

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

June 10, 2024

Special Meeting

The special meeting of Council was called to order by President Houk at 5:30 p.m. in City Hall, 4035 Broadway – Lower Level.

Roll was called and the following members were present:

Jodi Burroughs, Melissa Anderson, Mark Sigrist, Christine Houk, Randy Holt, Ted Berry, Rodney Dew

1. Ms. Houk began by thanking community members for their presence at the meeting. She believes this participation is key for Council Members to make good decisions for the community. She introduced Mr. Castle, the new Parks and Recreation Director. She also thanked the YMCA, PROS Consulting, and members of the Park Board for their presence. She asked Council to save their questions for the end of each presentation provided by PROS Consulting and the YMCA.
2. Mr. Leon Younger and Mr. Parnin, PROS Consulting, went through their slideshow presentation on the Community Center Feasibility Study findings. After reading through the presentation Council was asked to share any questions they had.

Mr. Holt asked if guests of the Community Center would be residents, or if anyone was eligible. Mr. Parnin, PROS Consulting, explained that when they talk about guests in their presentation, it is in general, but if the City wanted, they could charge different fees for Grove City residents and non-residents.

Mr. Berry asked if they had already done a study on the location. Mr. Parnin stated that they have only provided the City with site selection criteria and a scoring system thus far. Mr. Berry also asked if they have done a value proposition on whether one large facility or two smaller facilities is better. Mr. Parnin stated that most communities they have worked with focus on one feasibility study and facility rather than multiple.

Ms. Anderson asked if the square footage of this facility would be enough to sustain the future. How do we know 88,000 square feet will be enough? Mr. Younger explained that the national average is - two square feet per population served. While considering the amount of people the YMCA can serve, Grove City should have enough space for residents and future generations.

Ms. Burroughs asked if a Senior Center in the new community facility would be considered. Mr. Parnin stated that there is no designated Senior Center in their plan. He said that it is not about dedicating a space for one specific age group but maximizing the use of the space. Ms. Burroughs also stated that there are lots of people coming from outside of Grove City with memberships to these facilities. Mr. Younger stated that there is indeed a strong appetite from the community and will serve a bigger audience than just Grove City. He also suggested building a field house as well as a community facility to serve as many people as possible.

Mr. Sigrist was apprehensive of the word fieldhouse and believed that it held stigma. Mr. Younger explained that a fieldhouse uses sport as an economic tool and serves a wider level of sports tourism and the community as a whole. He gave the example of Sports Ohio in Dublin.

Mr. Holt asked if they had a full time equivalent or ratio by square foot. Mr. Younger said they will figure that out once the City nails down their wants. They are waiting for the City to approve the second part of their study.

3. Mr. Chad Frush, speaker for the YMCA, began their presentation on the Community Center discussion with impact stories, a 2023 Impact Report, and a Market Study. After reading through the presentation Council was asked to share any questions they had.

Ms. Anderson asked if there was any current transportation for senior citizens to the YMCA. Mr. Hughes said that there is crossover with the Senior Center but currently there is no direct transportation besides the COTA + system.

Mr. Berry asked if they have discussed expanding the OSU Rehabilitation Center or if there are any other wellness programs that have looked at the YMCA for the building space. Mr. Frush explained that they have been in contact with OSU and they would like to explore the idea of expansion in Grove City. In terms of partnerships and programs, he said that they have begun other pilot programs with other YMCAs in Ohio and wants to bring them to Grove City.

Ms. Burroughs asked if the Y has done a feasibility study themselves in terms of expansion in Grove City. Mr. Frush explained that the Market Study showed them a lot of information in terms of parking issues and overcrowding at certain times in the day because of the population they are serving.

Mr. Holt asked how many employees they have that are part-time and full-time. Mr. Frush said that there are between 80-100 total employees and of those 8-10 are full-time employees. Mr. Berry asked if there a specific educational requirement for those full-time employees? Mr. Frush explained that education is related to the Department they work in.

Mr. Dew asked if there was any possibility that the Y would get back into the Urbancrest community. The YMCA CEO explained that they would not. Trying to operate multiple facilities costs multiple dollars. Unfortunately, there was not enough of the population to do so.

Ms. Anderson asked if other YMCAs in central Ohio have done expansions and if so, what it took for them to get there. Mr. Frush explained that yes there have been multiple expansions and the Market Study that was done for Grove City, they have done that for 6 other Ys as well. They are currently looking at a reinvestment strategy for their Association as a whole.

4. Ms. Houk opened the floor for roundtable discussion of both presentations. She began by recognizing the common thread of both presentations of evolution and what a fortunate position we as a city are in. She stated that she wants to keep the focus out of finance and see what the community as a whole wants.

Mr. Berry asked how much land is needed for a new Community Center. Mr. Younger said around 10 acres of land will be needed. Mr. Berry also asked what types of pools they would put into the center. Mr. Younger explained there are 4 levels of pools; play water, lazy river/resistant water, warm water/therapy water, and cold water or competition/fitness water. Mr. Berry wants more than 9 lanes of exercise swimming.

Ms. Zelenak, Park Board, brought up a point she heard in park land acquisition meetings, people want to ensure that we are not building this Center or expanding the YMCA by leveling park land that we currently have.

Ms. Anderson stated that she wants the City to continue with the next steps and not stop. Mr. Sigrist agreed and doesn't want to see this issue put back on a shelf and forgotten about. Commitment to the community is key.

Mr. Berry worries that the northern part of the community may be left out. He is worried about the accessibility for all people. He wants to strategically place the Community Center to help all citizens.

Mayor Stage expressed that they will be moving to the next steps and wants to make sure that we have availability of infrastructure, parking, etc. Mr. Castle, Parks and Recreation Director, expressed that he is overwhelmed with joy that we are taking steps to get this done.

Ms. Houk asked how we can keep the lines of communication open. Council will eventually be asked to approve a concept plan and how to accomplish financially, so the more communication, the better off they will be. It is not about votes, it is about building consensus. She wants to set a time for regular reporting and work sessions. Mayor Stage suggested September. Ms. Houk agreed and stated that they would meet on a quarterly basis as of now. She let community members know that this item will be on the agenda for a Council meeting in September.

After a quick recess, Council came back for the second topic of the night regarding discussion of different forms of government.

Mayor Stage began the meeting by going through his presentation discussing our current form of government versus a City Manager form of government. Following the presentation Mayor Stage made two suggestions, bring the 5-year Capital Improvement Plan to Council as a resolution, as well as the 10-year Forecast to discuss in an open meeting; and create two new committees for Council, a human resources committee and a parks committee.

Ms. Houk stated that committees and committee chairs should line up with the workload. She stated that she does not believe that this aligns with the conversation at hand. She feels that what they are suggesting with this year's budget are things they have done before. She believes it is good to have discussion of the budget opposed to a resolution without discussion. She believes that part of the problem is not enough communication and education for Council members. She suggested implementing a formal process for grant dollars. She thinks it is better for four individuals to give out grant dollars in the City Manager form of government than one individual we currently have.

Mr. Berry said you have to give the executive branch some flexibility to sell their goods to Council to approve. Seven members of Council forces a compromise. You cannot control the Mayor, he wants Administration to bring Council on board to work together.

Ms. Anderson stated that this is all about growth and our growing city. She said other cities with a City Manager form of government still have a process. She asked how the current Mayor manages that process part-time. She brought up another common theme of appointments to Boards and Commissions. She said leaving their previous meeting they had three thoughts in mind which were City Manager, hybrid, or no change. From what she is hearing, they can get rid of no change due to lack of feedback.

Mayor Stage responded to the comment about the Mayor being part-time by explaining that this is set in the City Charter. They did not want the Mayor playing the role of City Administrator, the City Administrator is in charge. He said his door is always open for discussion of appointments and suggestions. Ms. Anderson asked if the City Administrator is in charge then why does the Mayor appoint all heads of departments, boards and commissions. Mayor Stage said that after appointments are made according to the Charter, the City Administrator is their boss.

Discussion ensued about certain caveats of both forms of government. Ms. Houk asked members what next steps they wish to take for this issue, understanding that the consensus is to exclude no change. Mr. Holt said there are positives and negatives to both, he asked if we should look at tweaking our current Charter. Ms. Houk decided that three of the most senior members of Council, Mr. Berry, Mr. Holt, and herself will read through the Charter and see what/if they can change things to move towards a hybrid or full City Manager form of government. They have thirty days to do so and will report back at the July 15th regular meeting of Council during caucus.

Adjourned at 8:18 p.m.



Shaina Rowe
Asst. to Clerk of Council



Christine Houk
President of Council

Grove City Community Center Feasibility Study Findings



Agenda:

- How We Arrived Here - Milestones
- Process
- Similar Provider
- Key Stakeholder Focus Groups
- Recreation Trends
- Survey Results
- Priority Matrices
- Grove City and YMCA Survey Comparison
- Five & Ten-Minute Drive Times
- Next Steps



How We Arrived Here - Milestones



RECREATION CENTER TIMELINE

Ballot Vote

1996-The ballot issue was voted on by the residents and defeated by a 3-1 margin.

Campaign

The YMCA of Greater Columbus started a capital campaign to raise funds to build a YMCA in Fryer Park.

Grand Opening

The Grove City YMCA opened its doors in Grove City.

1995

1996

1998

1999

2001

2002

2012

Rec Center

1995-Grove City Administration decided to embark on a campaign to build a community center in Grove City.

Collaboration

The Grove City Administration collaborated with the YMCA of Greater Columbus.

Grant

The YMCA was given a grant from the city of \$300,000 to complete the capital campaign

Feasibility

Grove City conducted a feasibility study with MS Consultants for a new municipal-run Community Center.

RECREATION CENTER TIMELINE CONTINUED

Committee

The Grove City Financial Committee conducted meetings and discussions about future projects for the City.

Feasibility

The city hired PROS Consulting, Inc. to conduct the current feasibility study.

2012

2019

2022

2023

Addition

The YMCA approached the city to collaborate with the city to build an addition to the YMCA.

Council Member

Mr. Roby Schottke, Council Member re-introduced the subject of an updated community center study.

