

RECORD OF PROCEEDINGS
Dublin City Council

Minutes of

Meeting

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

Held June 2, 2025

CALL TO ORDER

Mayor Amorose Groomes called the Monday, June 2, 2025 Regular Council Meeting of Dublin City Council to order at 7:00 p.m.

ROLL CALL

Members present were Vice Mayor Alutto, Mayor Amorose Groomes, Ms. De Rosa, Ms. Fox, Mr. Keeler, Ms. Kramb and Mr. Reiner.

Staff members present were Ms. O’Callaghan, Mr. Hartmann, Chief Paez, Ms. Weisenauer, Ms. Rauch, Ms. Wawzkiewicz, Ms. Willis, Ms. Hoffman, Ms. Goehring, Mr. Barker, Mr. Earman, Mr. Hammersmith, Ms. Murray, Mr. Ament, Ms. Hunter and Ms. Blake.

Others present were Zeru Tekie, Senior Vice President and Chief Technology Officer, Hexion; Chris Franzmann, Squire Patton Boggs LLP; Brian Cooper, Baker Tilly Municipal Advisors LLC.

PLEDGE OF ALLEGIANCE

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

CITIZEN COMMENTS

There were no citizens wishing to provide comments.

CONSENT AGENDA

- Minutes of the May 12, 2025 Council Work Session
- Minutes of the May 19, 2025 Regular Council Meeting

There was no request to remove an item from the Consent Agenda.

Mayor Amorose Groomes moved to approve the Consent Agenda.  
Vice Mayor Alutto seconded the motion.

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

SECOND READING/PUBLIC HEARING – ORDINANCES

Ordinance 12-25

Amending Fee Ordinance 41-24: RC-22 Community Recreation Center (DCRC) Rental Rates

Mr. Earman stated that there are no changes to this Ordinance from the first reading. Staff recommended approval.

There were no public comments.

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

Ordinance 13-25

Adopting the Proposed Tax Budget for Fiscal Year 2026

Ms. Murray stated that there are no changes to this Ordinance from the first reading. Staff recommended approval.

There were no public comments.



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

Ordinance 14-25
Amending the Annual Appropriations for the Fiscal Year Ending December 31, 2025 (Q2)

Ms. Hoffman stated that there are no changes to this Ordinance from the first reading. Staff recommended approval.

There were no public comments.

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

[Ms. De Rosa recused herself from Ordinance 15-25 due to a prior business relationship.]

Ordinance 15-25
Authorizing the Provision of Certain Incentives to Hexion Inc. to Induce it to Lease a Facility to Locate and Expand an Office and its Associated Operations and Workforce, all within the City; and Authorizing the Execution of an Economic Development Agreement

Ms. Goehring stated that the City has been working with Hexion Inc., as they consider leasing a facility in Dublin for the future of their innovation lab. She reviewed the details of the agreement. She introduced Mr. Tekie who was present to represent Hexion. Staff recommended approval.

Mr. Tekie came forward and thanked Council and staff for the support and expressed excitement for joining the Dublin community. He stated that Hexion is a Columbus-based company with approximately \$2 billion in annual sales. He added that the incentives offered by the City and support from JobsOhio are instrumental in helping to establish their North American innovation hub. He shared that this is an exciting and strategic initiative for Hexion. Bringing scientists and engineers together under one roof will foster deeper collaboration, enhance efficiency and accelerate innovation.

There were no public comments.

Mayor Amorose Groomes welcomed Hexion to Dublin. Ms. Fox also thanked Hexion for choosing Dublin.

Vote on the Ordinance: Ms. Kramb, yes; Vice Mayor Alutto, yes; Mr. Reiner, yes; Ms. Fox, yes; Mayor Amorose Groomes, yes; Mr. Keeler, yes.

[Ms. De Rosa rejoined the meeting.]

