CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

November 04, 2024 Regular Meeting

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

Roll was called and the following members were present:

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

1. The Chair recognized Jack Castle, Dir. of Parks & Rec., and members of PROS Consulting for a presentation on a Recreation Center.

   Mr. Leon Younger, Philip Parnin, PROS Consulting, and Ms. Nancy Weir, Williams Architects, shared a presentation to update Council on the proposed Community Center (attached). They shared the desires of the stakeholders; a potential location; and a building model based on initial engineering. They calculated the potential costs. They explored potential sites with smaller facilities and one large site. They outlined potential partners to help share costs and deliverables, as well as next steps. They offered to answer any questions and said they would amend the study based on feedback by the City. They will also create an operational proforma for the facility.

   Ms. Anderson asked what amenities go away with a smaller facility. Mr. Parnin said the pool, decreasing the number of gyms; decreasing the weight room and group room; removal of indoor playroom. Ms. Anderson asked how many acres would be required for a larger facility. Mr. Parnin said minimum of 20 acres.

   Mr. Holt asked to clarify that the recommendation is for a large facility. Mr. Parnin said yes. Mr. Holt asked why they spent time on a smaller location. Mr. Parnin said after discussions with the Director of Parks, they explored a smaller, multiple locations as an alternative.

   Mr. Sigrist asked about the Westerville facility in comparison to this proposal. PROS Consulting explained that they went with a lean management style and explained that Westerville started out smaller and expanded their facility. Mr. Sigrist commented that he wants to go big and grand and see if the residents want to pay for it one day.

   Many Council Members voiced support for a large facility, believing that it can be an economic driver. There is enough interest by residents and Council asked that the next presentation be on a large center with a way to pay for it.

   Mayor Stage explained that the reason for looking at two locations with a smaller center was because of expediency. We have a person who could run it; we have a way to finance it; and we have a location with no tax increase. He said the mega site will require some type of tax increase.

   Mr. Berry asked Council to send any additional questions to PROS and another meeting will have to be scheduled at a later date.

After a short recess called by the President of Council, the Members reconvened for the regular meeting.

2. Ms. Houk moved to approve the minutes of the previous meeting and approve as written; seconded by Ms. Burroughs.

Ms. Burroughs	Yes
Ms. Anderson	Yes
Mr. Sigrist	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Dew	Yes

3. The Chair recognized Mr. Mike Boso, Chief Building Official, who with the assistance of Jeff Cahill, Bldg. Div., presented a slideshow about the Lend a Helping Hand Program. Ms. Elizabeth Bronson, Orchard Lane, shared the help she received from this program and thanked Jed Plank and all the volunteers who helped. Finally, Mayor Stage recognized the members of First Baptist Church; Bethel Lutheran Church; Community Church of Christ and Church of the Nazarene for their volunteer efforts with this program.

3. The Chair read the agenda items and they were approved by unanimous consent.

The Chair recognized Ms. Burroughs, Chair of Lands, for discussion and voting under said Committee.

1. Ordinance C-41-24 (Approve the Plat for Farmstead, Phase 5B) was given its second reading and public hearing and Ms. Burroughs moved it be approved; seconded by Mr. Dew.

Ms. Anderson	Yes
Mr. Sigrist	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Dew	Yes
Ms. Burroughs	Yes

2. Ordinance C-42-24 (Approve a Special Use Permit for a Car Rental business for Avis Budget Car Rental located at 2189 Stringtown Road) was given its second reading and public hearing.

Mr. Chris Steves, representing petitioner, was present to answer any questions.

Mr. Berry said that this parking lot is already cramped and while he supports Avis, this is not the place for this use.

Ms. Anderson confirmed that any spaces over 15 used would require the applicant to come back to the City for further approvals.

Mr. Steves said their goal is not to have cars in the front parking lot, other than one or two. They would use the back parking lot. Ms. Anderson asked if the spaces would be designated. Mr. Steves said no. Mr. Holt asked where people would park when coming to rent the car. Mr. Steves said their customers generally get dropped off and don't drive themselves.

There being no additional questions or comments, Ms. Burroughs moved it be approved; seconded by Ms. Anderson.

Mr. Sigrist	Yes
Ms. Houk	Yes

Mr. Holt	No
Mr. Berry	No
Mr. Dew	Yes
Ms. Burroughs	Yes
Ms. Anderson	Yes

3. Ordinance C-43-24 (Approve a Special Use Permit for a Drive-Thru for Credit Union of Ohio located at 2336 Stringtown Road) was given its second reading and public hearing.

