

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

August 12, 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. Mr. Sigrist recognized Mayor Stage for opening remarks.

Mayor Stage thanked Council for having the meeting and said it is a good exercise. He noted that this is the third year in a row for -0- growth in Income Tax. He said we must get new businesses with higher paying jobs.

2. Mr. Sigrist shared slides on: income tax collections for the past 10 years in Grove City; income tax collections for surrounding communities; a comparison of TIF & other dollars received by surrounding communities; a comparison of the median household income; the city's current debt capacity and millage calculation; a summary of financial highlights.

Mr. Sigrist noted that the income tax rate for many other surrounding communities is 0.5% higher. The three Central Ohio suburbs that have built or are currently building a community center, all did so after their citizens passed a local income tax increase. He explained that a 0.5% increase would equal \$10 million in new revenue.

With respect to debt, Mr. Turner noted that the City only needs 1 mill to pay for the current debt. He said General Obligation bonds are the most stable and have the cheapest interest. Mr. Holt asked about leveraging the TIF dollars. Mr. Turner said that could also be done and is the next best option.

3. Mr. Sigrist recognized Cindi Fitzpatrick, Deputy CA, to review the 2024 Capital Improvements. Ms. Fitzpatrick reviewed the completed projects and active projects. Mr. Shannon Hamons, Dir. of Service, reviewed the DRAFT list of 2025 Capital Improvement Projects, with the assistance of Jack Castle, Dir. of Parks & Rec. Discussion took place over some of these projects. Mayor Stage reminded everyone that this is just the draft/preliminary list of projects. It is a starting point that will get further defined in the coming months. Council Members were shocked to learn about the idea for Brookpark Middle School and requested a tour of the building. Mr. Sigrist noted that he would like to see community gardens installed at Brookpark and Pickleball needs to have a high priority in the 2025 budget. He asked for a dedicated plan for pickleball and community gardens across the city.
4. Mr. Sigrist recognized Mr. Vedra, Deputy CA, who shared slides on current staffing. Mr. Vedra said these were a high level look at staffing and it is always in flux with part-time and seasonal staff. He shared factors that are affecting police on-boarding and a timeline for on-boarding police. Discussion took place about unfilled positions and it was confirmed that while there may be positions listed in Chapter 161, not all positions are funded in the budget.
5. In closing, Mayor Stage said all this is subject to the Ohio Legislature on income tax and the police pension fund.

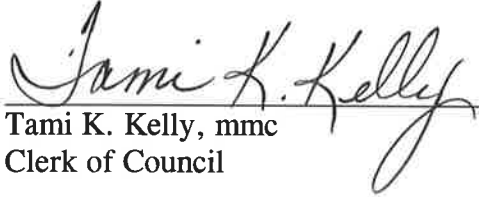
Mr. Sigrist commented that to do big things in Grove City, we will need more income. He said we need to consider how to go down the path to elevate the community and plan for a community center and other big projects.

Ms. Houk said an additional revenue stream is needed for big ticket items.

Mr. Holt said he would like to see diligence in looking at the top 10 employers to understand why they are lower or higher.

6. There being no further questions or comments, a motion to adjourn was approved by unanimous consent.

Adjourned at 7:50 p.m.


Tami K. Kelly, mmc
Clerk of Council


Christine Houk
President of Council



Today's Purpose:

A pull-forward discussion of the 2024 Capital Investment Projects and Human Resource situation, and the 2025 Investment Planning and Human Resource Planning will promote better understanding and decision-making for the Year-End 2025 Budget Finalization.

Objectives:

Level set everyone's knowledge on:

- City of Grove City's Financial Characteristics
- 2024 Capital Investment and Staffing Situation Analysis
- 2025 Capital Investment and Staffing Intentions

City of Grove City Finance Committee Meeting

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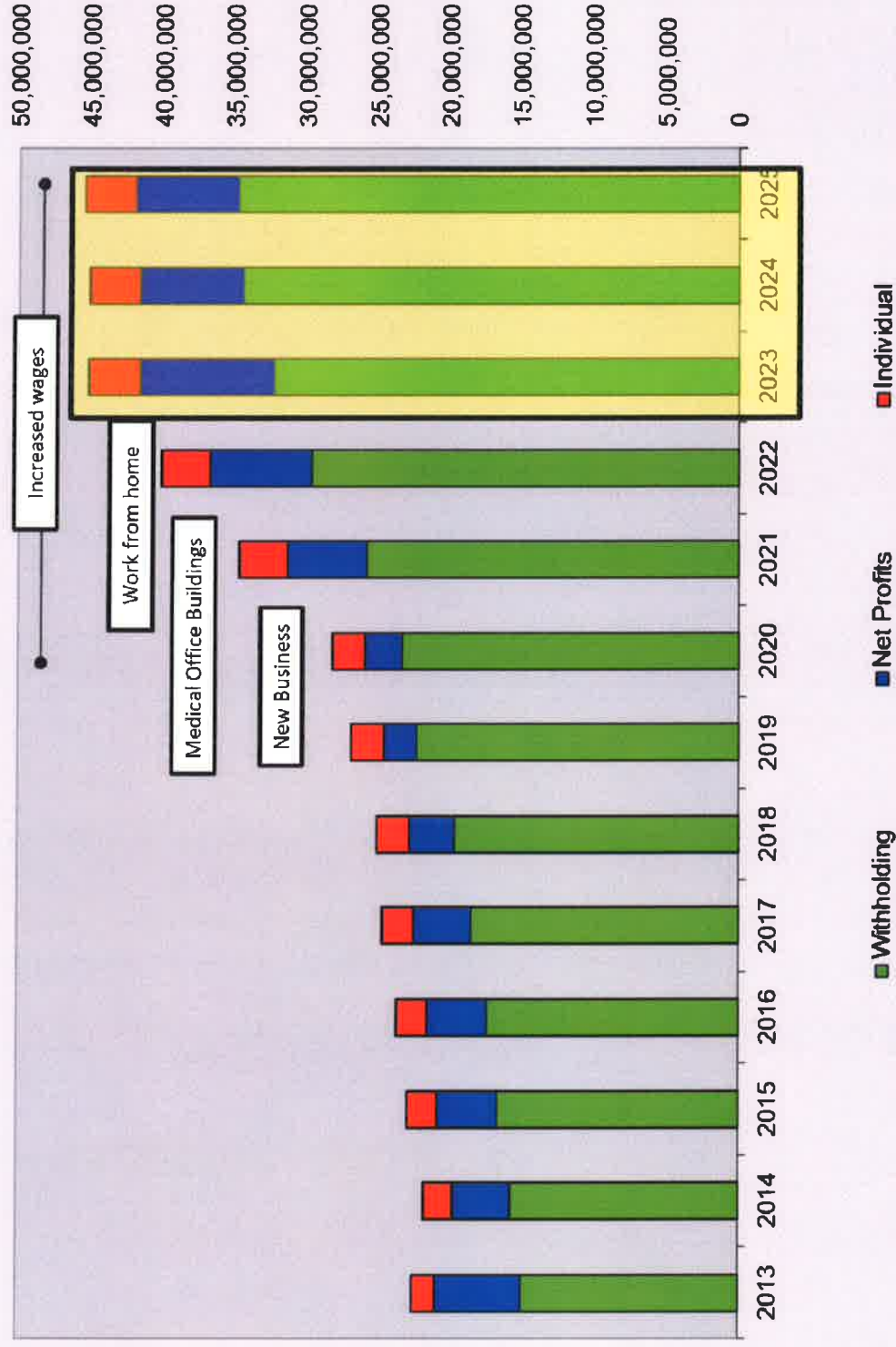
Topic	Presenter	Back Up
Opening Remarks	Mayor Stage	
Level Setting (Includes Discussion)	Mark Sigrist	Mike Turner
2024 Capital Improvement Projects (includes Discussion)	Cindi Fitzpatrick	
2025 Capital Improvement Projects (Includes Discussion)	Shannon Hamons	
2024 Staffing Current Situation (Includes Discussion)	William Vedra	
2025 Known or Potential Workforce/Workload Changes (Includes Discussion)	William Vedra	