Ordinance 16-25
Authorizing the City Manager to Execute a Construction and Maintenance Easement and Accept Necessary Conveyance Documents and Contracts for Parcels Located at the Quarry Place Office Park Association Reserve along Riverside Drive

Mr. Earman stated that during the first reading of the Ordinance, Council inquired about adding the language allowing a park sign to be installed along Riverside Drive at the entrance of the office park. Staff researched the topic and determined that the area along Riverside Drive would not be a permitted location for a sign as the property is not part of the park itself and would be considered an Offsite Premises Sign, which is not permitted by the current zoning code. An existing sign is located on the park property site at the current entrance of the park which is consistent with other park signage. Additionally, the property owner is not supportive of adding additional signage at the office park entrance.



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Mr. Earman added that, after further review of the actual proposed easement language, the property owner requested that the agreement explicitly define that the City is responsible for the vegetation management of those parcels to be consistent with safety standards and invasive species management. With that minor change included, staff recommended approval.

There were no public comments.

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

INTRODUCTION/FIRST READING - ORDINANCES

Ordinance 17-25  
Providing for the Issuance and Sale of Notes in the Maximum Principal Amount of \$4,875,000, in anticipation of the Issuance of Bonds, for the Purpose of Paying the Costs of Improving the Municipal Recreational Facilities by Constructing, Renovating and Equipping various Structures and Athletic Fields and Courts, Constructing various Site Improvements Thereto, Providing Parking Facilities, and Acquiring Real Property and Interests Therein in Connection Therewith, Together with all Necessary and Related Appurtenances Thereto

Vice Mayor Alutto introduced the Ordinance.  
Ms. Hoffman provided an overview of the bond-related Ordinances before Council for first reading at this meeting (Ordinances 17-25 – 23-25). She stated that the Bond Issuance Team for this year consists of herself, Ms. O’Callaghan, Mr. Brian Cooper and Mr. Tom Ricchiuto from Baker Tilly Municipal Advisors LLC and Mr. Chris Franzmann from Squire Patton Boggs LLP. Mr. Cooper and Mr. Franzmann were present at the meeting to answer any questions.

She stated that the bond issuance total funding is up to \$20,995,000 for the following general purposes:

- Northern Historic Dubin Area Infrastructure Improvements - \$10,430,000;
- Dublin Community Recreation Center - \$5,000,000;
- Municipal Recreation Facilities - \$4,875,000; and
- Sewer Projects - \$650,000.

She stated that there is also refunding of up to \$48,900,000 for the existing debt from the 2012 and 2015 bonds. She noted that these are all “up to” amounts and that they may not end up issuing the full amount on these bonds or the refunding if the market were to change and it would no longer save the City money to do so. She provided an illustrative history of the true interest costs for the City’s past issuances. She stated the current rate is estimated to be between 3.75% and 4% for this year. She reviewed the four debt metrics that are reviewed with annual issuances. Metric one involving General Fund balance as a percentage of expenditures was met. Metric two regarding the General Fund balance as a percentage of debt service requirements was also met. The third metric regarding General Fund balance as a percentage of revenues (a five-year trend) was met, but she noted that there were a few individual (past) years where land acquisitions were paid out of the General Fund resulting in not meeting the metric for those years. This was expected to happen with the SportsOhio acquisition. The fourth metric regarding income tax supported debt to operating revenue is met. Finally, Ms. Hoffman stated that the pricing is scheduled for the first week of August and then closing on the short-term note would be August 21 and the bonds closing is expected at the beginning of September.

Specifically regarding Ordinance 17-25, Ms. Hoffman stated that this is for up to \$4,875,000 for the short-term note and would be repaid from the General Fund and the Parkland Acquisition Fund. The notes authorized will be amortized over a 12-month period. At the end of the 12-month period, the notes will need to be paid in full or refinanced at that time.

There were no public comments.



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In response to Ms. De Rosa’s question regarding short-term debt, Ms. Hoffman stated that this was done last year for \$12 million. Part of this is being paid off with the General Fund and the remaining portion being refunded.

Second reading/public hearing is scheduled for June 23, 2025.