Mr. Tom Hart, attorney for petitioner, was present to answer any questions.

There being no additional questions or comments, Ms. Burroughs moved it be approved; seconded by Mr. Dew.

Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Dew	Yes
Ms. Burroughs	Yes
Ms. Anderson	Yes
Mr. Sigrist	Yes

4. Ordinance C-44-24 (Approve a Special Use Permit for a Drive-Thru for JP Morgan Chase Bank located at 2811 London-Groveport Road) was given its second reading and public hearing.

Ms. Ashley Fowler, representing petitioner, was present to answer any questions.

There being no additional questions or comments, Ms. Burroughs moved it be approved; seconded by Ms. Houk.

Mr. Holt	Yes
Mr. Berry	Yes
Mr. Dew	Yes
Ms. Burroughs	Yes
Ms. Anderson	Yes
Mr. Sigrist	Yes
Ms. Houk	Yes

The Chair recognized Mr. Sigrist, Chair of Finance, for discussion and voting under said Committee.

1. Ordinance C-46-24 (Authorize the City Administrator to enter into an Agreement with Plattenburg & Associates for Annual Financial Audits) was given its second reading and public hearing.

Mr. Boso, City Admin., explained that the State Auditor's office workload has gotten too heavy to continue to do the City's audits. The Auditor's office put this work out for bid and has recommended this firm.

There being no additional questions or comments, Mr. Sigrist moved it be approved; seconded by Ms. Burroughs.

Mr. Berry	Yes
Mr. Dew	Yes
Ms. Burroughs	Yes

Ms. Anderson	Yes
Mr. Sigrist	Yes
Ms. Houk	Yes
Mr. Holt	Yes

2. Ordinance C-47-24 (Authorize the City Administrator to enter into an Agreement for GIS Software Services) was given its second reading and public hearing and Mr. Sigrist moved it be approved; seconded by Ms. Houk.

Mr. Dew	Yes
Ms. Burroughs	Yes
Ms. Anderson	Yes
Mr. Sigrist	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes

3. Ordinance C-48-24 (Authorize the City Administrator to execute the amended and restated Central Ohio Health Care Consortium Joint-Insurance Agreement) was given its second reading and public hearing and Mr. Sigrist moved it be approved; seconded by Ms. Houk.

Ms. Burroughs	Yes
Ms. Anderson	Yes
Mr. Sigrist	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Dew	Yes

4. Ordinance C-49-24 (Declaring the improvement of certain real property located in the City to be a public purpose, exempting 100% of the value of such improvement from real property taxation for 30 years; creating the Harris Farm TIF Incentive District; declaring the improvements to real property within the Incentive District to be a public purpose; exempting 100% of the value of such improvements within the Incentive District from real property tax for 30 years; describing the public infrastructure improvements made or to be made to directly benefit or serve the parcels for which improvements are declared to be a public purpose; requiring the owners of parcels for which improvements are declared to be a public purpose to make annual service payments in lieu of taxes during the periods of exemption; establishing a Municipal Public Improvement Tax Increment Equivalent Fund for the deposit of such service payments; and approving related matters) was given its first reading. Second reading and public hearing will be held on November 18.

Mr. Jim Rauck, Jackson Township Trustee, stated that the Trustees passed a resolution requested a compensation agreement with respect to this TIF. He said there have been other compensation agreements with TIF's. They are asking for this in order to keep the fire funds for the Township. He said they will have a full presentation in two weeks.

Mr. Sigrist stated that he and Ms. Houk had a meeting with Mayor Stage and Staff about this request. He shared that the City explained that the Hawthorne Road Extension, S.R. 665 improvements and Borror Road improvements are the projects identified for use of this money. He asked if the Trustees had other projects that they have identified for any money that would be left. Mr. Rauck said that their request is that the fire levies, voted on by the Township residents, be earmarked for their intended use. He said they are just here to protect their fire funds. Ms. Houk asked what the discussion has been because they understand that offers have been made to the Trustees. Mayor Stage stated that over 80% of the Township voters are Grove City residents. He said the contributions from the Township for activities provided by the City is $0.00. He said there are a considerable amount of taxes paid to the Township by our residents that are not fire department directed that should be shared for the community as a whole. Ms. Anderson noted that there are funds that will go to the Township and some of those fire levies are protected. Ms. Burroughs noted that the residents voiced concern over road improvements and Borror Road is also necessary to be improved. Mr. Boso, City Admin., said the State authorized this economic development tool to pay for infrastructure. He pointed out that this project will bring over $4 million to the Township that they would not get without this project. He said they estimate that this project will generate 0.03 run per day by the fire department. He said it is difficult to have large demands for infrastructure improvements and there is no funding. He said this project gives us a funding source as well as providing $4.3 million to the Township. He agreed that this is a complex issue that can be discussed further, but this project will make the whole community safer.