Current Feasibility Process



The Process



Key Stakeholder Input, Demographics & Recreation Trends



Key Stakeholders / Focus Groups

Facility Programs

- Indoor Pickleball
- Drop-in Programs
- Enrichment Classes
- Fitness Classes
- Healthy Cooking
- Weight Training
- Youth Sports

Facility Spaces

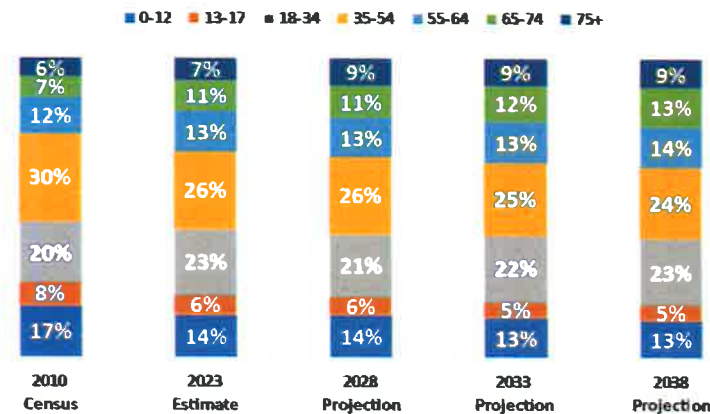
- Community Gathering Spaces
- Gymnasium - Hardcourt
- Meeting Rooms
- Arts & Crafts
- Weight / Cardio Center
- Group Fitness Rooms
- Kitchen

Demographics

POPULATION



POPULATION BY AGE SEGMENTS

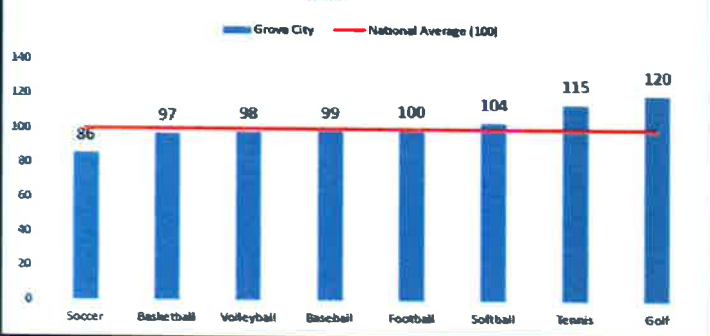


Population will be 48,433 in 2038. The facility should be designed for this and beyond

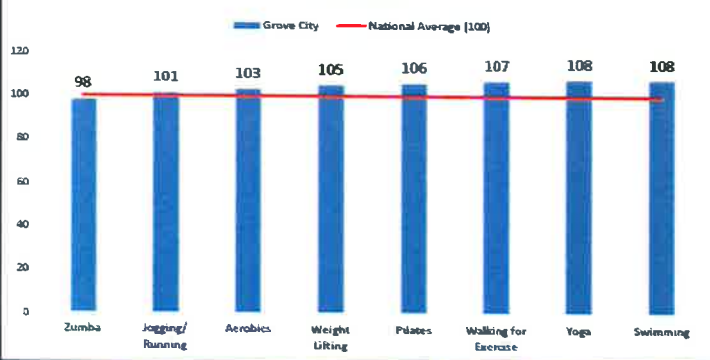
Ages 55+ are currently 31% and will be 36% of the population in 2038.

Recreation Trends

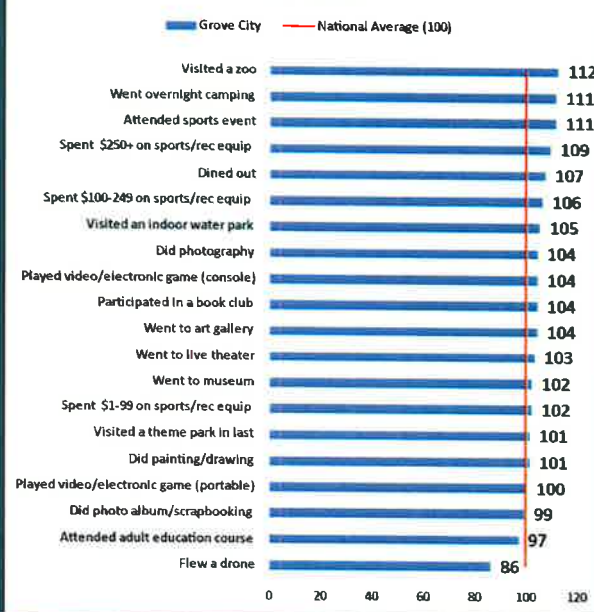
GENERAL SPORTS MPI



FITNESS MPI



COMMERCIAL RECREATION MPI
(last 12 months)



MPI does not exist for Pickleball.

Fitness is participated in a higher level than the national average

From Commercial Recreation, Sports Events and enrichment classes are considered opportunities within a new facility.

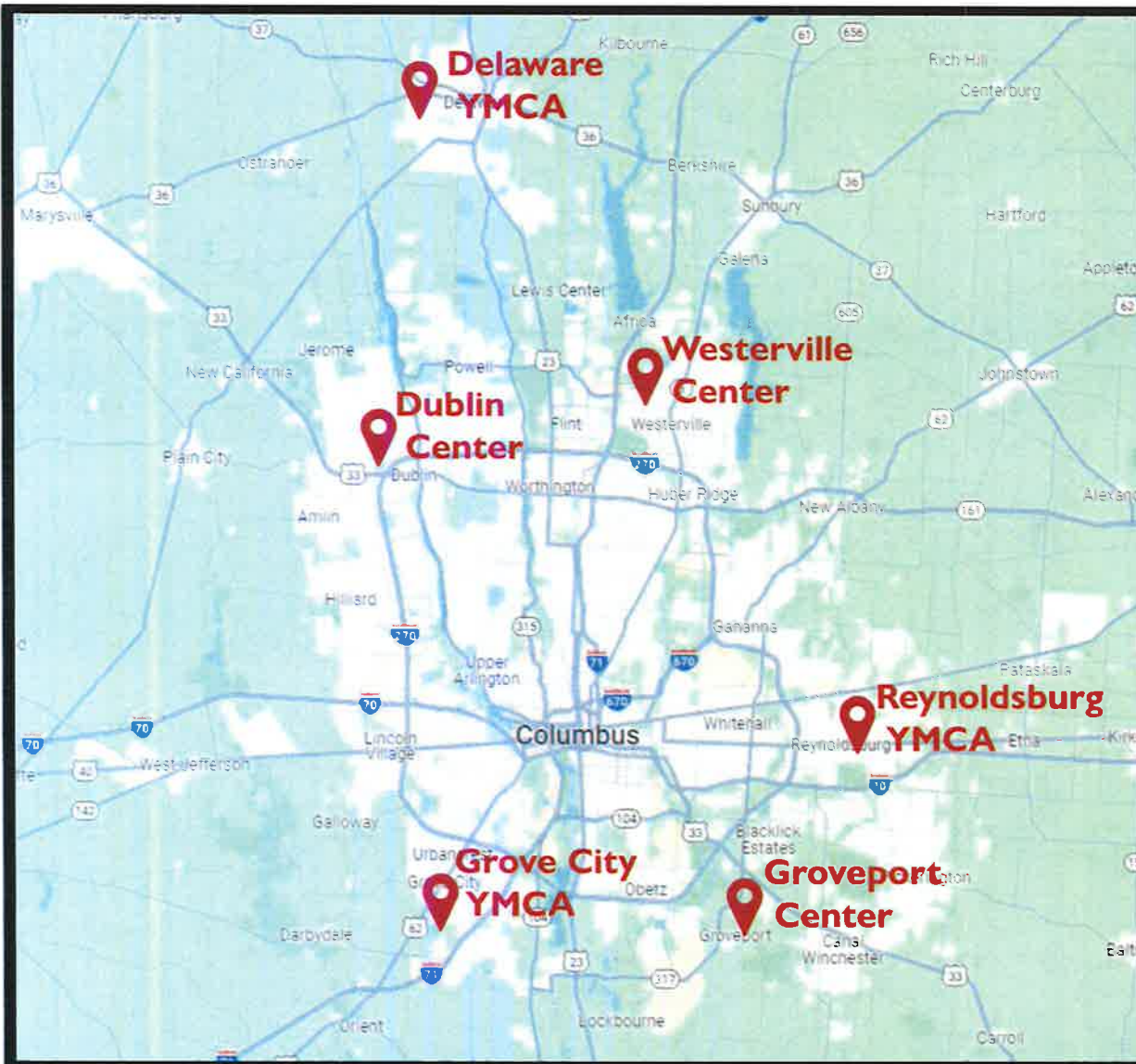
Similar Providers



About this Similar Provider

- This Similar Provider Analysis is to be used as a point of reference for Grove City and the Parks and Recreation Department to review agencies with Community Centers.
- The information obtained from the Similar Provider Agencies is to be used regarding operations and physical aspects of the facilities/spaces as the City evaluates their Community Center.





Six community centers were chosen by the steering committee to explore as similar providers and incorporate findings into the Feasibility Report.

Renovations to Facilities

The older facility has more renovations through the years to add spaces and more programs as the population of the community grew and demand on spaces increased.

(27 years old with 2 renovations)

KEY TAKE-AWAY

Do not build for the size of your community in 2023, build it to comfortably serve the size of the community in 2038

	Service Providers	Year Built	Square Feet	Year Renovated	Sq. Ft. after Renovation	Most Recent Renovations
Direct Similar Providers - Community Centers	Westerville Parks and Recreation - Community Center	2001	96,000	2021	145,000	
	Delaware Community Center YMCA - YMCA of Central Ohio	2011	72,000			
	Dublin Parks and Recreation - Community Recreation Center	1996	76,000	2000	116,000	2006
	Reynoldsburg Community Center YMCA - YMCA of Central Ohio	2020	75,000	N/A		
	Groveport Recreation Department - Recreation Center	2004	67,000			
	Grove City YMCA - YMCA of Central Ohio	2002	44,000	2012	65,000	
	Grove City Parks and Recreation - Proposed Facility	TBD				

Programming & Major Services

Service Providers		Programming and Major Services													
		Adaptive	Fitness/Wellness	Adult Sports	Youth Sports	Adult Aquatics	Youth Aquatics	Out of School	Camps	Early Childhood	Teen	Esports	Seniors	Art/Culture	Social Services
Direct Similar Providers - Community Centers	Westerville Parks and Recreation - Community Center	X	X	X	X	X	X	X	X	X	X	X	X	X	
	Delaware Community Center YMCA - YMCA of Central Ohio		X			X	X	X	X	X	X				X
	Dublin Parks and Recreation - Community Recreation Center	X	X	X	X	X	X		X	X	X	X	X	X	
	Reynoldsburg Community Center YMCA - YMCA of Central Ohio		X			X	X	X	X	X	X				X
	Groveport Recreation Department - Recreation Center		X	X	X	X	X		X						
	Grove City YMCA - YMCA of Central Ohio		X			X	X	X	X	X	X				X
	Grove City Parks and Recreation - Proposed Facility														

- The community centers with the most spaces provide the most programs
- YMCA facilities are consistent in programming across the three locations

Individual Membership
Average (M2M)
\$34 R / \$46 NR

Senior Membership
Average (M2M)
\$28 R / \$28 NR

Youth
Membership
Average (M2M)
\$12 R / \$31 NR

Family
Membership
Average (M2M)
\$68 R / \$132 NR
(Family of 4)

Daily
Admission
Average
\$9 R / \$14 NR

Household of 2
Membership
Average (M2M)
\$53R / \$85 NR

Does Membership Matter



- Pricing is unique to each facility and based on the perceived value of the spaces and activities.
- Averages include outliers on the low end and on the high end of membership pricing.
- Overall highest memberships, including annual memberships, are:
 - Individual Memberships: YMCA
 - All Other Membership Types: Westerville

Attractions

YMCA facilities are consistent in the attractions/core spaces at each location and enhanced by something unique = Regional Recreation Center Model.