City of Grove City Finance Committee Meeting

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Grove City Income Taxes



Grove City's Forecasted Income Tax Revenue is flattening.

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Income Tax Rate History

5/6/1997 Issue #3 Increase Income Tax rate to 2.25%	For (1,719)
	Against (5,716)
11/8/1983 Increase Income Tax rate to 2.00%	For (3,020)
	Against (2,855)

Income Tax Collections - 2022

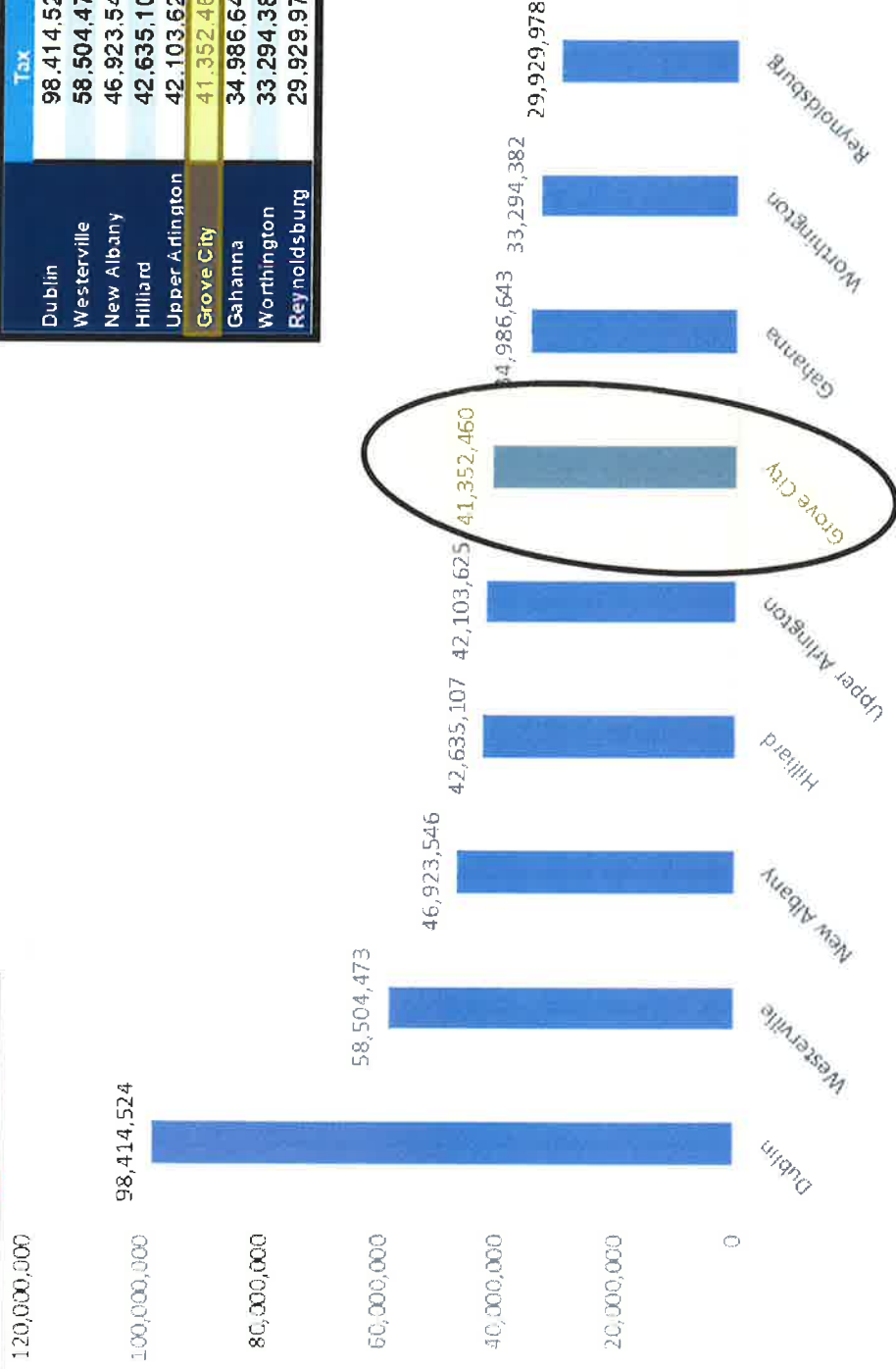
	Tax	Rate
Dublin	98,414,524	2.0%
Westerville	58,504,473	2.0%
New Albany	46,923,546	2.0%
Hilliard	42,635,107	2.5%
Upper Arlington	42,103,625	2.5%
Grove City	41,352,460	2.0%
Gahanna	34,986,643	2.5%
Worthington	33,294,382	2.5%
Reynoldsburg	29,929,978	2.5%