Ordinance 18-25  
Providing for the Issuance and Sale of Bonds in the Maximum Principal Amount of \$5,000,000 for the Purpose of Paying the Costs of Improving the Municipal Recreational Facilities by Constructing, Renovating and Equipping various Structures, Courts and Pools, and otherwise Improving the Site Therefor, Together with all Incidental Work and Related Appurtenances Thereto

Vice Mayor Alutto introduced the Ordinance.  
Ms. Hoffman stated that this Ordinance provides for funding of up to \$5,000,000 for municipal recreation facilities (DCRC) that was approved in the 2025-2029 CIP. This will be paid from General Fund and income tax revenues.

There were no public comments.

Second reading/public hearing is scheduled for June 23, 2025.

Ordinance 19-25  
Providing for the Issuance and Sale of Bonds in the Maximum Principal Amount of \$10,430,000 for the Purpose of Paying the Costs of Improving the City’s Vehicular and Pedestrian Transportation System within and Serving the Northern Historic Dublin area by Rehabilitating, Renovating, Redeveloping, and Constructing Roadways and Pedestrian Pathways, Stairways and related Site Preparation, Streetscaping, Landscaping and Aesthetic Improvements, including Adjacent Park Improvements, Installing Sanitary Sewer, Storm Sewer and Water Improvements, Relocating Certain Existing Utility Lines, and Acquiring Interests in Real Estate therefor, Together with all Incidental Work and related Appurtenances Thereto

Vice Mayor Alutto introduced the Ordinance.  
Ms. Hoffman stated that Ordinance 19-25 relates to the Northern Historic District Infrastructure Improvement Project that was approved in the 2025-2029 CIP. The cost of this has increased slightly since the approval of the CIP budget due to increased cost in relocations of utility lines and site acquisitions costs. This will be paid from income tax revenues and TIF revenues as they become available.

There were no public comments.

Second reading/public hearing is scheduled for June 23, 2025.

Ordinance 20-25  
Providing for the Issuance and Sale of Bonds in the Maximum Principal Amount of \$650,000 for the Purpose of Paying the Costs of Improving the Municipal Sanitary Sewer System by Extending Certain Sewer Lines, Repairing and Lining Certain Existing Sewer Lines, Reducing Inflow and Infiltration, and Installing New Sewer Lines, New Force Mains, a Lift Station and a Pump Station, Together with all Incidental Work and related Appurtenances Thereto

Vice Mayor Alutto introduced the Ordinance.  
Ms. Hoffman stated that this Ordinance relates to the Deer Run Sanitary Sewer Improvement and Avery Road Relief Sewer. Repayment of this debt will be from Sewer Fund revenues and transfers.



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There were no public comments.

In response to Mayor Amorose Groomes’ question regarding an additional lift station, Mr. Hammersmith stated that this does not involve a new lift station, rather it is a relief gravity sewer coming from the Avery Road area and extending east and tying into existing gravity sanitary sewers. He stated that the language is a general description in the bond ordinance itself.

Second reading/public hearing is scheduled for June 23, 2025.

**Ordinance 21-25**  
**Providing for the Issuance and Sale of Bonds in the Maximum Principal Amount of \$16,000,000 for the Purpose of Paying the Costs of Refunding Bonds Previously Issued by the City for the Purpose of Paying the Costs of Providing for the Construction of Two Parking Structures within the Bridge Street District and Otherwise Improving the related Sites, Together with all Necessary Appurtenances thereto, all in furtherance of Commerce and to Create Jobs and Employment Opportunities**

Vice Mayor Alutto introduced the Ordinance.  
Ms. Hoffman stated that Ordinance 21-25 is a refinance of the 2015 non-tax revenue bonds estimated to present a value savings of \$474,000. Our debt policy allows the City to consider refunding when it is within the three to five percent range which is dependent upon the market at the time of pricing. If it does not result in a savings to the City, staff will not proceed with the refunding.

There were no public comments.

Ms. De Rosa stated that in years past, staff has provided a schedule of what bonds are callable or not. She asked if that could be provided for second reading. Ms. Hoffman stated that information can be added for second reading.