Westerville has the most gyms and group fitness rooms

Dublin has dedicated art rooms and a theater

Partnerships are a key component in each of the facilities



Statistically-Valid Survey Results



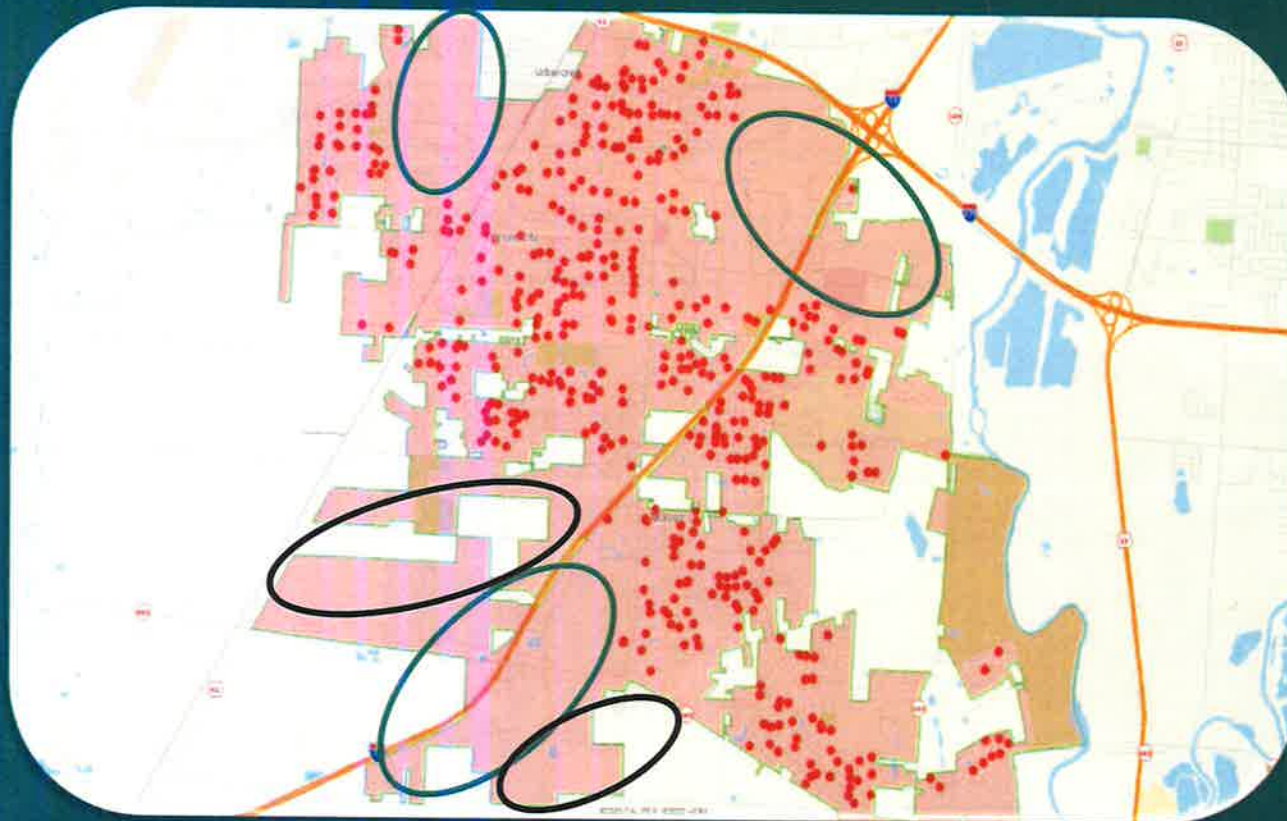


Survey Responses

Survey Responses Goal: 400

Exceeded Goal: 664

Goal
Exceeded
by 66%

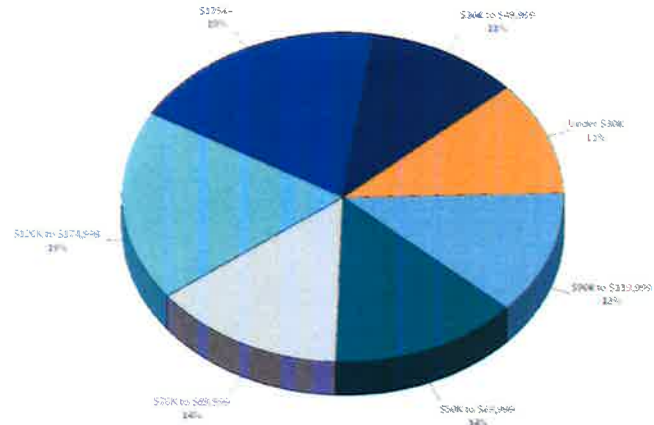


Survey
Response
Distribution
across the City

Survey Response Demographics Compared to Census

Demographic Comparisons		
	2023 Grove City Survey	2020 U.S. Census
Female	50.20%	49.70%
White or Caucasian	89.50%	87.50%
Black or African American	3.80%	4%
Asian or Asian Indian	2.70%	2.70%
Hispanic, Spanish, or Latino/a/x	2%	2.80%
American Indian or Alaska Native	0.50%	0%
Native Hawaiian or other Pacific Islander	0.20%	0%

Q16. Would you say your total annual household income is...
by percentage of respondents (excluding "not provided")

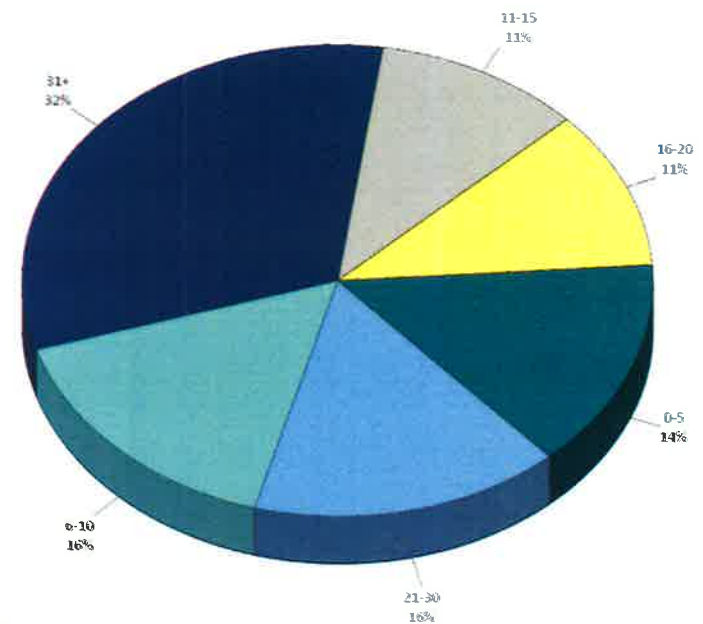


ETC Institute (2023)

36

Q15. How many years have you lived in Grove City?
by percentage of respondents (excluding "not provided")

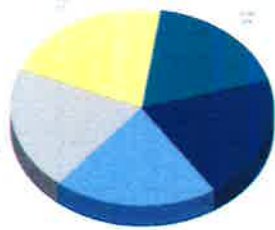
Grove City, OH 2023 Survey



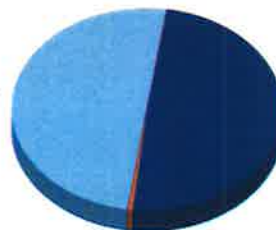
ETC Institute (2023)

37

Q14. What is your age?
by percentage of respondents (excluding "not provided")

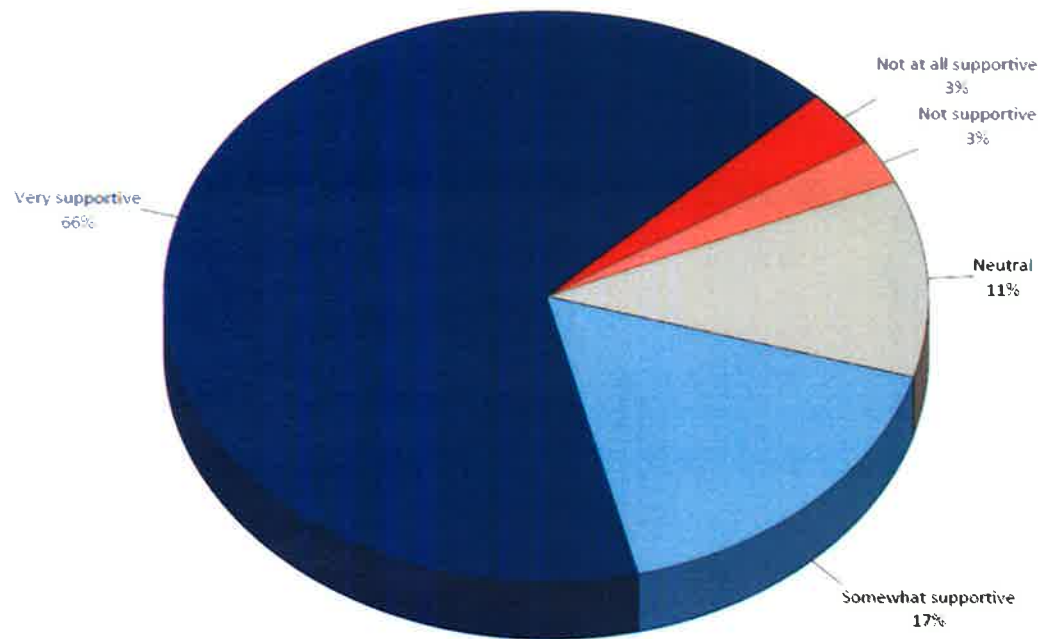


Q13. Your gender:
by percentage of respondents (excluding "not provided")



Q2. How supportive are you of the city developing a new indoor Multigenerational Community Center, if it included the amenities and programs used the most?