5. Ordinance C-50-24 (Authorize the City Administrator to enter into an Agreement for Voice Services) was given its first reading. Second reading and public hearing will be held on November 18.

6. Ordinance C-51-24 (Authorize the City Administrator to enter into an Agreement for Public Internet Services) was given its first reading. Second reading and public hearing will be held on November 18.

7. Ordinance C-52-24 (Authorize the City Administrator to enter into an Agreement for Data Center Services) was given its first reading. Second reading and public hearing will be held on November 18.

8. Ordinance C-53-24 (Appropriate $23,750.00 from the Senior Nutrition Fund for Current Expenses) was given its first reading. Second reading and public hearing will be held on November 18.

The Chair asked that any new business to be brought before the attention of Council be done so at this time.

1. Mr. Ilya Prokhnersky, Ventura Blvd., requested that the City pay attention to the south portion of Broadway. He said the north portion had the ability to self-serve, but South Broadway needs to have some attention made to it, so it too can prosper and look better.

The Chair recognized members of Administration and Council for closing comments.

1. Mayor Stage reminded everyone that tomorrow is Election Day and Monday is Veterans Day. He said there is a truck loaded and ready to go to assist those from the hurricane.

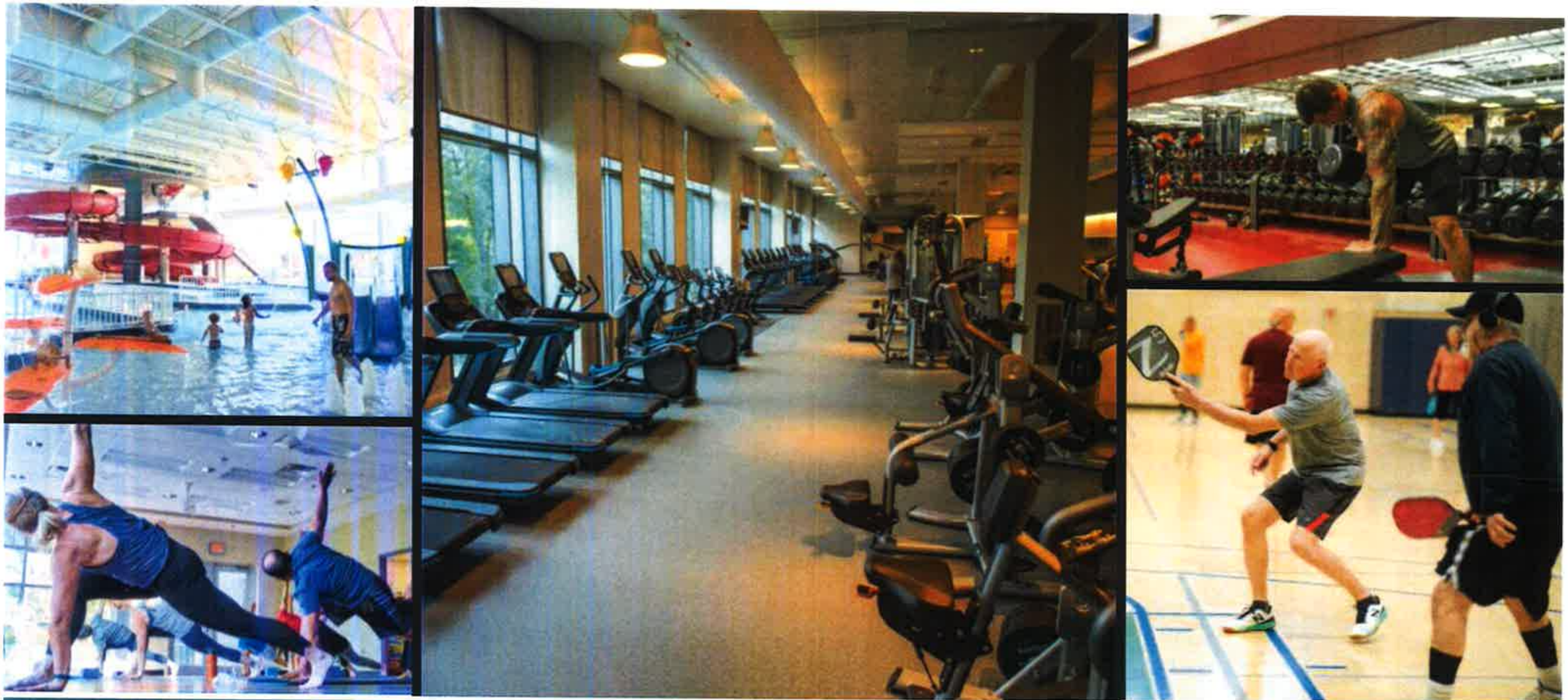
2. After closing comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourned at 8:00 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Christine Houk
President of Council



