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

Resolution 33-26
Accepting the Lowest and Best Bid for the Dublin Community Recreation Center Phase II Renovation Project

Ms. Alutto introduced the Resolution.

Mr. Earman presented the results of the bid process for Phase 2 of the Dublin Community Recreation Center renovation. Six bids were received on August 5, 2026. The Phase 2 project focuses on three areas: the Talus rooms, the main hallway restrooms, and the Abbey Theater lobby.

The engineer's estimate for the project totaled \$2,400,000. The lowest bid was submitted by Miles McClellan Construction at \$1,543,896, representing approximately 36 percent below the engineer's estimate. Mr. Earman noted that all six bids came in below the

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estimate, which he attributed to favorable market conditions and favorable positioning in the contractor's schedule. He confirmed that staff thoroughly reviewed the scope with Miles McClellan and is confident the contractor fully understands the project requirements. The City also has prior positive experience working with this firm. The required completion date for all three renovation areas is April 30, 2027.

Mr. Earman briefly outlined the goals for each renovation area. The Tallas rooms have remained largely unchanged since the facility opened in 2000 and suffer from outdated furnishings, poor acoustics, inadequate lighting, and inconsistent flooring. The renovation aims to modernize finishes, improve acoustics and lighting, and enhance flexibility for a wide range of event types including banquets, training sessions, speaker series, and weddings. The main hallway restrooms present accessibility challenges due to a narrow entrance that limits ADA access; the redesign will open the entrance, relocate sinks, and modernize finishes. The Abbey Theater lobby renovation will open the ceiling, reduce visual clutter, and create a warmer and more welcoming entrance.

Keith Hall of MSA was also present to address technical questions. Mr. Keeler inquired about whether hallway work connecting the Tallas rooms and restrooms was included. Mr. Hall clarified that hallway work in this phase is limited to new doors on the Tallas rooms and paint on the adjacent wall. Furniture is planned for the broad hallway area to animate the space and encourage social use, with a variety of bar-height workstations and lounge seating. Full hallway flooring and wall finishing are deferred to a future phase, as they present operational and logistical challenges. Mr. Hall also noted that a long-term concept is under study to potentially extend the Abbey Theater lobby outward with a new entrance element at the curb, but this is not part of the current project.

There were no public comments.

Vice Mayor De Rosa observed that work on the facility was already visibly underway, including washing the high interior windows. She asked whether theater flooring was included in this phase. Mr. Earman confirmed it is not, but noted there are plans to remove carpet and finish the concrete floor inside the theater in a future phase to improve cleanliness and ease of maintenance. Vice Mayor De Rosa requested that this remain on the planning radar. She also asked that the renovation draw on the same design sensibility that made the community room renovation successful, noting that residents have consistently praised its comfortable and inviting feel. Mr. Hall acknowledged this feedback and indicated that similar wall coverings, wood tones, lighting, and other finishes are being carried through to create a cohesive aesthetic across the facility.

Ms. O'Callaghan added that a significant amount of painting will be performed during an upcoming facility shutdown, including brightening common area walls from a dated yellowish-cream color to white, repainting HVAC features, and standardizing the finish on all doors throughout the affected areas.

Mayor Amorose Groomes asked whether the significant cost savings relative to the budget might allow additional project scope to be pulled forward. Mr. Earman confirmed that remaining capital funds are planned for other improvements, including renovation of the former Subway restaurant space, additional painting, and replacement of a rooftop air handler. He offered to bring a comprehensive overview of planned future phases to Council for direction.

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

OTHER BUSINESS

- Beautify Your Neighborhood Grant Applications

Ms. Singh presented four fall 2026 Beautify Your Neighborhood grant applications for Council approval. The program has an annual budget of \$32,000 with two grant cycles per year, and a maximum grant of \$5,000 per applicant

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with a required equal match. Approximately \$26,600 remained following the spring cycle, and the total fall request is \$20,000 across four applicants.