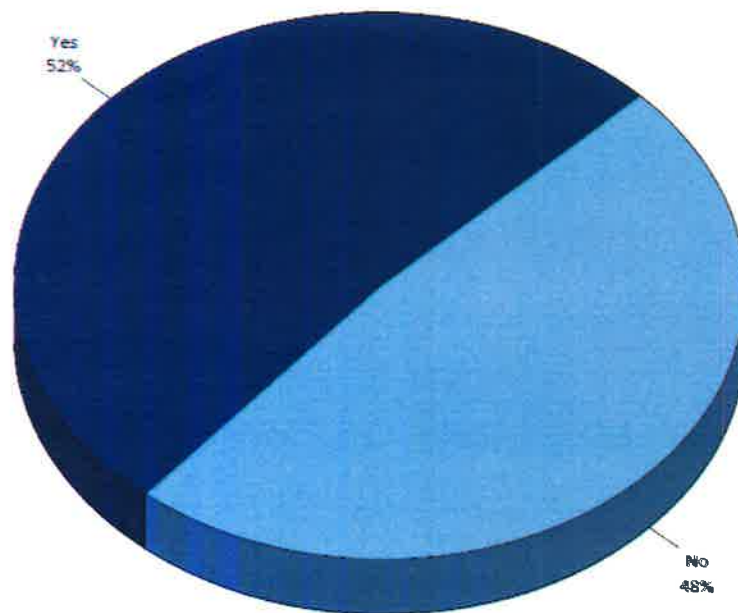
by percentage of respondents (excluding "not provided")



- 83% are Very to Somewhat Supportive
- 6% not supportive or not at all
- 11% Neutral that could choose to support

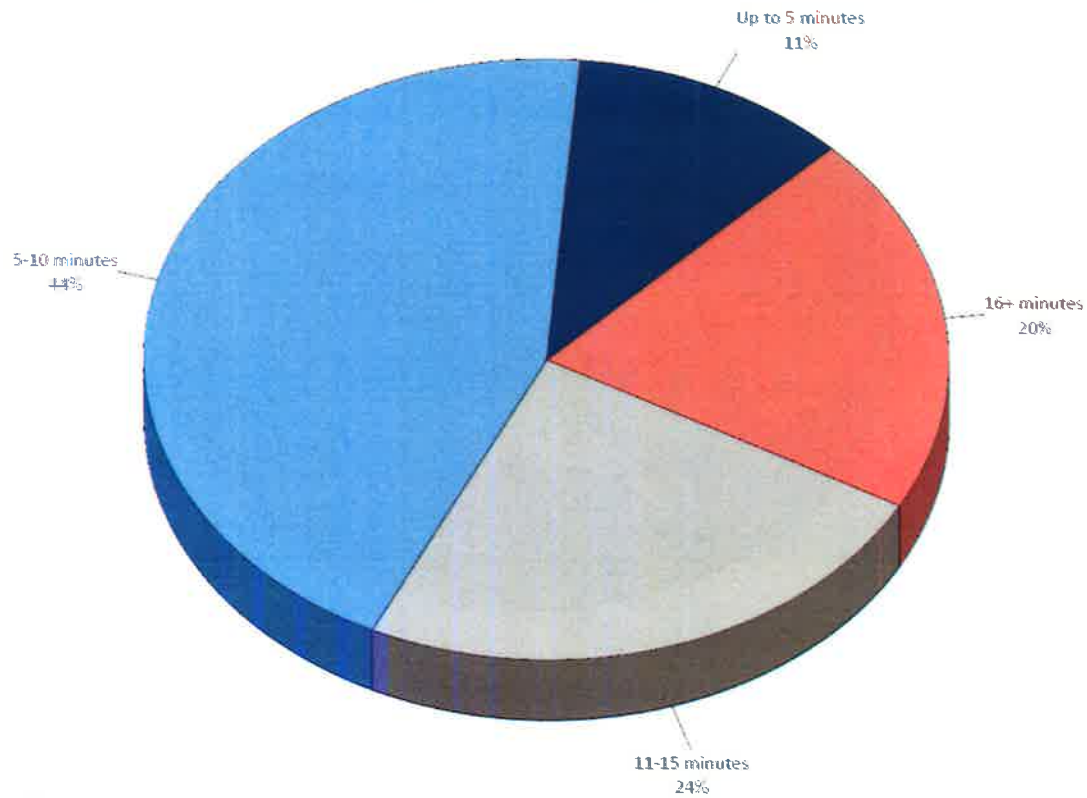
Q3. Have you/your household used any INDOOR recreation, sports, fitness, or meeting spaces offered by the Grove City Parks and Recreation during the past 12 months?

by percentage of respondents



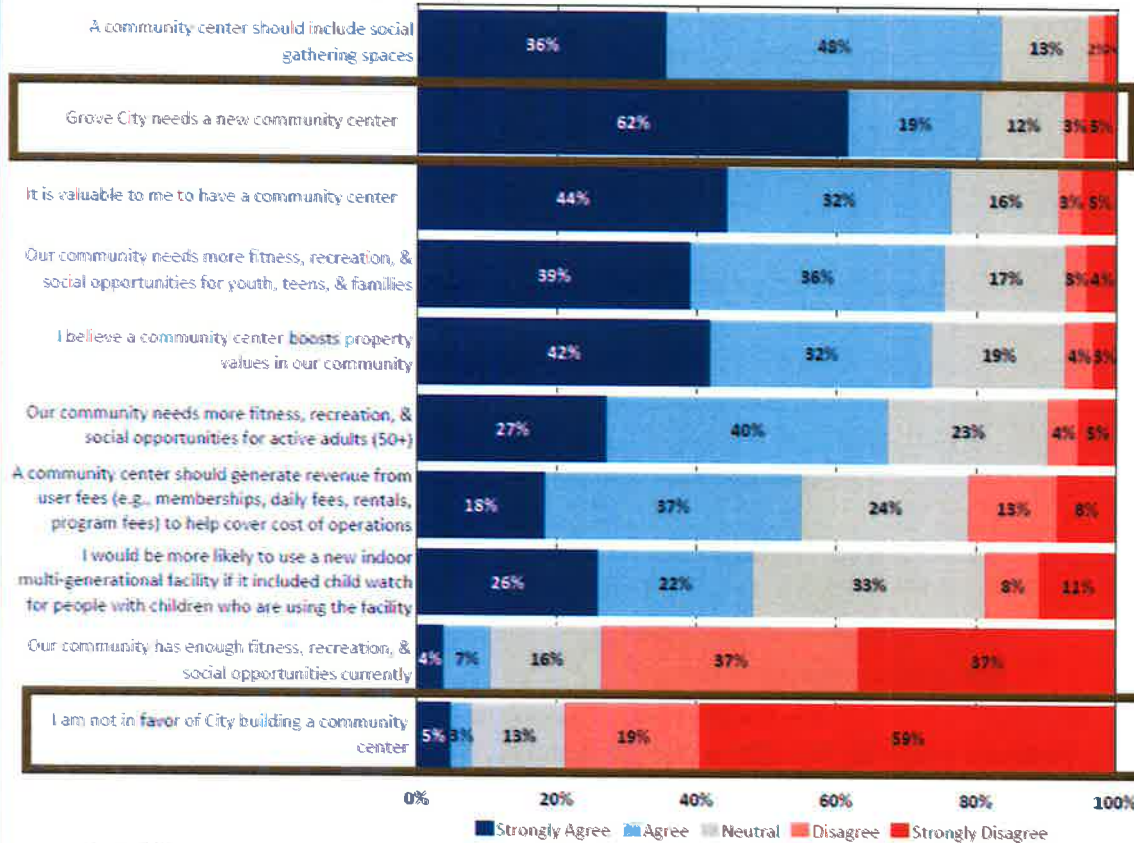
- Significant that 48% have not used facilities in the last 12 months, yet 83% Support project

Q5. On average, how far do you typically travel to use indoor recreation facilities?
by percentage of respondents (excluding "not provided")



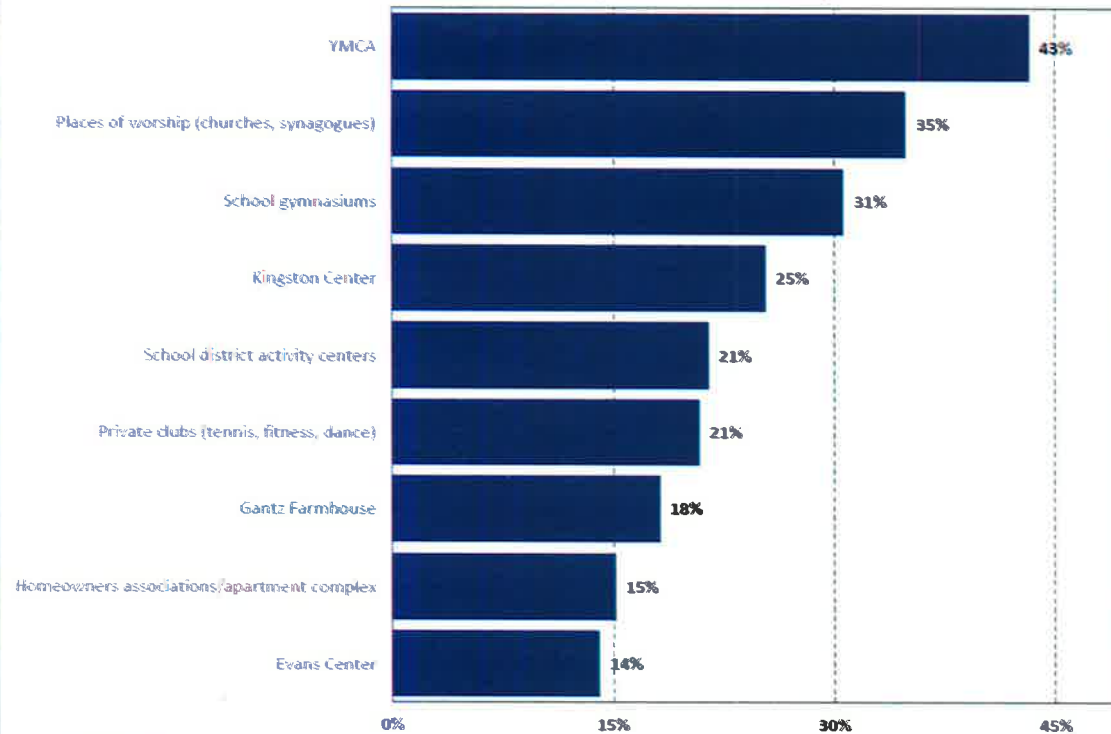
- 68% travel 5-15 minutes, this portion of the market is available for capturing

Q10. Please rate your level of agreement with each of the following statements.
by percentage of respondents (excluding "don't know")



Q4. Please CHECK ALL of the recreational facilities you/your household have used for INDOOR recreation, sports, fitness, meeting spaces, programs, or other services.