Second reading/public hearing is scheduled for June 23, 2025.

**Ordinance 22-25**  
**Providing for the Issuance and Sale of Bonds in the Maximum Aggregate Principal amount of \$32,900,000 for the Purpose of Paying the Costs of Refunding Bonds Previously Issued by the City for the Purpose of Paying the Costs of Various Public Infrastructure Projects**

Vice Mayor Alutto introduced the Ordinance.  
Ms. Hoffman stated that this Ordinance is a refunding of the 2012 and 2015 general obligation bonds. Estimated net present value savings are 3% or \$718,000. Ms. Hoffman reiterated that if it is not a benefit to the City to do so, staff will not proceed with the refunding.

There were no public comments.

Second reading/public hearing is scheduled for June 23, 2025.

**Ordinance 23-25**  
**Authorizing the Removal of Zions Bancorporation, National Association and Authorizing and Directing the Appointment of U.S. Bank Trust Company, National Association, in each case as the Authenticating Agent, Bond Registrar, Transfer Agent and Paying Agent, for the City’s Outstanding Bond Issues, and Authorizing the Execution and Delivery of any Necessary Notices, Instruments, Documents or Agreements Appropriate to the Foregoing Matter**

Vice Mayor Alutto introduced the Ordinance.



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Ms. Hoffman stated that Ordinance 23-25 authorizes the City to replace the current bond registrar, transfer agent and paying agent with US Bank. This recommendation comes from our Bond Counsel and Municipal Advisors. US Bank is one of the market leaders in the Ohio market and is expected to improve the management of bond issuances and service delivery.

There were no public comments.

Second reading/public hearing is scheduled for June 23, 2025.

INTRODUCTION/PUBLIC HEARING/VOTE – RESOLUTIONS

Resolution 35-25

Adopting the Community Events Roadmap Final Report

Vice Mayor Alutto introduced the Resolution.

Ms. Blake stated that the final report was last reviewed during the May 19 Council meeting and no changes have been made since that meeting. Staff recommended approval.

There were no public comments.

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

OTHER BUSINESS

- Public Services Committee Recommendation – Speed Management Program
 Ms. Willis provided an overview of the recommendations that were made from the May 14 Public Services Committee as reported by Chair Kramb at the previous Council meeting. The recommendations are:
  - Discontinue the tactical urbanism pilot program, given resident and public feedback;
  - Continue to use the speed warning camera program, given the success of the program on travel speeds where deployed;
  - Deploy driver feedback signs and pavement markings in select locations where the speed limit drops within a short distance, like Dublin Road and Riverside Drive;
  - After the new HAWK signals are installed, report back to Council their impacts and continue to consider additional locations where they may be deployed;
  - Consider adding an educational sticker or QR codes linked to applicable Ohio law at select crosswalks to enhance public understanding of pedestrian right-of-way laws;
  - Explore additional communication methods—such as printed materials—to broaden outreach for the Speed Management Program beyond digital channels; and
  - Continue to explore technological advancements and new solutions as they come to market.

Ms. Kramb thanked staff for the follow-up and stated that the memo that was included in the packet has additional information.

Mr. Keeler suggested replacing “or” with “and” in recommendation number five. He stated his support for using both.

Ms. Fox expressed support for expanding the publicity of this program. There has been a lot of work done on this important innovative program. She stated that Dublin Magazine was mentioned as an avenue to spread awareness of the program because it illustrates the lengths that the City is willing to explore to manage speed. She would like to make sure the public is aware of those efforts.



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Mayor Amorose Groomes moved to approve the recommendations of the Public Services Committee and direct staff to move forward with the Speed Management Program as discussed.  
Vice Mayor Alutto seconded.