The four applications are as follows:

- Bishop Run / Bishop Crossings HOA — Requests \$5,000 toward a \$12,500 project to convert approximately 1.5 acres of underutilized open space along Hyland Croy Road to native prairie and wildflower plantings. The parcels are city-owned and maintained by the HOA. The project aims to reduce mowing and irrigation costs and improve environmental sustainability, with the addition of two stone benches.
- Wyndham Farms Civic Association — Requests \$5,000 toward a \$10,000 project to revitalize 10 landscape beds at multiple neighborhood entry locations. The project includes removal of aging plant materials, installation of ornamental shrubs, perennials, and ground cover, and the addition of solar lighting. Parcels are privately owned and maintained by the HOA.
- Wellington Place HOA — Requests \$5,000 toward a nearly \$30,000 project to stabilize two pond banks on city-owned parcels along Brand Road and enhance their visual appeal through commercial-grade fabric, soil separation, and rock installation around the ponds. Frank Pagnotta, a Wellington Place trustee, addressed Council briefly to thank the City for the program and noted that the association had previously taken advantage of the grant and appreciates the opportunity to reinvest in their entryway.
- Willow Grove Dublin Condo Association — Requests \$5,000 toward an approximately \$11,000 project to refresh landscaping at entry locations along Emerald Parkway through new plantings on privately-owned parcels maintained by the association.

No additional public comment was received.

Ms. Kramb inquired about a withdrawn application and asked whether the withdrawal was related to the application process itself. Ms. Singh indicated the applicant needed more time for preparation and did not respond after a one-week deadline extension was granted. Ms. Kramb encouraged applicants to provide feedback on the process so it can continue to improve.

Mayor Amorose Groomes noted that the Willow Grove application includes 22 Knockout Roses and expressed a concern about species selection, noting that Knockout Roses have proven susceptible to disease and have been removed from several locations throughout Dublin. She encouraged the applicant to reconsider and select a different plant material for longevity. Ms. Singh confirmed that flexibility in plant material selection has been permitted in past grant cycles for similar reasons.

Mayor Amorose Groomes moved to approve the Beautify Your Neighborhood Grant requests.
Ms. Alutto seconded.

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

• Wayfinding Program – Follow Up

Ms. Wawzskiewicz and Ms. LeRoy provided a follow-up presentation in response to questions raised at the June 22, 2026 Council discussion on the wayfinding sign family.

Ms. Wawzskiewicz reported several updates. First, in response to a Council suggestion to integrate navigation into the parking application, the GIS team has implemented the ability for users of the Go Dublin parking app to launch Google Maps or Apple Maps directly from the application to navigate to desired parking

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locations. Second, staff confirmed that the two proposed dynamic parking sign options are equal in cost, and that the flagged version — where the display extends outward closer to the travel way — provides marginally better visibility and remains the recommended option. The sign display color would initially be set to white and can be reprogrammed over time.

Third, the shared use path etiquette signs have been revised to simplify messaging based on Council feedback. Temporary versions of these signs were placed for the Independence Day celebration. The permanent signs will be placed strategically and used sparingly, with messages reminding users to be courteous, ride at safe speeds, and wear helmets for those under 16.

Ms. LeRoy then presented the proposed electronic park sign, which would be approximately the size of a 55-inch television in display area, mounted on a pole at a total height of approximately 97 inches above grade, situated within a planting bed at Riverside Crossing Park. The sign would be managed by the Communications and Marketing team using the existing ScreenCloud platform and would display event names, dates, times, and brief descriptions, along with a QR code directing users to multilingual digital content. It would also support non-event uses such as bridge lighting explanations and weather or safety alerts. Ms. LeRoy indicated the sign would help eliminate repetitive A-frame signage at events.

Mr. Keeler and Ms. Kramb both raised concerns about the proposed location of the electronic park sign within the planting bed, suggesting it would be too peripheral and potentially obscured by groups of people. Mr. Keeler suggested it would be more effective if placed more centrally along the main pedestrian thoroughfare, and noted that a single sign may be insufficient given the scale of the park. Ms. LeRoy acknowledged that additional sign locations were discussed internally and that the current proposal was intended as a pilot. She noted that staff had looked at placing the sign in the center of the pavers but identified concerns about pavement stability and electrical connections. Council consensus was to direct staff to revisit the location question and return with alternatives, including the possibility of attaching the sign to one of the building's upright columns.