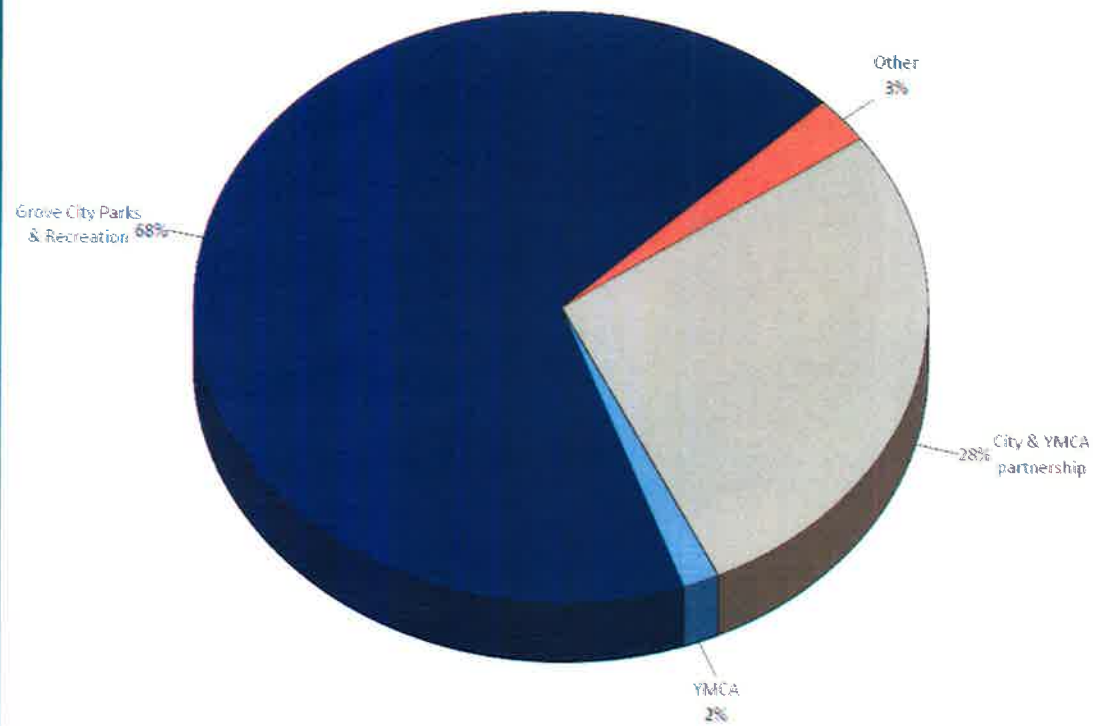
by percentage of respondents (multiple selections could be made)



- Significant that 43% have used the YMCA and still highly favor the project

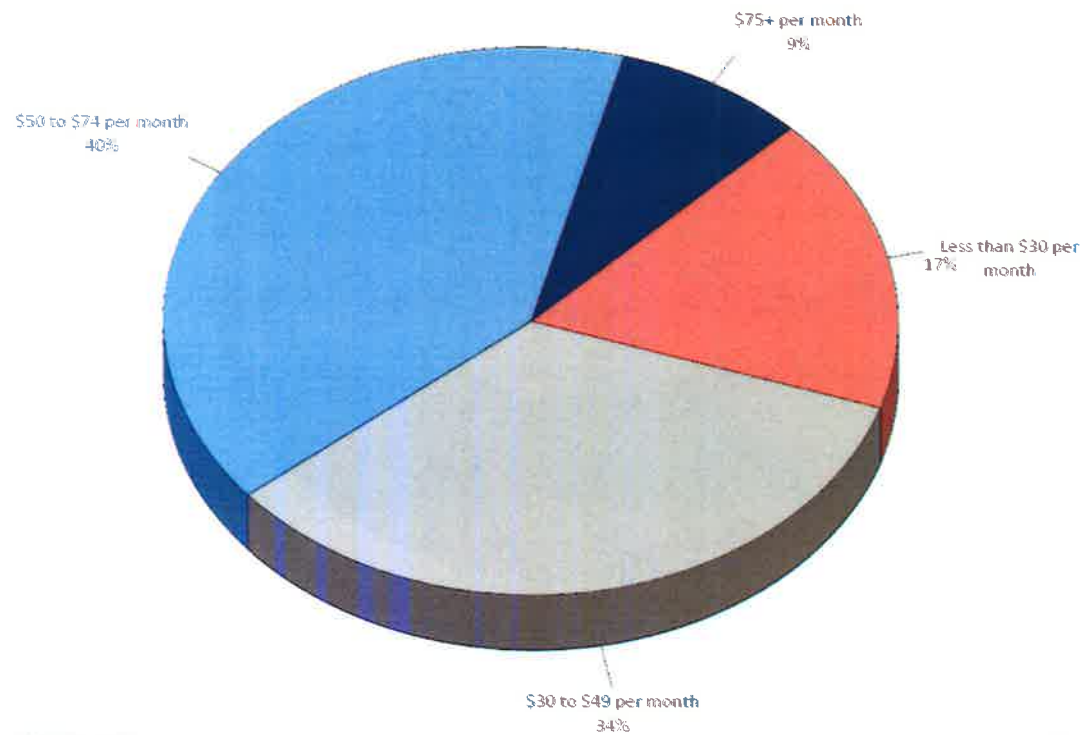
Q11. Do you believe a new Multigenerational Community Center should be operated by:

by percentage of respondents (excluding "not provided")



Q12a. What is the maximum amount you would be willing to pay per month for a MONTHLY FAMILY PASS?

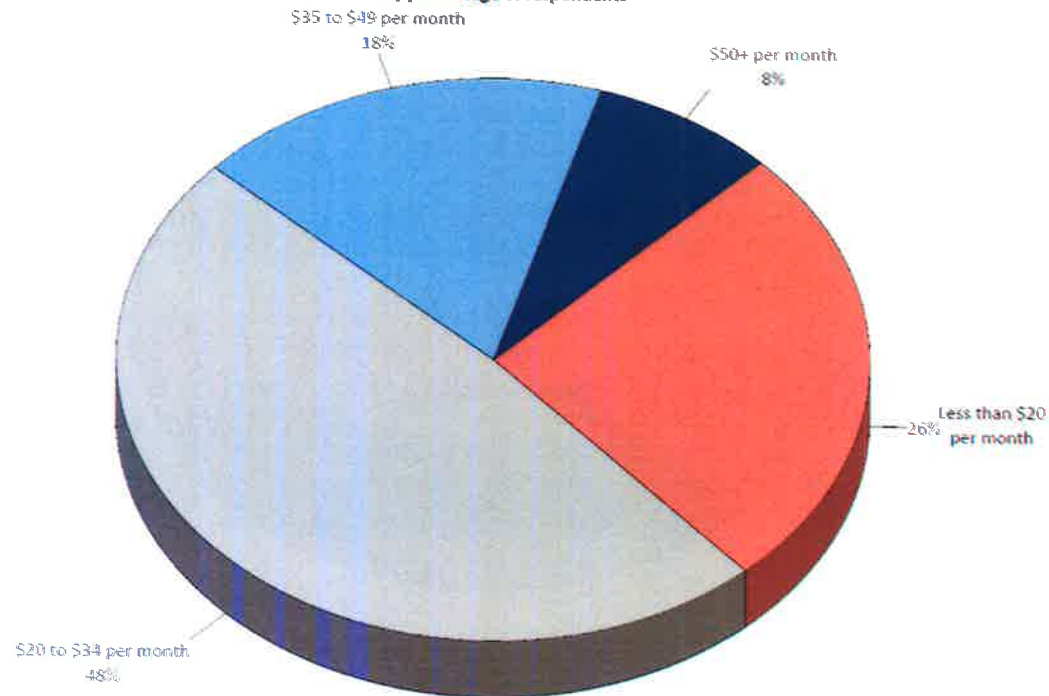
by percentage of respondents (excluding "not provided")



- 74% willing to pay \$30-\$74 a month for Family Passes

Q12b. What is the maximum amount you would be willing to pay per month for a MONTHLY ADULT PASS?