CC= Voters approved an Income Tax Increase

CC

CC

CC



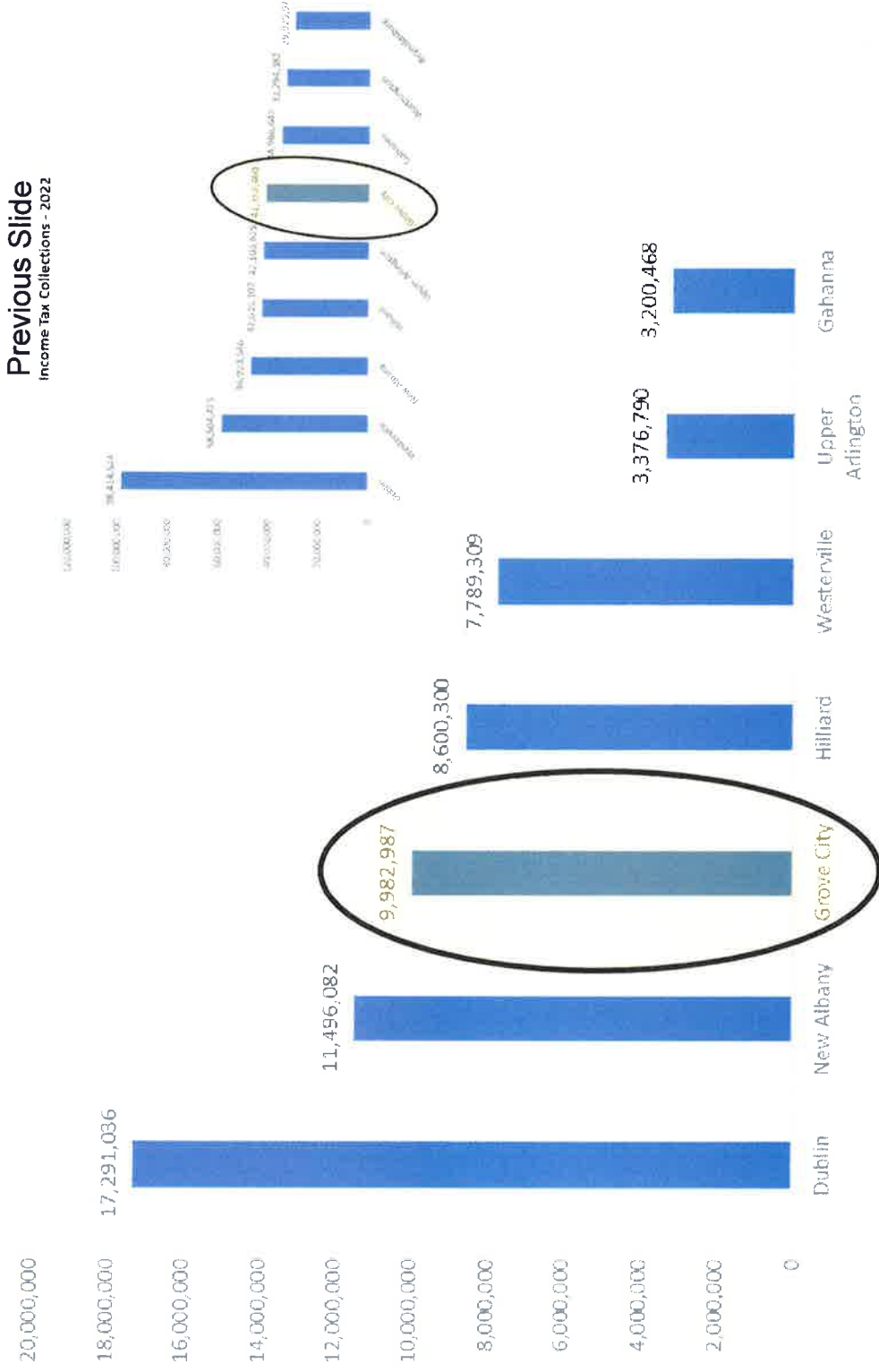
Grove City's Income Tax Revenue is near the middle of other Central Ohio Suburbs. Recent Community Centers have only been funded after voter approval of income tax increases.

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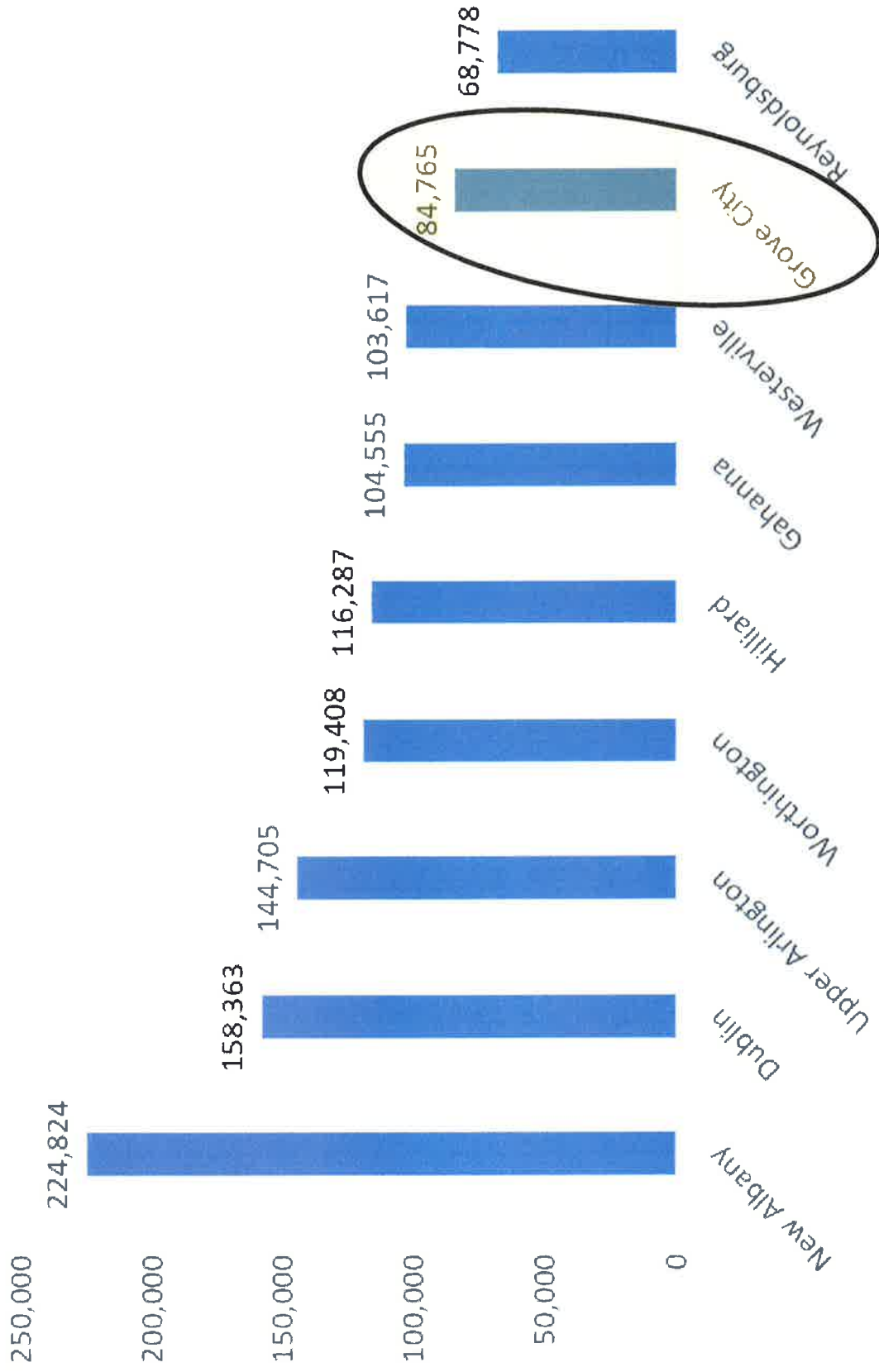
Central Ohio PILOTs