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

STAFF COMMENTS

Ms. O'Callaghan shared the following:

- Residents may notice that AEP Ohio is conducting tree pruning at various distribution line locations in the City. This work is occurring within AEP's easements and is part of their routine operations to protect the power lines. AEP Transmission has also notified staff that they plan to trim and clear trees along transmission lines in Dublin this summer. This work will occur along AEP's 138 kV lines, three of which are located within the City. It is the City's understanding that this work may be more significant and likely more noticeable than in the past and staff is working with AEP to understand the extent of the clearing and to arrange for appropriate notifications. As more details are learned about AEP's operation they will be communicated as appropriate.
- The Summer Fun Series in Riverside Crossing Park kicks off this week and will run throughout the summer. The Empower Hour events will take place every Tuesday and Thursday at 6 p.m. and are sponsored by Mount Carmel Dublin and Life Time Fitness. Our partners at Visit Dublin are sponsoring the new Midweek Music series, Wednesdays from 6 – 8 p.m. and Cinema Saturdays will return on the 2<sup>nd</sup> and 4<sup>th</sup> Saturdays.
- The City of Dublin was honored with six awards at the 2024 Central Ohio PRSA awards, recognizing excellence in public relations. The City earned three PRism Awards for the Brown-Harris Cemetery Dedication, the City Manager Report series, and media relations for the 2024 Dublin Irish Festival. The City also received three Awards of Excellence for internal communications, digital activation, and print media. These honors reflect the professionalism and creativity of our Communications and Marketing team and their work to keep our community informed and engaged. Congratulations to Ms. Weisenauer and the Communications and Marketing team.
- She thanked everyone for their hard work and dedication in making this year's Memorial Tournament a success. Once again, the event placed Dublin in the international spotlight and reflected the professionalism and pride of our entire community. Congratulations to this year's champion, Scottie Scheffler, who joined Tiger Woods as the only repeat winner at the Memorial Tournament. The City is proud to help host an event that brings global recognition to our city each year. Many City staff members work closely with tournament leadership, including Dan Sullivan, Chris Stiffler, and Paul Howard and together we've built a strong, collaborative partnership and she thanked them for being wonderful partners.
- She shared a video featuring several well-known Memorial Tournament Pro-Am players reflecting on their experience at the tournament and in the City of Dublin. It's a great testimonial to the caliber of the event and the welcoming, high-quality community we are proud to represent.

COUNCIL COMMITTEE REPORTS

Community Development Committee: Mr. Reiner reported that the Community Development Committee met on May 20 and staff shared information about plant sourcing and green roofs. Regarding plant sourcing, staff conducted research into how plant material is sourced to ensure it is compatible with the Central Ohio climate and capable of long-term success in our landscape projects. Staff indicated there is an existing Zoning Code requirement that plant materials be sourced from hardiness



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zones similar to Central Ohio. Staff shared the practices and procedures used to meet this requirement for public projects and private development projects. The Committee recommended that staff focus on additional education opportunities through the development review process about the long-term benefits of using material that is climate-compatible and investigate the documentation process to verify proof of purchase of plant material sourcing as part of the inspection process.

Regarding the green roofs item, he reported that staff conducted additional benchmarking on green roof policies and zoning code requirements from other cities. This continued the work initiated at the March 17 Council Roundtable, where green roofs were identified as an area of interest for their environmental benefits and sustainability potential. Legal staff reported on benchmarking they conducted on green roof code requirements, sustainability mandates and incentives of other communities. The Committee discussed options for how and where green roof requirements could be incorporated. The Committee discussion determined that it would be difficult to implement green roof regulations retroactively for existing development, such as the Bridge Street or West Innovation districts. The Committee recommended investigating several strategies for implementation, including incentives for different levels of design that range from aesthetics to sustainable solutions. The Committee identified a need to test the implementation of green roof sustainability requirements in a larger development, and recommended that it begin with Metro Center, as those development regulations are currently being developed. The Committee will bring forward a recommendation for Council’s consideration at the June 23 Council meeting.

COUNCIL ROUNDTABLE

Ms. Kramb thanked Chief Paez and staff for attending the East Dublin Civic Association meeting on May 21. She also thanked the Memorial Tournament for hosting the Fore! Miler. The Tournament was great as well. The Leaderboard Breakfast was a nice event with great conversation.