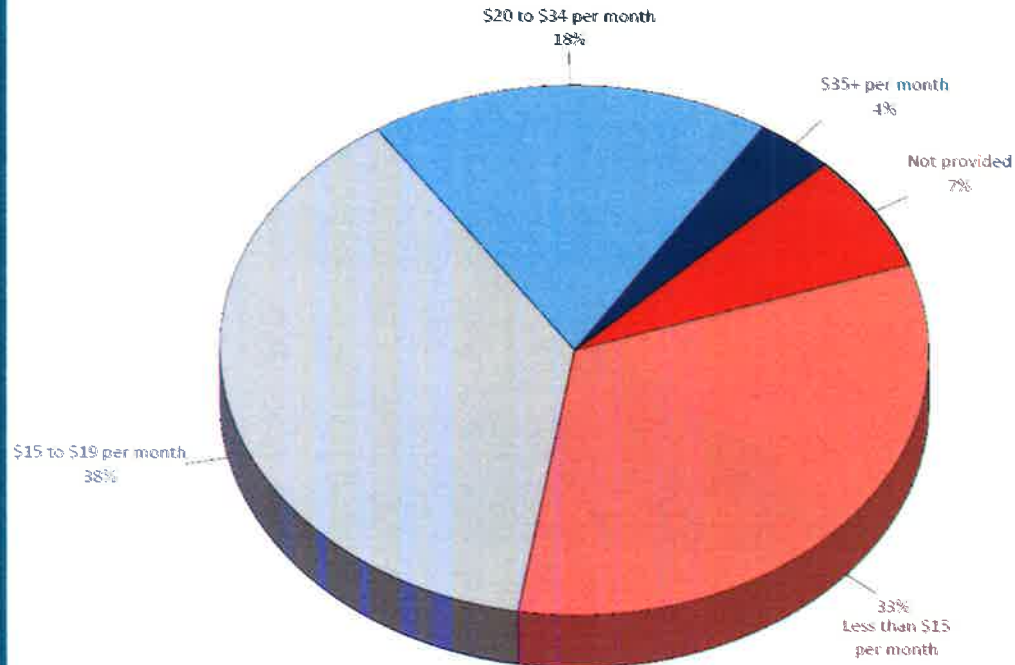
by percentage of respondents



- 66% willing to pay \$20-\$49 a month for Adult Passes

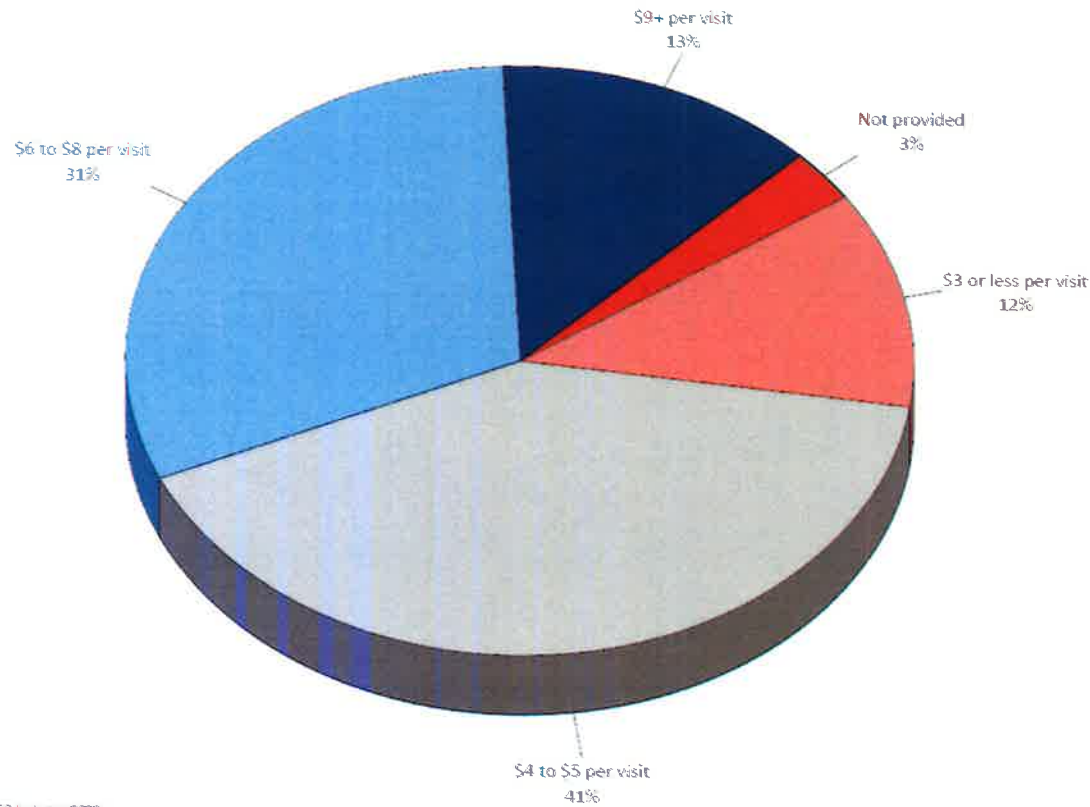
Q12c. What is the maximum amount you would be willing to pay per month for a MONTHLY SENIOR PASS?

by percentage of respondents (excluding "not provided")



- 60% willing to pay \$15 or more a month for Senior Passes

Q12d. What is the maximum amount you would be willing to pay PER VISIT?
by percentage of respondents (excluding "not provided")

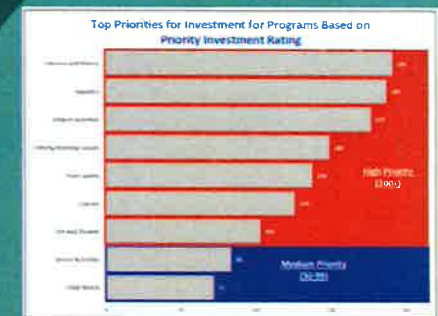
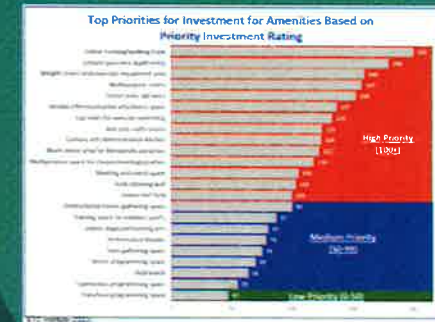


- 85% willing to pay \$4 or more for daily admissions

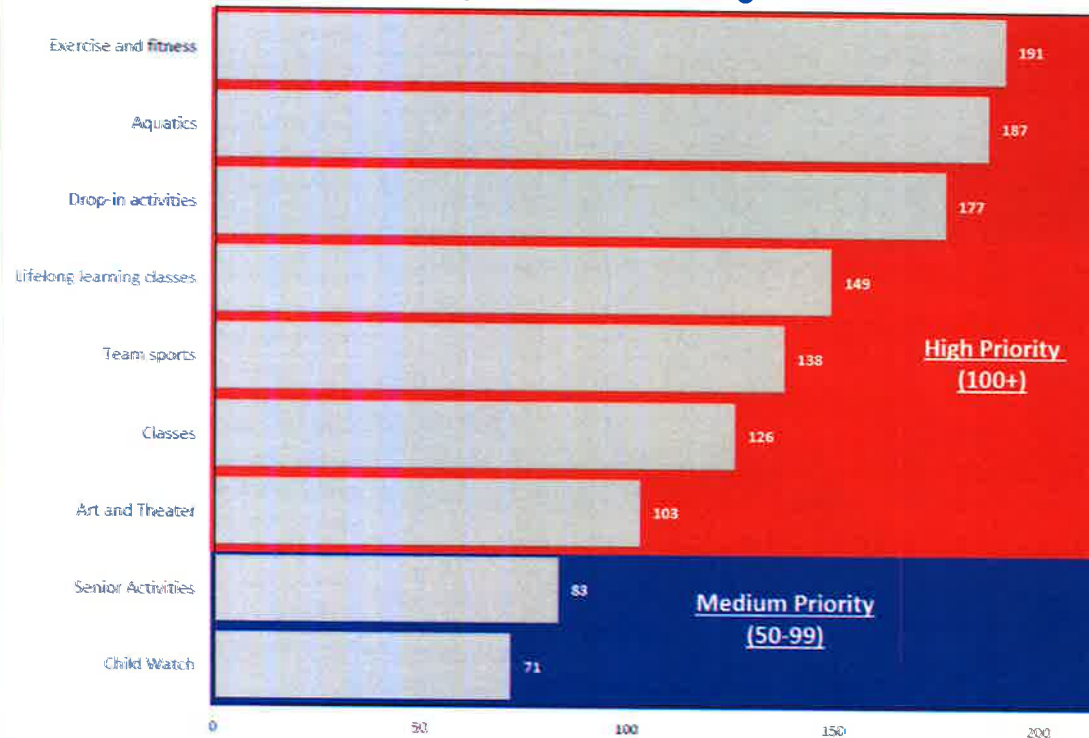
- Do you have a need?
- How well is that need being met?
- How important is it to you?

- Do you have a need?
- How well is that need being met?
- How important is it to you?

These three questions feed into the priority Investment Rating on the next two slides

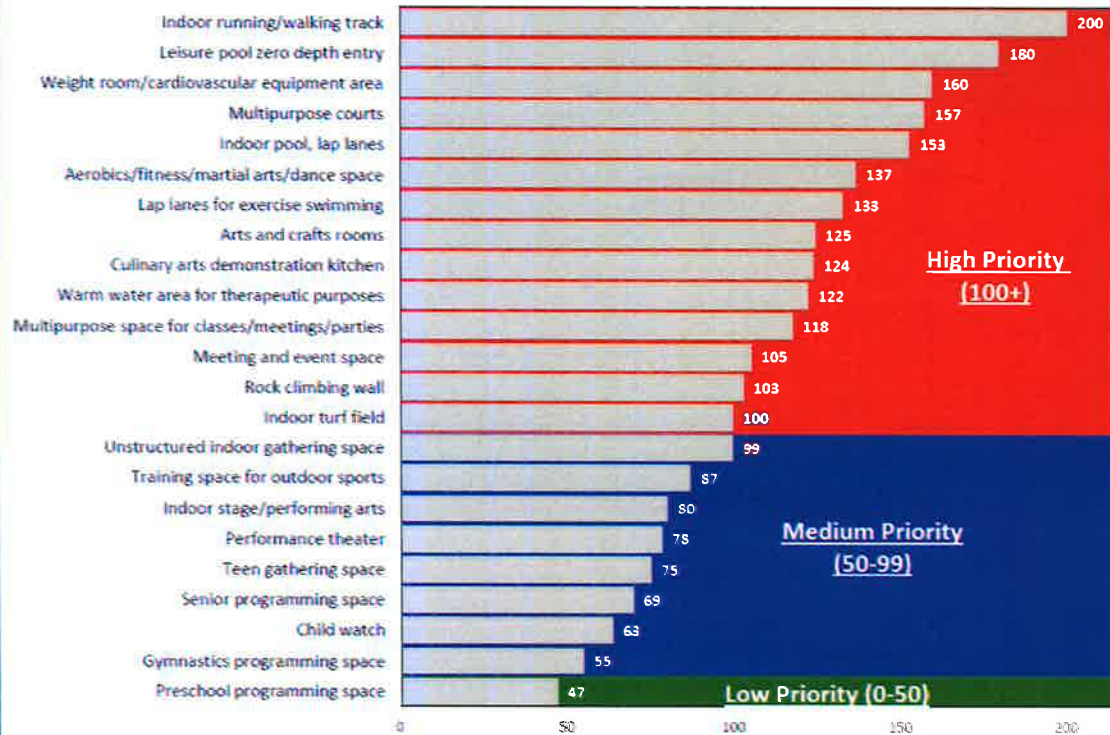


Top Priorities for Investment for Programs Based on Priority Investment Rating



- 77% of the total number of programs residents could select from are a high priority.

Top Priorities for Investment for Amenities Based on Priority Investment Rating



ETC Institute (2023)

- High number of priority investments identified by residents for a new facility
- 60% of the total number of amenities residents could select from are a high priority.

Priority Matrices



Program Priority Matrix

Grove City Parks and Recreation

Community Fieldhouse Program Matrix

Citizen Survey Ranking	Programs & Classes	Age Segments Served											Guiding Principles			Costs		Partnership / Sponsorship
		YOUTH				ADULT				SENIOR			Local Need	Revenue Potential	Multi-jurisdictional Draw	Cost to Develop	Cost to Operate	Partnership / Sponsorship Potential
		2-5 years	6-8 years	9-12 years	13-15 years	16-18 years	19-30 years	31-45 years	46-60 years	61-70 years	71-75 years	77+ years						Partnership / Sponsorship Potential
1	Exercise and fitness					•	•	•	•	•	•	•	High	High	Medium	High	Medium	Medium
2	Aquatics	•	•	•	•	•	•	•	•	•	•	•	High	Medium	Low	Low	Medium	Medium
3	Drop-in activities			•	•	•	•	•	•	•	•	•	High	Low	Low	Low	Low	Medium
4	Lifelong learning classes			•	•	•	•	•	•	•	•	•	High	Low	Low	Medium	Medium	Medium
5	Team sports		•	•	•	•	•	•					High	High	High	Medium	High	High
6	Classes	•	•	•	•	•	•	•	•	•	•	•	High	Medium	Low	Low	Low	Medium
7	Art and theater	•	•	•	•	•	•	•	•	•	•	•	High	Medium	Low	Medium	Medium	Low
8	Senior activities									•	•	•	Medium	Low	Low	Low	Low	Low
9	Child watch	•	•										Medium	Low	Low	Low	Low	Low