Relative to other suburbs above, Grove City's Payments Received (TIFs and Other) instead of R/E Taxes are a significant source of Income.



Median Household Income



Grove City's Median Household Income is 8th when compared to the above listed suburbs.

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1/1/2024

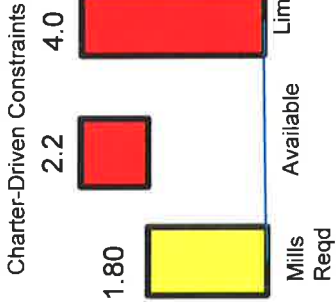
Current Millage Calculation

Highest Annual Debt Service	3,203,447
2023 Assessed Valuation	1,789,412
Mills Required for current debt service	1.7902



Four Mill Limit excess debt capacity

Mills available	2.2098
Yrs to Maturity for additional bonds	20
Interest rate	5.00%
Additional debt available	\$49,278,065



Definitions

- Highest Annual Debt Service: Greatest Annual Principal and Interest amount based on Existing Debt
- Assessed Valuation: Taxable value of all Grove City Residential and Commercial Property
- Mills Required for current debt service: Required mills to levy to receive \$3,203,447

The City Charter limits the amount of General Obligation Bonds we can issue. (Lowest Cost/Best Rate Bonds) Without finding other sources, our maximum borrowing would be \$49.3m. We are required to pledge our property taxes toward our debt.

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Grove City Financial Summary Highlights

Grove City's Key Revenue Source is Income Tax:

Withholding: Amount Received by Grove City Employers for employees doing work in our city
Net Profits: Corporation Profits allocated to our city
Individual: Individual Returns not covered by Withholding above

Income Tax Revenue is forecasted to flatten.

Capital investment initiatives will need to compete for limited resources. We cannot proceed with all key investment projects without finding new revenue sources.



Today's summary has components similar to the Citizens Financial Review Task Force findings presented to City Council in March, 2020.

Summary of Task Force Recommendations

1. Continue to prioritize maintenance of current infrastructure in future operating budgets and CIP forecasts
2. Further exploration of Community Center
3. Increase the level of service in the area of Parks and Recreation
4. Funding of Green Initiatives
5. Mindful and balanced growth and development of the community
6. Continue to prioritize and support training and resources for Public Safety
7. Closely monitor legislation that may have a direct, negative impact on the City's current revenue
8. Explore increased revenue streams in the areas of income tax and Stormwater Management Utility

Capital Improvement Program (CIP) Summary

Cindi Fitzpatrick, Deputy City Administrator

Shannon Hamons, Director of Public Service

Ryan Andrews, Consulting City Engineer



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City of Grove City

Mayor Richard L. "Ike" Stage

2024 – Completed Projects

- Safety Complex Boiler and Parking Lot Expansion/Resurfacing
- 2024 Street Maintenance Program
- Birch Bark Trail
- US 62 / Home Road Lane Reconfiguration (Funding Application)
- 2024 Trail Maintenance Program
- Brown Run at Southwest Boulevard



2024 – Active Projects

Facilities

- City Hall and Safety Complex Cooling Towers

Parks

- Big Splash Facility Upgrades
- Joint Safety Service Complex (JSSC), Babbert Way Parking Lots & Basketball Courts
- Gantz RecSchool
- Windsor Park Improvements
- Gardens at Gantz Sensory Garden
- Fryer Park Improvements
- Pinnacle Quarry Park

Roadway

- 2024 Sidewalk Program
- Orders Road Reclamation – Haughn Road to First Baptist Church
- North Meadows Drive Realignment and Roundabout
- Gantz Road Bridge (ODOT partnership)
- McDowell Road Improvements (Funding Application)
- Columbus Street Improvements

Stormwater

- Pond Stabilization at Hoover Park & Concord Lakes



2025 Projects

Annual Maintenance (Various Locations)