Ms. Fox thanked staff for the work that was done for the Community Survey. Once again, 99% of our residents say Dublin is the greatest City to live in which says so much. In every area, from safety to communications to quality of life, Dublin knocks it out of the ballpark. She stated that the City could not have a better staff. She added that most importantly, it is an opportunity for other cities to see that it is possible that cities can be engaged, be a team, work together and create a community an ideal city to be modeled after. She expressed her appreciation as a resident and Council Member.

Mr. Reiner expressed appreciation for the Memorial Tournament and for the Council participation in the Memorial Day Ceremony. Mrs. Davis gave a very moving speech. Her son was killed in Iraq a number of years ago and the Veteran’s Post is named after her son Wesley Davis. He added that Bobbi Clark (a former employee) used to say, “we are building emerald city and it has a moat around it and the moat is watered by the blood of our heroes.”

Mr. Keeler echoed Ms. Fox’s comments regarding the survey. He congratulated Scottie Scheffler for his second win in a row at the Memorial Tournament. He stated that the City Manager mentioned the Summer Fun series and he expressed his appreciation for engaging corporate sponsors to help with that. He commented on Fore! Fest and the Drone show and stated that the City was “alive.” Crawford Hoying has set the example for us as we look at Metro Center. He stated that it is not just about the developer and the development, but it is about activating the space. Crawford Hoying has demonstrated that developers can bring this to the table and activate their own spaces.

Ms. De Rosa expressed her appreciation for the tremendous Memorial Tournament. She shared that she received many compliments and many hosted by the City were quite



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impressed. She thanked all of the board and commission members that are ending their service and the new folks that were just sworn in. There was much excitement and pride in serving this community.

Vice Mayor Alutto expressed her thanks to the staff involved with the Memorial Tournament. She appreciated Chief Paez and the officers onsite at the tournament who were showing great examples of community policing. She added that Hilliard Schools ended last week which means more kids will be out and about, so please drive slowly. She thanked the board and commission members that have finished their terms as well as those getting ready to start their terms of service.

Mayor Amorose Groomes shared the following:

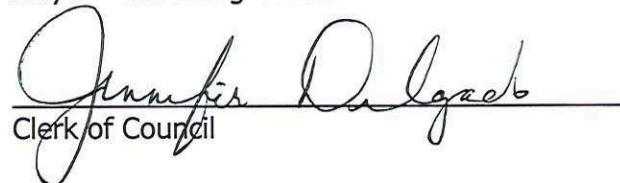
- May 20 she attended the Business Impact Breakfast and thanked the Chamber for putting that together;
- May 20 was also a COMMA meeting that was held jointly with the Northeast Ohio equivalent of COMMA. It was good conversation and interesting to hear the issues that they are experiencing because they are different from ours;
- May 22 was the groundbreaking for the Dublin Schools Scioto High School addition and it was a great ceremony with much excitement for the addition;
- Ms. Kramb, Ms. De Rosa and Mr. Reiner joined her for the Fore! Miler on May 22;
- She thanked the Wesley G. Davis Post for the Memorial Day Ceremony. She stated it is always a good day to be together as a community as we remember those who protect our freedom and all things we celebrate;
- May 28 she attended the Honoree Ceremony for Barbara Nicklaus who was a very gracious and humble recipient of that honor;
- May 29 she had the opportunity to present before the Senate Finance Committee on passenger rail. She encouraged anyone listening who believes that passenger rail is a good thing for the state of Ohio to reach out to your legislators and express that view;
- May 30 she participated in an interview for the 50<sup>th</sup> anniversary of the Memorial Tournament; and
- She congratulated all the board and commission members who participated in the reception this evening and thanked them in advance for their service. She also thanked the outgoing members for their service.
- She expressed appreciation and pride for the opportunity to show off our community the last week for the tournament. She thanked the staff for making the City shine and the Villa so welcoming for all our guests to Dublin.

## ADJOURNMENT

There being no further business, the meeting was adjourned at 7:51 p.m.



Mayor – Presiding Officer

  
Clerk of Council