Ms. O'Callaghan clarified that the resolution before Council approves the sign design as part of the wayfinding family and does not specify the exact installation location, which would be addressed at a later stage.

Mayor Amorose Groomes moved to approve the proposed amendments to the previously approved Primary Wayfinding Sign Package with the exception of the location of the electronic park sign placement. Ms. Alutto seconded the motion.

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

Human Resources (HR) Briefing

Ms. Miglietti presented a comprehensive briefing on the City's human resources programs and workforce development initiatives.

Employee Relations

All four of the City's collective bargaining agreements remain in effect through a three-year term. The City will enter negotiations with the Fraternal Order of Police and the Ohio Labor Council (communications technicians) in the fall, as those contracts expire at the end of 2026.

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Recruitment and Selection

The City currently has a 2.4 percent vacancy rate and a 4.9 percent turnover rate, both of which compare favorably to industry benchmarks. Several positions have multiple open roles, including police officers and communications technicians.

Talent and Culture Management

Ms. Miglietti highlighted several recent culture events, including the Q2 senior leadership retreat at MORPC on July 9, a new employee meet-and-greet with the City Manager, and staff participation in the Dublin Irish Festival. The horticulture team was recognized at a Celebration Station for their exceptional work preparing a floral display at the Avery Muirfield US 33 exit in connection with the Memorial Tournament, completed in just four days.

Leadership Development

Practice to Lead Program: A new internal leadership development program was launched in 2026 in partnership with Ohio University's Voinovich School of Leadership and Public Service. Eighteen supervisors are currently in the six-month program, which addresses communication, leadership values, coaching, conflict resolution, and project management.

Engagement Check-Ins: The City has rebranded its stay interview initiative as Engagement Check-Ins. These 30-minute mid-year conversations between supervisors and employees focus on what is working, where support is needed, and what growth opportunities the employee is interested in. Responses are recorded in the city's Human Resources information system. A citywide rollout began August 3 and is expected to conclude by September 4, 2026. Ms. Miglietti noted that the HR team is still developing a methodology for aggregating and presenting the collected data, including the potential use of AI tools to identify meaningful trends.

Development Planning Program: Ms. Miglietti reviewed the four-year trajectory of the City's organizational development work, beginning with the culture playbook in 2023, leadership training through Focus 3 in 2024, and the launch of structured career development planning in 2026 with the Engineering Department as a pilot. Five additional divisions have since completed development planning conversations using the 70-20-10 development dialogue template. This model divides growth into 70 percent on-the-job experience, 20 percent social learning through mentoring and peers, and 10 percent formal education. The City also completed an organizational risk assessment with consulting firm Leveraged Leadership, which placed Dublin in the moderate risk category, and used those findings to shape the current development program.

Ms. Miglietti presented the development planning tools in detail, including the manager preparation form used before development conversations and a scripted guide to help supervisors introduce the process consistently. She noted that the City has documented 56 employee promotions since January 2023 and has intentionally created multiple leadership pathways beyond traditional promotional ladders, including deputy director, assistant director, and management analyst roles.

Mr. Keeler asked whether the data from exit interviews and engagement check-ins is being aggregated for trend analysis. Ms. Miglietti confirmed that exit interview data is collected and shared with relevant directors and supervisors, and that the team is working on a broader aggregation methodology for the engagement check-in data to be presented in future briefings.

Dr. Lam asked for more detail on what factors placed Dublin in the moderate risk category on the organizational risk assessment, particularly with respect to which types of change — technological, structural, or leadership-related — contributed to that rating. Ms. Miglietti indicated she would bring back a more thorough breakdown at the next HR briefing.