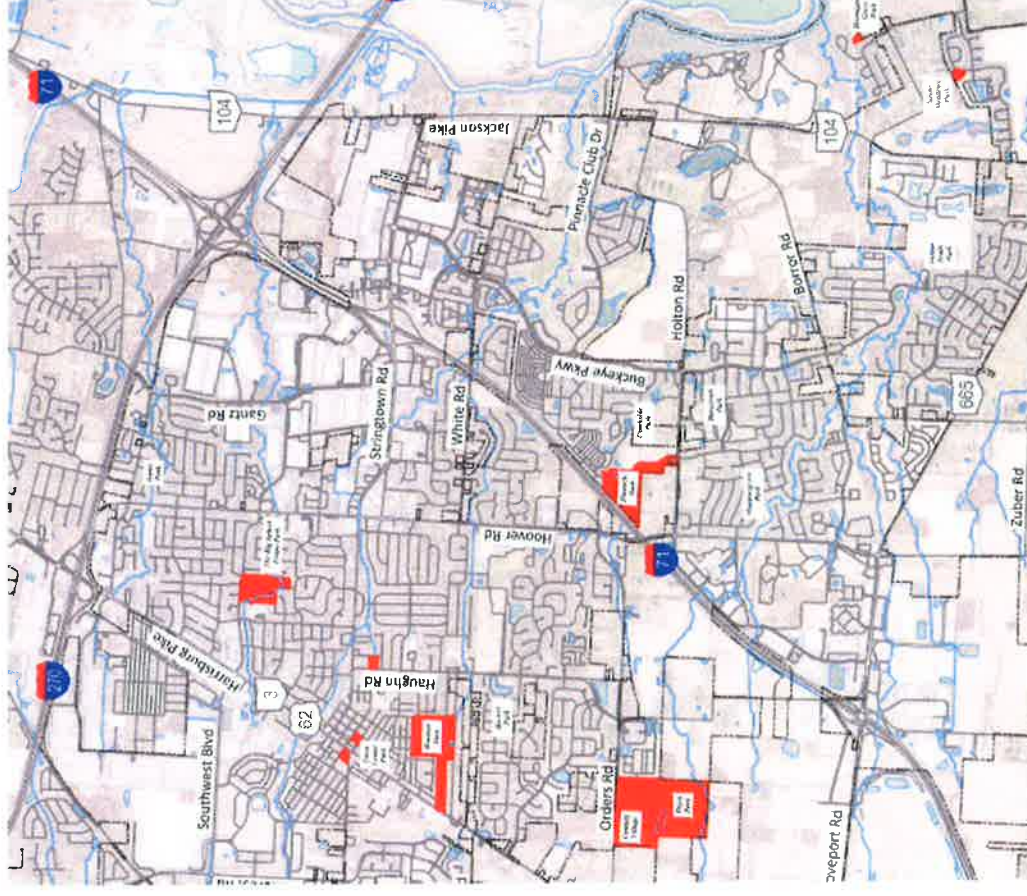
- Street Maintenance Program \$4,200,000
- Trail Maintenance Program \$400,000
- Sidewalk Program \$600,000
- Sewer Rehabilitation Program \$500,000
- Buckeye Parkway Headwall \$200,000



2025 Proposed Projects

Facility & Park Improvements

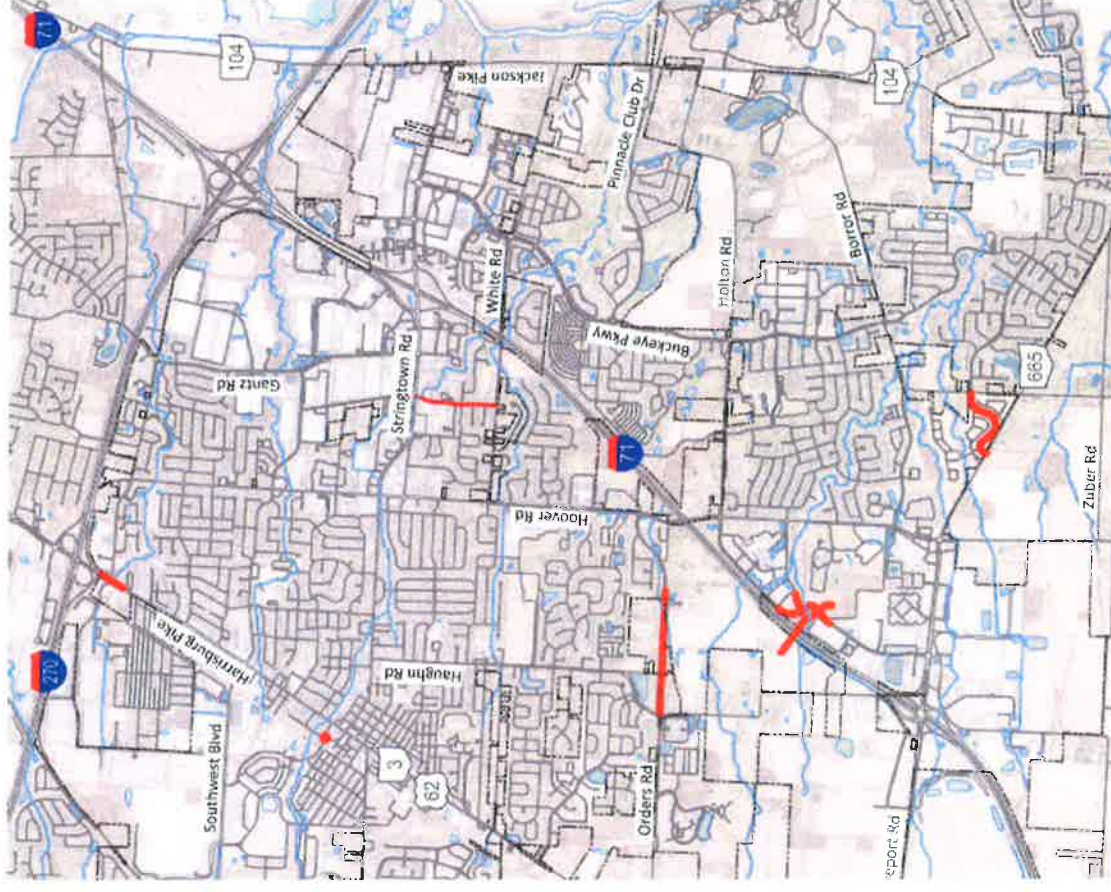
• City Hall Remodel	\$500,000
• Brookpark Remodel	\$2,000,000
• Brookpark Softball Fields & Multi-Purpose Fields	\$3,000,000
• Windsor Park Concessions/ Restrooms/Operations Center (Design Only)	\$200,000
• Windsor Park Field Safety Netting & Improvements	\$1,000,000
• Pinnacle Park Improvements	\$2,000,000
• Town Center Park Improvements	\$2,000,000
• Fryer Park Maintenance Building	\$1,000,000
• Scioto Meadows & Hennigans Grove Park Updates	\$200,000



2025 Proposed Projects

Roadway Improvements

- Orders Road Reclamation
(Haughn Road to First Baptist Church) \$3,000,000
- North Meadows Drive Relocation
(OPWC) \$2,600,000
- Southwest Regional Medical and
Innovation Gateway (SRMIG) \$2,000,000
- US 62 / Home Road Lane
Reconfiguration \$100,000
- McDowell Road Improvement
(OPWC) \$265,000
- Extend Hawthorne Parkway
(Borror Road to SR 665) \$3,200,000
- Columbus Street Parking Expansion \$750,000