Grove City Community Center Feasibility Study Presentation

November 4, 2024

Presentation to City Council

Agenda

- Process
- Community Center Zones
- Pro Forma
- Cost Recovery Capital Costs
- PROS/ CONS (one facility/one site)
- Williams Architects example facility (Design/Photos/Capital Costs)
- Recommendations
- Important Questions for City
- Next Steps

The Process


Data Collection and Needs Analysis
Market Analysis
Key Leadership Interviews
Program Identification
Facility Building Program
Capital & Operating Cost
Financing & Operating Pro Forma
Public Presentation & Final Report

Statistically Valid Survey Priorities

Facility Programs

1. Exercise & Fitness
2. Aquatics
3. Drop-in Activities
4. Lifelong learning classes
5. Team sports
6. Classes
7. Art & Theater
8. Senior Activities

Facility Spaces

1. Indoor running/ walking track
2. Leisure pool zero-depth
3. Weight room/ cardio
4. Multi-purpose courts
5. Indoor pool, lap lanes
6. Aerobics/ fitness/ dance
7. Lap lanes for exercise
8. Arts/ crafts rooms
9. Culinary arts/ demo kitchen
10. Warm water therapy
11. Multi-purpose spaces
12. Meeting/ event space
13. Rock climbing wall
14. Indoor turf field

Community Center Program Zones

- **Core Revenue Drivers Includes:**
  - Gym
  - Weight/cardio room
  - Group fitness
  - Indoor play structure
  - Indoor aquatics

Community Community Center Program Zones

Zone	Space	Square Feet	Notes
Athletics	Gymnasium	38,200	Gymnasium consists of 4 courts lined for at least, basketball, 8 volleyball and 16 pickleball with sizable space between courts to accommodate tournaments Including drop-down court dividers. Walking Track (3 lanes) elevated above courts. Spectator seating, considerable circulation.
Health / Fitness	Weight Room	4,000	Weight room consists of free weights, variable-resistance cable (weight) machines, and cardio equipment. Positioned close to the offices for supervision.
	Group Fitness	4,000	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.
Play	Indoor 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	40,000	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 yards with 8 lanes and diving well (12ft. deep) attached to lap lan pool. Spectator area is 4,000 sq ft. Warm-water pool for therapy and parent/tot classes. Water slides two or three at varying lengths and turns. Locker rooms attached at 4,000sq ft. Separate pool entrance during competitions (sq ft = TBD).

WILLIAMS ARCHITECTS

Community Center Program Zones

- Ancillary Services & Support Spaces Include:
  - MAC
  - Kitchen
  - Office (Admin & Office)
  - Circulation
  - Restrooms
  - Storage/ Utility

Community Community Center Program Zones

Zone	Space	Square Feet	Notes
Ancillary Services - Programs	Multi-Use 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
Support	Office	4,500	Entire Parks and Rec Team in the building with a mix of private offices and open space cubicals. Conference room with capacity of 25 and break area.
	Circulation	8,000	Includes ADA compliance, small to intimate gathering spaces, controlled entrance/vestibule
	Restrooms	3,500	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.	120,600	

Indoor Recreation Square Footage Level of Service

Grove City Parks and Recreation Level of Standards

2023 Inventory - Developed Facilities					Current Facility Needs			Forecasted 10-Year Facility Needs		
Inventory:	Grove City Parks & Rec	Recommended Service Levels			Meet Standard/ Need Exists	Additional Facilities/ Amenities Needed		Meet Standard/ Need Exists	Additional Facilities/ Amenities Needed	
INDOOR RECREATION SPACE:										
Indoor Recreation Space		2.00	SF per	person	Need Exists	86,038	Square Feet	Need Exists	92,650	Square Feet
Indoor Aquatics Space	-	1.00	SF per	person	Need Exists	43,019	Square Feet	Need Exists	46,325	Square Feet
Total Indoor Recreation Space	**-**	**3.00**	**SF per**	**person**	**Meets Standard**	**129,057**	**Square Feet**	**Meets Standard**	**138,975**	**Square Feet**