Grove City Parks and Recreation
Community Fieldhouse Amenities Matrix

Citizen Survey Ranking	Amenity	Age Segments Served											Guiding Principles			Costs		Partnership Sponsorship
		YOUTH				ADULT				SENIOR			Local Need	Revenue Potential	Multi- jurisdictional Draw	Cost to Develop	Cost to Operate	Partnership Sponsorship Potential
		2-5	6-8	9-12	13-15	16-18	19-30	31-45	46-60	61-70	71-75	77+						
		years	years	years	years	years	years	years	years	years	years	years						
Community Fieldhouse Amenities																		
1	Indoor running/walking track	•	•	•	•	•	•	•	•	•	•	•	High	Medium	Low	Medium	Low	High
2	Leisure pool zero depth entry	•	•				•	•	•	•			High	Medium	Medium	High	High	High
3	Weight room/cardio equipment area					•	•	•	•	•	•	•	High	Medium	High	Low	Low	Medium
4	Multipurpose courts	•	•	•	•	•		•	•	•	•	•	High	High	High	High	High	High
5	Indoor pool, lap lanes					•	•	•	•	•	•	•	High	Medium	Medium	High	High	High
6	Aerobics/fitness/martial arts/dance space	•	•	•	•	•	•	•	•	•			High	Medium	High	Medium	Medium	Medium
7	Lap lanes for exercise swimming					•	•	•	•	•	•	•	High	Medium	Medium	High	High	High
8	Arts and crafts rooms		•	•	•	•	•	•	•	•	•	•	High	Medium	Low	Medium	Medium	Medium
9	Culinary arts demonstration kitchen			•	•	•	•	•	•	•			High	Medium	Low	Medium	Medium	Medium
10	Warm water area for therapeutic purposes	•	•	•	•	•	•	•	•	•	•	•	High	Medium	Medium	High	High	High
11	Multipurpose space for classes/meetings/parties	•	•	•	•	•	•	•	•	•	•	•	High	Medium	Medium	Medium	Low	Medium
12	Meeting and event space	•	•	•	•	•	•	•	•	•	•	•	High	Medium	Medium	Medium	Medium	High
13	Rock climbing wall		•	•	•	•	•	•	•				High	Low	Low	Low	Low	Low
14	Indoor turf field	•	•	•	•	•	•	•	•				High	High	High	High	High	High
15	Unstructured indoor gathering space	•	•	•	•	•	•	•	•	•	•	•	Medium	Low	Low	Low	Low	Low
16	Training space for outdoor sports		•	•	•	•	•	•					Medium	Medium	Medium	Medium	Medium	High
17	Indoor stage/performing arts		•	•	•	•	•	•	•	•	•	•	Medium	Medium	Medium	High	High	High
18	Performance theater		•	•	•	•	•	•	•	•	•	•	Medium	Medium	Medium	High	High	High
19	Teen gathering space			•	•	•							Medium	Low	Low	Medium	Low	Medium
20	Senior programming space									•	•	•	Medium	Low	Low	Medium	Low	Medium
21	Child watch	•	•										Medium	Low	Low	Medium	Medium	Low
22	Gymnastics programming space	•	•	•	•								Medium	Medium	Medium	Medium	Medium	Medium
23	Preschool programming space	•											Medium	Medium	Low	Medium	Medium	Medium

Amenities Priority Matrix

Community Fieldhouse Program Zones			
Zone	Space	Square Feet	Notes
Fieldhouse	Gymnasium	24,500	Gymnasium consists of 3 courts lined for at least, basketball, 6 volleyball and 9 pickleball. Including drop down court dividers. Walking Track (2-3 lanes) elevated above courts.
	Weight Room	2,000	Weight room consists of free weights, variable-resistance cable (weight) machines, and cardio equipment. Positioned close to the offices for supervision. First aid and AED placed according to code.
	Group Fitness	2,000	Group fitness space has ability to be one large room or two smaller rooms. Adjacent storage can be used to store spin bikes and other group fitness accessories.
	Playground	2,800	Playground is intended to provide indoor play for youth year-round during inclement weather and winter months. Two birthday party rooms
Indoor Aquatic Center	Zero-depth entry Program and lap lane pool Warm-water pool Body slides	28,000	Zero-depth pool is a leisure pool with water play features and small slides. Program and lap lane pool can also serve as a competition at 25 yard. Warm-water pool for therapy and parent/tot classes. Water slides two or three at varying lengths and turns.

Initial Core Program of Facility

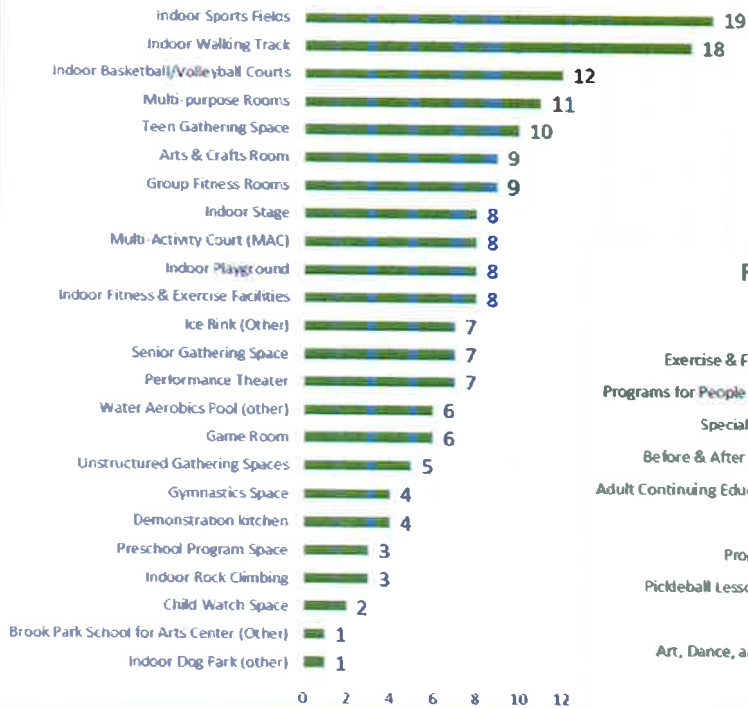
Community Fieldhouse Program Zones			
Zone	Space	Square Feet	Notes
Ancillary Services - Programs	Multi-Activity Court (MAC)	5,000	Multi-Activity Court is a multi-functional room that can be used for dance, tumbling, rock climbing, sports, etc.
	Kitchen	1,500	Demonstration Kitchen and potential concession stand/café
	Arts & Crafts Room		Arts and crafts room serve as multi-functional with durable finishes considering art can be messy. Include utility sink(s)
Support	Office	800	Administration offices for 2-3 people, offices, conference room and break area.
	Circulation	10,000	Includes ADA compliance, small to intimate gathering spaces, controlled entrance vestibule
	Restrooms	2,500	Restrooms are for the convenience of visitors and staff. Ancillary restrooms (individual restrooms) exist in administration offices
	Storage Rooms	7,700	Storage is located adjacent to the gymnasium and each space that is programmable, to minimize staff effort to turn the spaces over for various uses.
	Utility Room	1,400	The utility room is located centrally and includes a janitorial closet with cleaning supplies.
	Total Sq. Ft.	88,200	

Initial Core Program of Facility

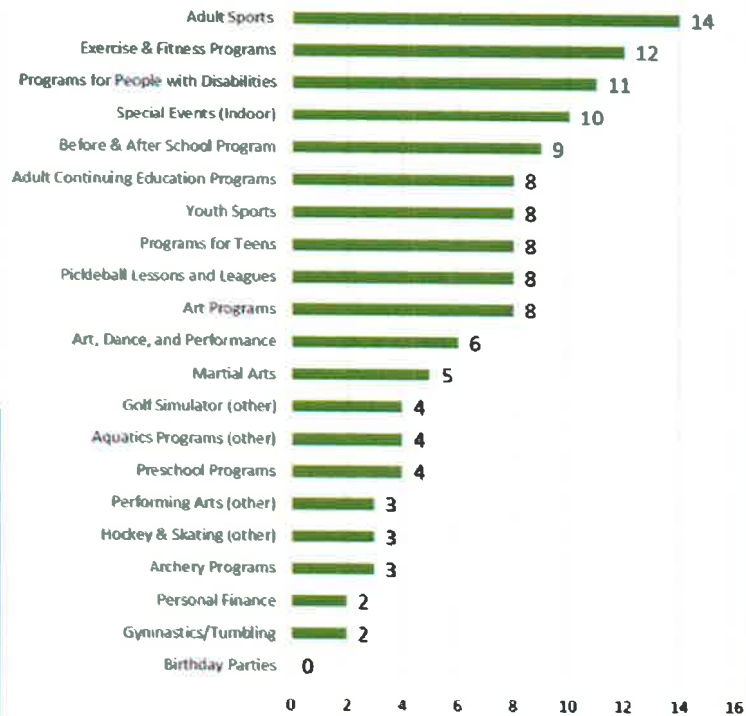
Public Presentation & Exercise



Indoor Spaces/Amenities from Public Meeting



Recreation Programs from Public Meeting



48 people
Participated in
the dot exercise





Grove City and YMCA Survey Comparison



YMCA Market Study and Grove City Survey Results

YMCA Prospective Member Preferences	Grove City Residents
New Indoor / Outdoor Fun Pool	Indoor Track
Lazy River	Indoor Leisure Pool
Water Play	Weight / Cardio - Fitness Rooms
Indoor Fieldhouse	Multipurpose Courts
Indoor Turf fields	Indoor pool w/ lap lanes
Indoor Track	Group Fitness Rooms
Cardio Fitness Area	Lap Lanes
Weight Room - Strength Training	Arts & Crafts
Strength Training for Women	Culinary Arts Demo Kitchen
Group Fitness Rooms	Warm Water Therapy Pool
Second Gymnasium	Multi-purpose Space/Classrooms
Basketball	Meeting Event Space
Pickleball	Rock Climbing Wall
Any of the above	Indoor Turf Fields
None of the above	Indoor gathering spaces - unstructured

Side-by-Side Results

YMCA Market Study and Grove City Survey Results

YMCA Prospective Member Preferences	Grove City Residents
New Indoor / Outdoor Fun Pool	Indoor Track
Lazy River	Indoor Leisure Pool
Water Play	Weight /Cardio - Fitness Rooms
Indoor Fieldhouse	Multipurpose Courts
Indoor Turf fields	Indoor pool w/ lap lanes
Indoor Track	Group Fitness Rooms
Cardio Fitness Area	Lap Lanes
Weight Room - Strength Training	Arts & Crafts
Strength Training for Women	Culinary Arts Demo Kitchen
Group Fitness Rooms	Warm Water Therapy Pool
Second Gymnasium	Multi-purpose Space/Classrooms
Basketball	Meeting Event Space
Pickleball	Rock Climbing Wall
Any of the above	Indoor Turf Fields
None of the above	Indoor gathering spaces - unstructured

Commonalities
of side-by-side
results

Estimated cost per sq. ft.

Recent Estimated Costs (Sq. Ft.)