2025 Proposed Projects

Shared-Use Path Improvements

- Hoover Road Bridge Improvements Over I-71 (Pedestrian Enhancements) \$3,000,000
- Haughn Road (Hayes Intermediate School to JC Sommer Elementary School) \$150,000
- Quail Creek Boulevard (Hoover Road to Borror Road) \$275,000



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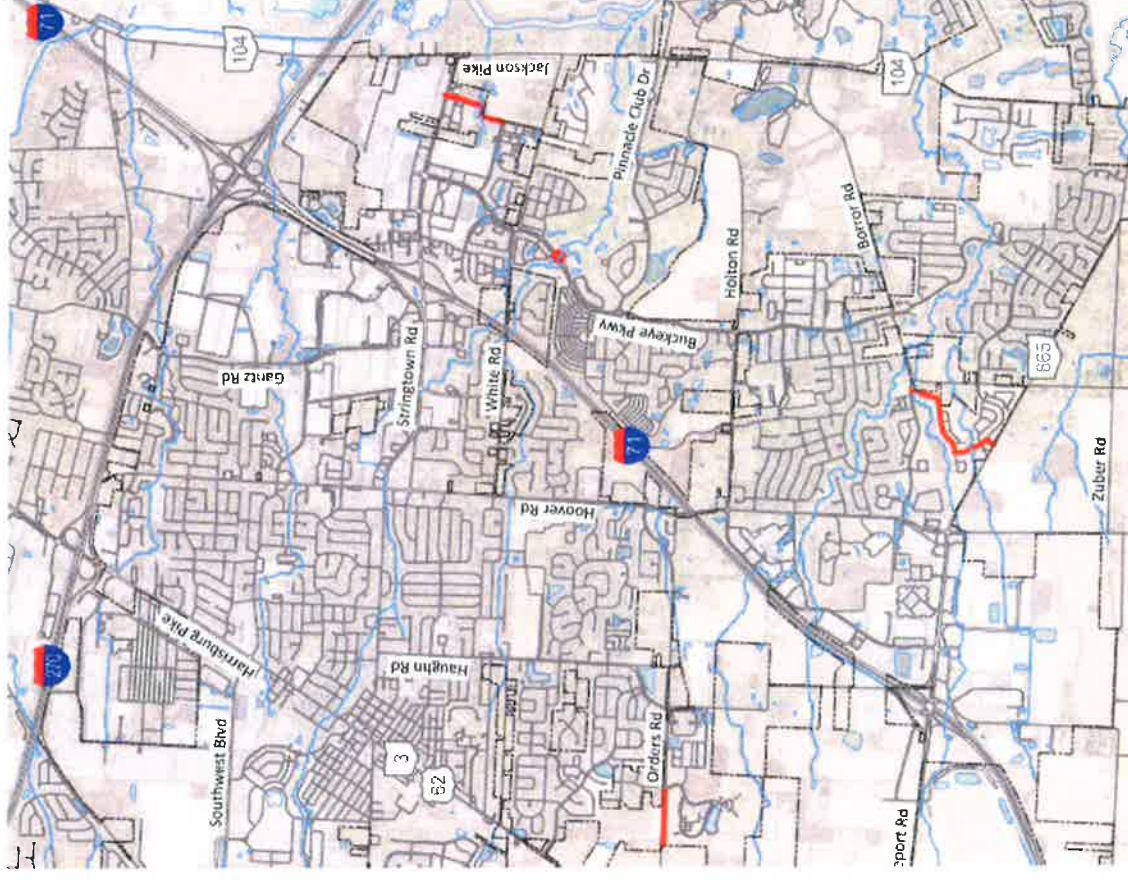
City of Grove City

Mayor Richard L. "Ike" Stage

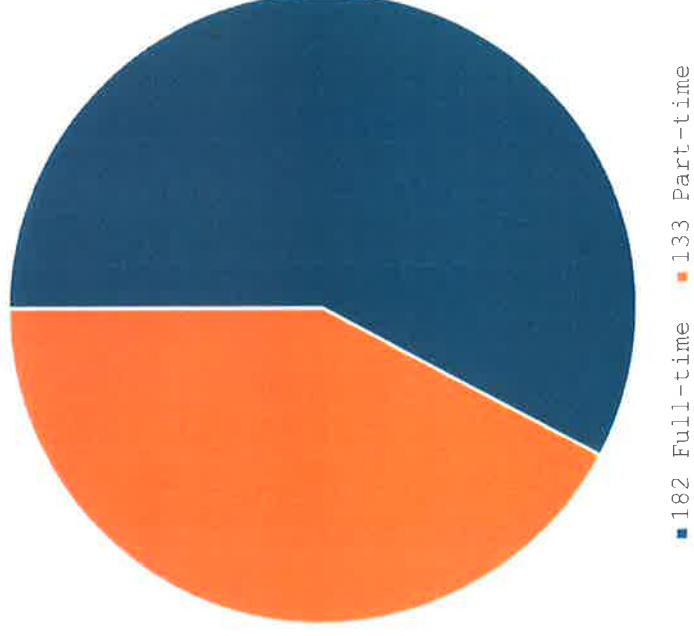
2025 Proposed Projects

Utility Improvements

- Harris Development Sanitary
Oversizing \$170,000
- Lamplighter Drive to Stringtown Road
Waterline Extension \$1,300,000
- Orders Road Waterline Extension \$50,000