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STAFF COMMENTS

Ms. O’Callaghan provided the following announcements:

- A public meeting on the upcoming deer management program will be held on Tuesday, August 25, 2026, in Council Chamber from 6:00 to 7:30 PM. The session will be a facilitated panel discussion featuring subject matter experts from the City and the Ohio Department of Natural Resources.
- A public open house on the next phase of the Metro Center Revitalization effort will be held on Wednesday, September 2, 2026, from 5:30 to 7:30 PM at the Development Building. The event will allow residents, business owners, and property owners to view a three-dimensional model of the proposed future development, preview draft design guidelines and a zoning road map, and provide feedback prior to the formal public review process before the Planning and Zoning Commission.
- The 30th anniversary open house for the Dublin Community Recreation Center will be held on Sunday, September 13, 2026, from 1:30 to 4:30 PM, with family-friendly activities, entertainment, and refreshments.
- Revisions to the operating and Capital Improvement Program budget schedule have been made in response to Council feedback at the October 17 work session. The September 8 work session will now focus comprehensively on the City’s economic vitality, debt strategy, revenue sources, and long-term financial outlook, including a five-year debt model and justification for proposed debt-funded projects. Advisers including Baker Tilly, the City’s investment advisers, and Scott Dring may also be present. A new September 15 work session has been added to specifically address the utilities enterprise fund budgets, covering utility operations, system rates, capital needs, and long-term financial planning. The September 21 work session will address the operating budget, followed by anticipated budget adoption later in the fall.

COUNCIL REPORTS

- Committee Reports
 - Finance Committee Report: Ms. Alutto reported that the Finance Committee recently discussed the 2026 Comprehensive Cost Study and proposed fee changes in the areas of building standards, facilities, community events, and others. The Committee supported keeping athletic field rental fees at their current level to allow time to evaluate integration with Park systems. The Committee also discussed electronic vehicle charging fees to align with the city’s EV infrastructure plan, a food truck licensing fee, and a credit card fee recovery program for all fees except recreation and community events. The full fee structure is scheduled to come to Council for a first reading on September 14, with a vote on September 28.
 - Public Services Committee Report: Ms. Kramb reported that the Public Services Committee met on August 12 and reviewed two topics. On the woodlot maintenance grant program, the Committee expressed strong support for the program and asked that funding be considered in the upcoming budget. However, the Committee requested further discussion on program implementation, as an analysis of the mapping indicated that only a small percentage of HOAs would qualify. Staff was directed to run eligibility criteria against all applicable properties and return with a refined implementation approach.

On the Greenway Corridor Program, the Committee reviewed additional mapping and discussed criteria for prioritizing projects. Staff was asked to rank corridor areas based on condition, percentage of dead or dying vegetation, cost-versus-benefit analysis, and the degree of required property owner participation. Results will be brought back to full Council

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- Council Liaison Reports
 - Board of Education — Dr. Lam reported that a liaison meeting was held on August 17 with incoming Superintendent Dr. Jennifer Schwanke, who provided an update on opening day plans and school convocations. Discussion topics included the impact of housing developments on school enrollment, a facilities update including a new addition to Dublin Scioto High School, a five-year financial forecast, motorized mobility devices, the Dublin Wellness Alliance and the upcoming Talk, Listen, Learn program, youth behavioral health initiatives, and the phased increases to pool fees.
 - US 33 Corridor and US 161 Corridor — Vice Mayor De Rosa reported on the US 33 Corridor meeting held August 14 in Plain City, noting that development activity along the corridor continues to accelerate rather than slow. She highlighted the Del Webb Maygrass development off Mitchell DeWitt Road, a 350-acre project with 770 homes aimed at the 55-plus market, which is ahead of its planned development schedule. No updates were noted on previously approved data centers in Jerome Township. Kimberly Sharp was welcomed as the new Marysville City Manager, having taken office on July 6. On the US 161 Corridor, the Mayor noted that meetings were held on July 31 and that another is planned for August 28. A subset of planning staff across all member jurisdictions has been working on mapping and land use analysis. Ms. Johnson and Vice Mayor De Rosa requested that staff prepare a comprehensive update on the US 161 corridor effort for presentation to full Council in the coming months.
 - Washington Township — Ms. Johnson noted a generally quiet summer for Washington Township activity. She highlighted the shared use path project, a collaborative effort among Washington Township, Dublin, and LINKUS, which has kicked off and is progressing well. Ms. Johnson acknowledged that she had not formally responded to a letter received from the Township and committed to ensuring that Council maintains timely formal correspondence with the Township going forward. She also noted that the Township continues to work with McBride Dale Clarion on a project related to the US 161 corridor.
 - Arts Council / Logan Union Champaign County — Mr. Keeler reported on the Dublin Arts Council (DAC) board meeting of July 28. Recent highlights included a public art open house featuring artists Todd Smith (Excuvia), Mary Jo Bull (Tree of Life and Future Sense), and Andrew Lundberg (Celestial Feline). The swing dedication event is scheduled for September 3 at 4:00 PM, followed by a reception at Muirfield Village. A public art fundraising tour is planned for October 15, beginning at the Dublin Arts Council. Keiko and Chisato Yamakawa held two workshops in July showcasing Yuzen, a Japanese fabric dyeing technique. The DAC is exploring an artist residency program tentatively called House Guest, and Sundays at Scioto begins September 13. The Public Art Board is reviewing a community-funded call for art from Friendship Village of Dublin and The Dwelling. Mr. Quaife, head of cultural affairs at the Consulate General of Ireland in New York, visited during the Irish Festival and expressed interest in exploring a collaborative art project between Ireland and the City of Dublin. The DAC will have up to five board vacancies.