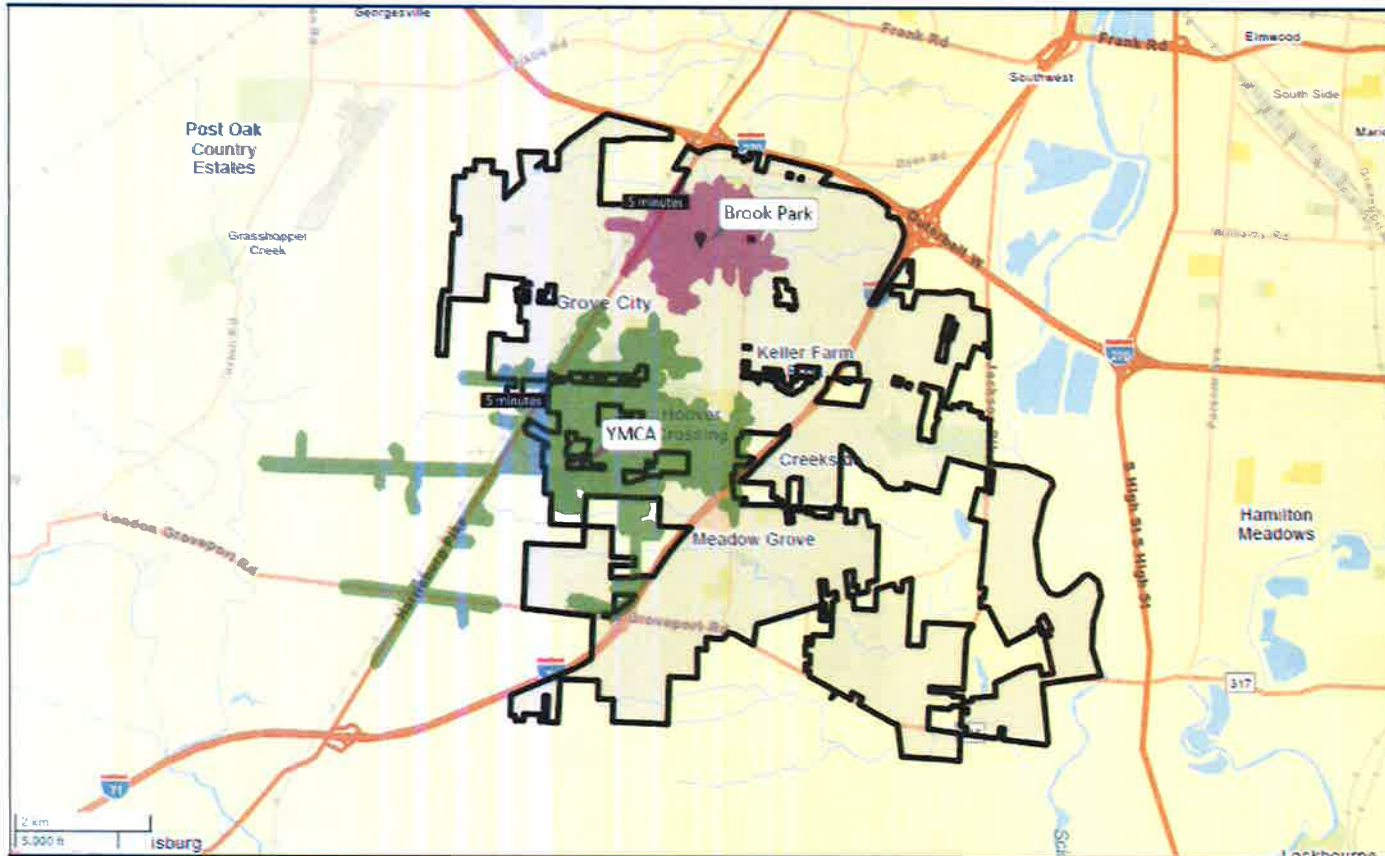
Factors	Low	High
Cost per Sq. Ft.	\$421.00	\$685.00
Cost of 88,200 Sq. Ft.	\$37,132,200.00	\$60,417,000.00

NOTES:

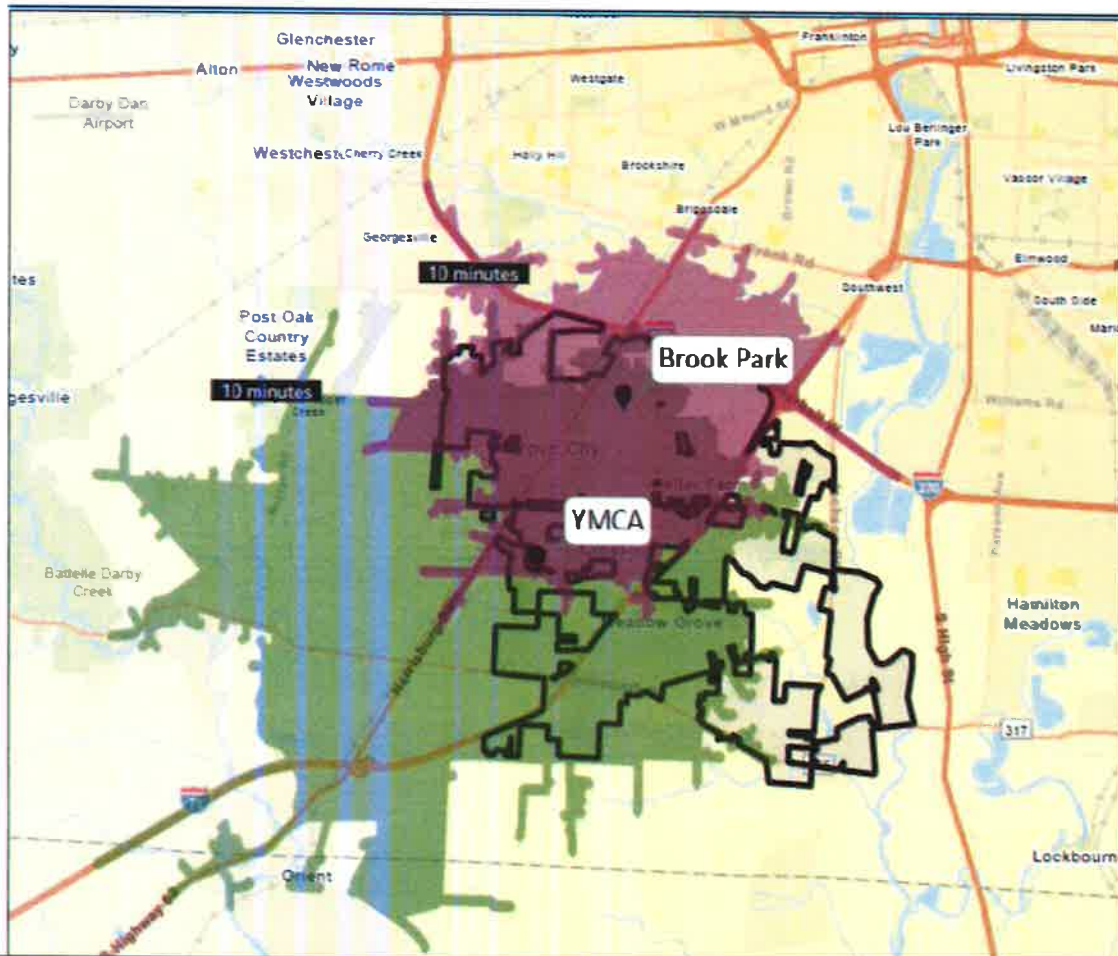
1. Costs are all-in (hard and soft costs).
2. Cost are anticipated to fluctuate based on future economic predictions.
3. Cost per sq. ft. depends on when constructed, size and type of spaces included, and quality of furnishings and fixtures.

Five & Ten-Minute Drive Times





Five-Minute Drive Time



Ten-Minute Drive Time

Next Steps

- Site Selection
- Conceptual Design (Optional)
- Partnership Identification
- Estimated Capital Cost
 - Range – Price/SF
- Operation & Revenue Plan
- Final Report



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

Grove City Community Center Discussion 6.10.24



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

Grove City YMCA

- **Chad Frush:** Grove City resident, Chair - Grove City Advisory Board
- **Jason Buckley:** Grove City resident, Board member - Grove City Advisory Board
- **Cory Hughes:** Grove City resident, District Vice President - YMCA of Central Ohio
- **Garry Linn:** Chief Operating Officer, YMCA of Central Ohio



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

Grove City YMCA

Impact Story



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

Grove City YMCA

2023 Impact Report

- 12,085 Individuals improved their well-being through membership programs and services
- 222,000+ visits to the Grove City YMCA
- 4,421 total Senior Members staying active and social at the Y
- 400 children learn to swim and are safe around water
- 409 children gained confidence and learned teamwork through youth sports programming



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

Grove City YMCA

Grove City Market Study

Summer 2023

- 600 responded to market study
- Results indicate 4,976 new HH have either great deal of interest/a lot of interest in joining the YMCA if facility was expanded
- Current Grove City YMCA membership: 2,957 HH (12,522 total people)
- Expanded amenities include: *Indoor fieldhouse with turf field, new indoor/outdoor fun pool, lazy river, expanded wellness floor, second gymnasium, expanded place for senior activities*



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

We Believe:

Best solution for Grove City community:

City of Grove City and the Grove City YMCA working together to bring greater resources, amenities, services, programs and impact to Grove City residents.



The City of Grove City

SHORT RECESS

Return for: Different Forms of Government Discussion

The Will of the People Our Citizens

Current

Mayor – Elected

City Administrator

4-Year Cycle

Voters Choice

City Manager



Must Change 4 Members

2-Year Cycle to Terminate City Manager

Must Have Block of 4

June 10, 2024



Discover GROVE CITY.

Head of State

Highest Elected Public Official

Current

Mayor

- Governor's Office
- County
- General Assembly
- OML
- U.S. Senate & House

City Manager



7 Members at Parity

Mayor/President of Council
Elected by Council Members

Not Majority of Electorate



Discover GROVE CITY.

Appointments

11 Positions out of 313 Employees

Turnover Minimum

Appointment by Council has some of the same characteristics
(i.e. asking for Campaign Support)

Boards and Commissions **have terms**

Council may be biased



Discover GROVE CITY.

Budget Process

General Fund

X % Fixed by Contracts

Current System

- Five Year Rolling Capital Improvement Plan
- Monthly CIP/Finance Snapshot
- June Tax Budget
- September Income Budget
- Mid-October General Fund First Draft
- November 15th Formal Submission to Council
- Adopted by Council No Later Than December 24th

Discretionary Spending

- Capital Improvement Plan
- Community Development Budget
- General Recreational

*Special Meetings called by Finance Chair

City Manager

4 members of Council could CONTROL

*“*Grant Dollars to Keep Supporters Inline, to Reward Political Allegiance
or to Fulfill Campaign Promises”*



Discover GROVE CITY.