2023 Estimated Population	43,019
2033 Estimated Population	46,325

Needed Acres, Parking, Site Amenities

- 20 Acres min.
- Additional park opportunities
- Parking = 600+ stalls
- Westerville is on ~26 acres and has ~ 500+ stalls

Site Amenities:

- Trail (detention pond)
- benches and picnic areas
- Bike rack and service station
- Outdoor playground
- Sport courts & fields
- Shelters/ pavilions

Five-Year Pro Forma

- Conservative on Revenues
- 4% Membership
- 70% Capacity
- Aggressive on Expenditures

Pro Forma Revenues & Expenditures
Grove City Parks and Recreation - Community Center Feasibility Study
BASELINE: REVENUES AND EXPENDITURES

Revenues	1st Year	2nd Year	3rd Year	4th Year	5th Year
Admissions	$684,575.44	$800,953.26	$897,067.65	$964,347.73	$1,051,139.02
Programs	$325,181.25	$380,462.06	$426,117.51	$458,076.32	$499,303.19
Reservations	$767,317.50	$897,761.48	$1,005,492.85	$1,080,904.82	$1,178,186.25
Other	$23,630.00	$27,647.10	$30,964.75	$33,287.11	$36,282.95
Total	$1,800,704.19	$2,106,823.90	$2,359,642.77	$2,536,615.97	$2,764,911.41

Expenditures	1st Year	2nd Year	3rd year	4th year	5th year
Personnel Services	$1,188,878.47	$1,224,544.82	$1,261,281.17	$1,299,119.60	$1,338,093.19
Operations	$742,981.76	$780,130.85	$819,137.39	$860,094.26	$903,098.97
Other Services & Charges	$149,685.77	$158,666.92	$168,186.93	$178,278.15	$188,974.84
Capital	$90,035.21	$105,341.19	$117,982.14	$126,830.80	$138,245.57
Total	$2,171,581.21	$2,268,683.78	$2,366,587.63	$2,464,322.81	$2,568,412.57
Net Income	($370,877.02)	($161,859.88)	($6,944.86)	$72,293.16	$196,498.84
Total Cost Recovery	82.9%	92.9%	99.7%	102.9%	107.7%

Notes:
Accounts for current and continued inflation rates

Estimated Cost to Develop

- Costs are a range of low and high by square foot

Recent Estimated Costs (Sq. Ft.)

Factors	Low	High
Cost per Sq. Ft.	$650.00	$750.00
Cost of 120,600 Sq. Ft.	$78,390,000.00	$90,450,000.00

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.

PROS/CONS of One Facility on One Site

PROS:

- Facility will handle both growth and demand for services, including ample storage
- Larger tournaments in one place
- Greater immediate economic impact
- Greater revenue potential

CONS:

- Potential traffic impacts (depending on location)
- Cost of Development
  - (can be a phased approach)

Consideration for a Smaller Facility

- Cost Savings
- Targeted Amenities
- Easier Access
- Flexibility for growth
- Faster Construction
- Faster Implementation

Site Program

EARTHWORK	(45,000 SF)	1.03 AC
UTILITIES	(30,000 SF)	0.69 AC
PAVING	(32,285 SF)	0.74 AC
SITE LIGHTING		---
LANDSCAPING	(125,453 SF)	2.88 AC
SITE AMENITIES	(5,000 SF)	0.12 AC
TOTAL (9.36 AC SITE)	(SITE DEVELOPMENT)	5.46 AC

Site Plan

PINNACLE PARK DR.
ENTRY PLAZA
COMMUNITY CENTER
HOLTON RD.
9.36 Acres of Site
5.46 Acres of Developed Site
SITE PLAN