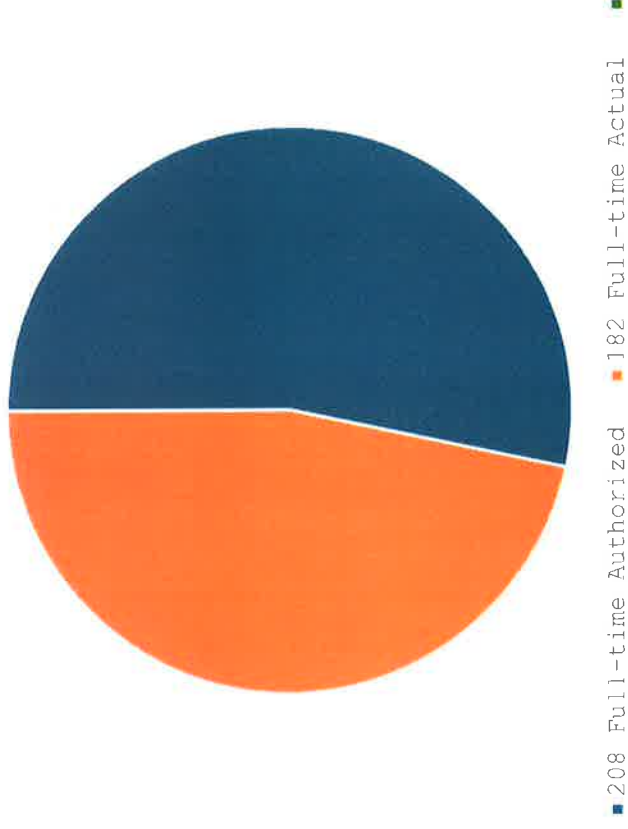


Staffing Overview | Actual Associates



Authorized | Current Filled Positions

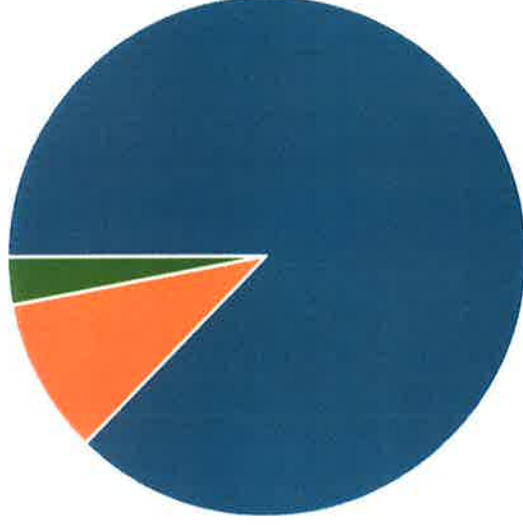
Full Time Associates



Full-time Associates | Vacancies | Priority Vacancies

206 Authorized Full-time Associates | 89% of Authorized Positions Filled

Non-Priority Vacancies
Police Analysts
Plan Examiner
Community Relations
Deputy Finance Director
Building inspectors



Priority Vacancies
2 Dispatchers | 12 onboard
4 Service Technicians | 19 onboard
3 Parks & Rec | 13 onboard

14 positions are being developed or on hold

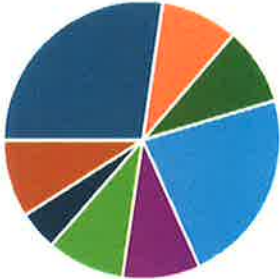
■ 206 Authorized Positions ■ 23 Vacant Authorized Positions ■ 9 Priority Vacant Positions

Factors Affecting Police Onboarding

- **Retirement** Notice
 - Ranges from 2-weeks formal to 6-month informal notice
 - **No control**
- **Candidates** Available
 - Continuous onboarding cycle
 - **Goal** - ready candidates
- **Academy** Opportunities
 - Columbus and Ohio State Patrol hold two sessions each per year
 - Subject to availability and timing
 - **Align onboarding cycle** to class start dates

Police Officer Onboarding Timeline

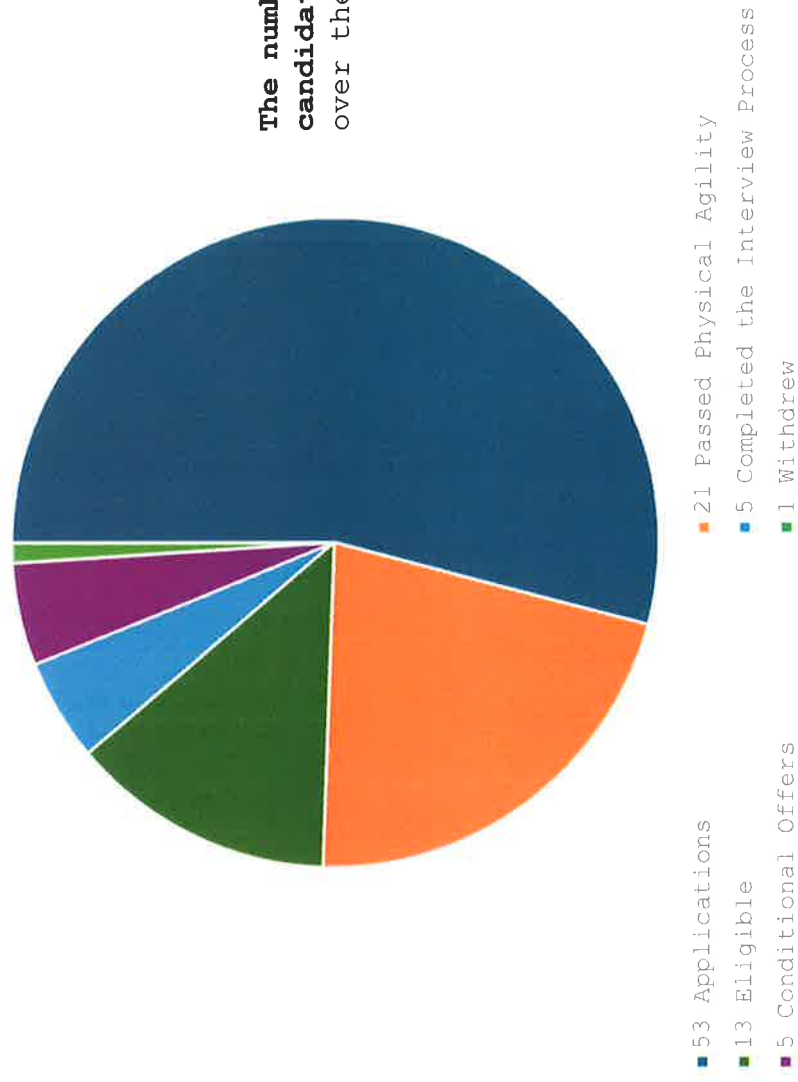
154 Day Onboarding Cycle



- Advertise and Initial Testing - 42 days
- Top Candidates Physical Test - 14 Days
- Behavioral Assessment - 14 Days
- Background Investigation - 35 Days
- Interviews - 14 Days
- Top 12 Candidates Certified by Civil Service - 14 Days
- Conditional Offer - 7 Days
- Medical and Psychological - 14 Days