On the Logan Union Champaign front, the most notable action was approval of a development for 248 single-family homes at the Homestead of Scotts Farm, approved with conditions.
 - MORPC — Mayor Amorose Groomes provided a brief update, noting the availability of the MORPC regional bike trail and metro maps in printed and digital formats. She noted that MORPC has launched a map-of-the-month program.

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COUNCIL ROUNDTABLE

Dr. Lam reported attending the 42nd Annual India Festival on August 22 at the Celeste Center, which drew thousands of attendees. The Federation of India Associations presented a plaque to Dublin in appreciation of the City's partnership, including the Diwali celebration and the Day of Yoga at Riverside Crossing Park.

Mr. Keeler raised a concern about the trajectory of multifamily housing development in Dublin and the broader Central Ohio region. He referenced the City's 2023 housing study, which projected a need for approximately 4,850 total units between 2023 and 2040, of which approximately 1,468 would be multifamily. He noted that 158 multifamily units came online between 2024 and 2026, that 734 units are currently approved or under construction, and that conceptual projects under review would add another 2,790 units. Including adjacent jurisdictions, the total pipeline reaches 8,113 multifamily units — more than five times the projected need for Dublin, and well in excess of need even if no additional units were approved over the next 13 years. He noted that apartment vacancy rates in Central Ohio are the highest they have been in the past 20 years, and expressed concern about the long-term consequences of overbuilding, including potential for blighted or underoccupied developments. He stated that while the City cannot directly control private development decisions, it does have authority over density, and suggested that exercising that authority responsibly is warranted.

Vice Mayor De Rosa acknowledged the importance of the concern and connected it to the multijurisdictional US 161 corridor conversations, noting that the cross-municipal discussions are, in part, intended to address exactly this kind of regional housing planning challenge.

Vice Mayor De Rosa also offered sincere thanks to all City staff who responded to a recent significant weather event, noting that Dublin had performed excellently in serving its own community and in supporting neighboring municipalities that were severely impacted.

Mayor Amorose Groomes provided updates from several recent external engagements:

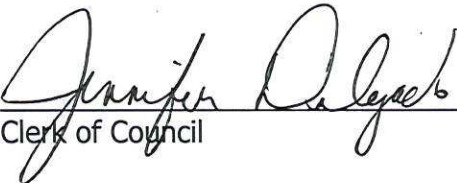
- an address to Leadership Ohio on August 14;
- an Ohio Municipal League meeting on August 18 focused on home rule, particularly developments related to the tobacco legislation of June 9 that is expected to yield additional rulings in the near term;
- an Ohio Mayors Alliance meeting on August 20, at which the Strong Cities plan was presented, though the Mayor noted that several elements of the proposed criteria would not align with Dublin's interests and requested revisions to broaden eligibility for the competitive grant cycle; and
- a meeting with Senator Moreno's office regarding an FRA grant that MORPC has been pursuing, connected to a passenger rail corridor study aimed at attracting vendors such as Brightline to Ohio.

ADJOURNMENT

The meeting was adjourned at 9:26 p.m.



Mayor – Presiding Officer


Clerk of Council