The onboarding cycle is continuous
Four police academy opportunities per

Most Recent Police Onboarding by Testing Phase



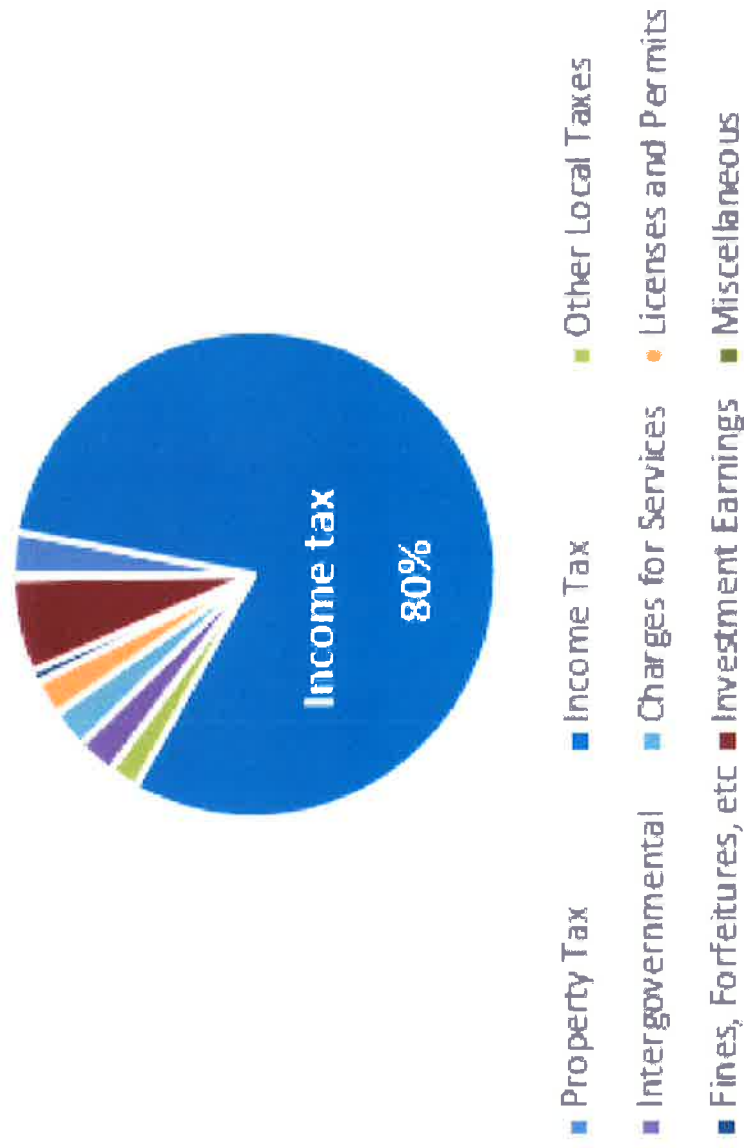
The number of **eligible candidates** has varied by 2 over the past three cycles

BACK-UP SLIDES



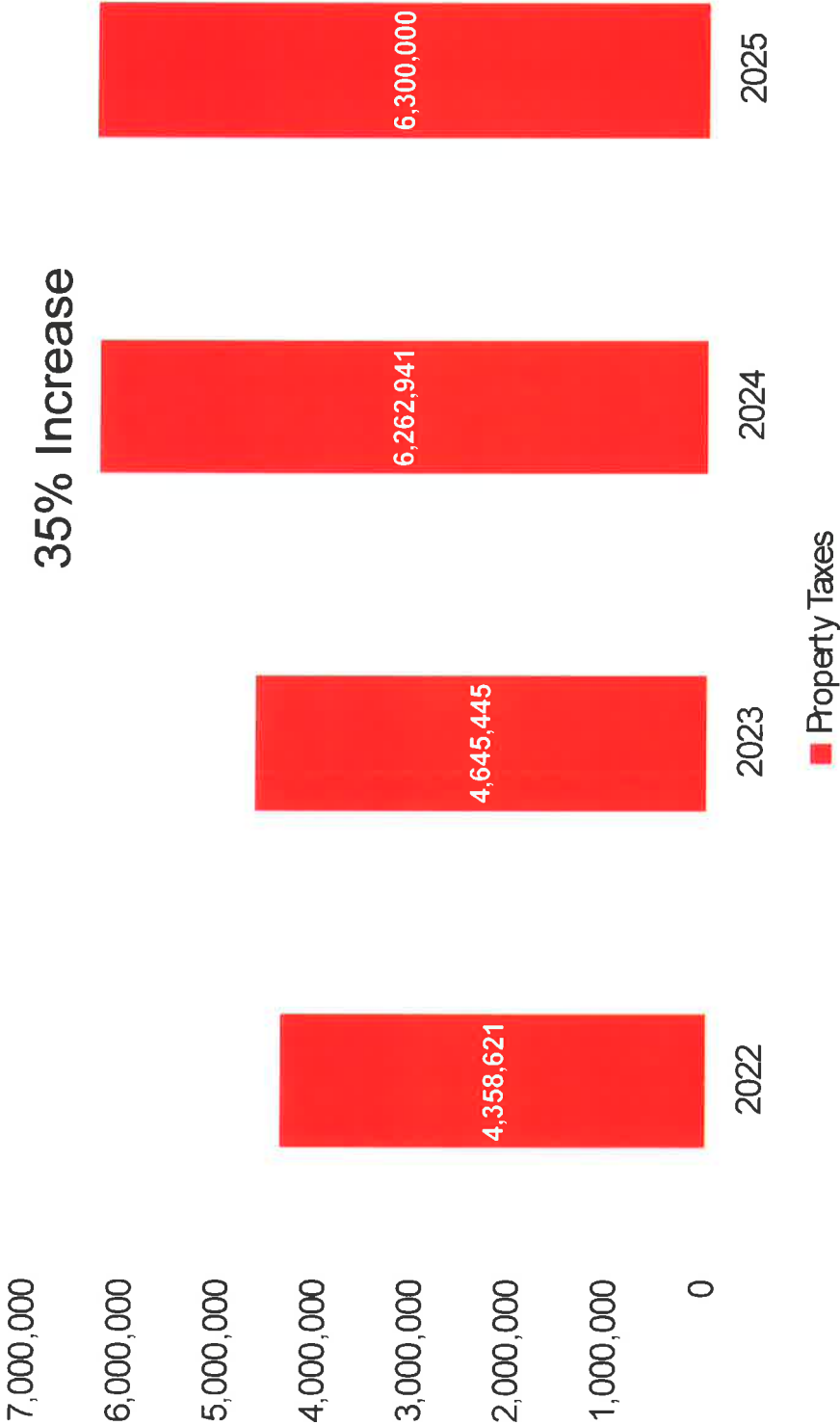


General Fund Revenues 2023 Actual





Grove City Property Tax Receipts





Grove City Investment Income