Site Lighting & Amenities

Site Lighting

Monument Sign

Wayfinding Sign

Parking & Pathways / Walks


Off Street Parking


Flex Lawn


Interior Path

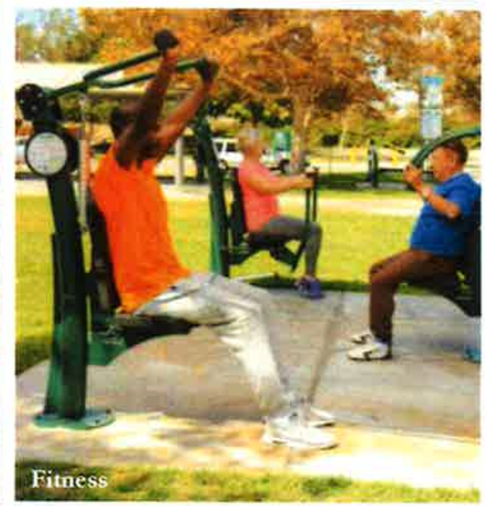
Outdoor Play Opportunities


Challenge Course


Children's Play Structures


Shade Structures

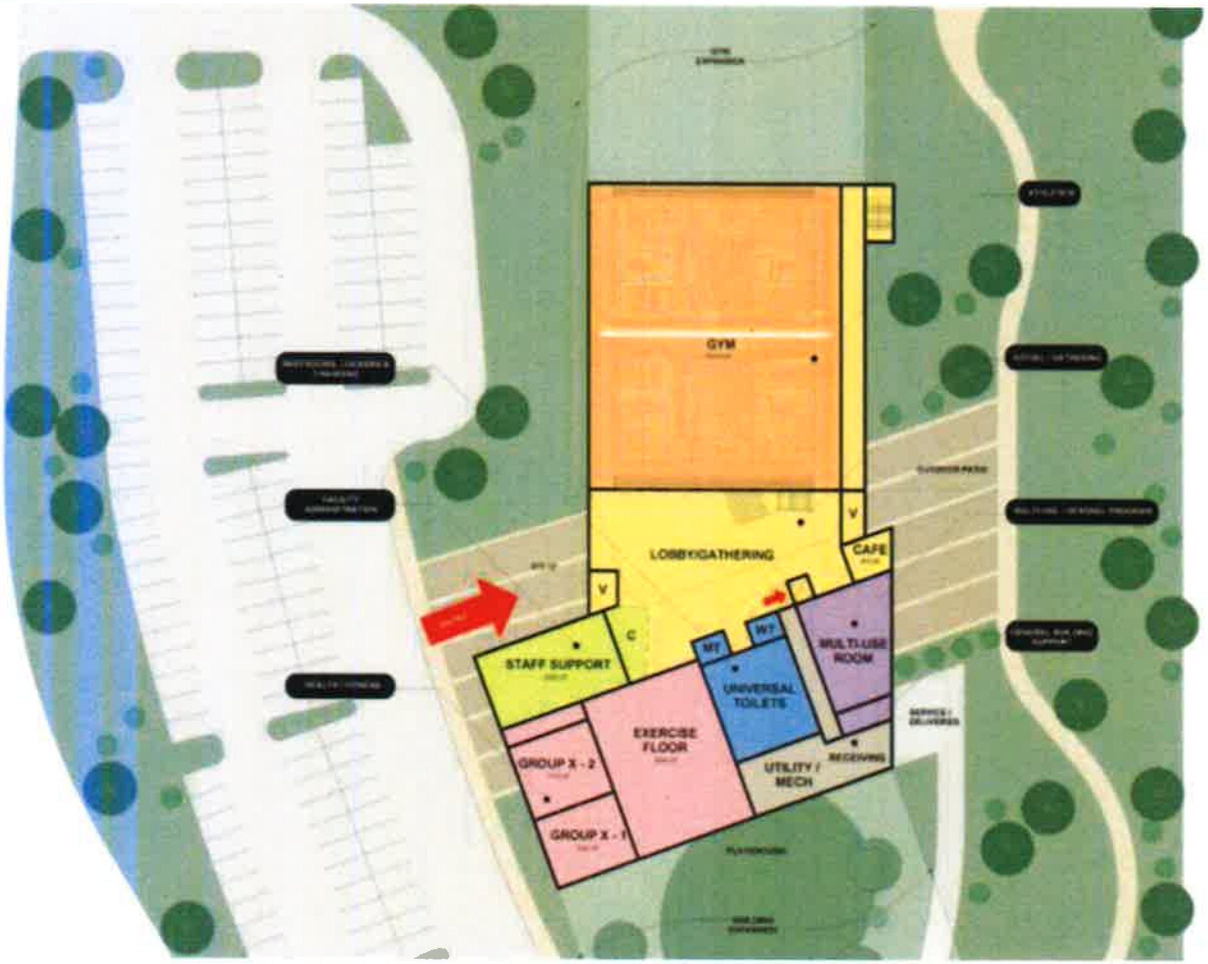

Nature Play


Fitness

Building Program

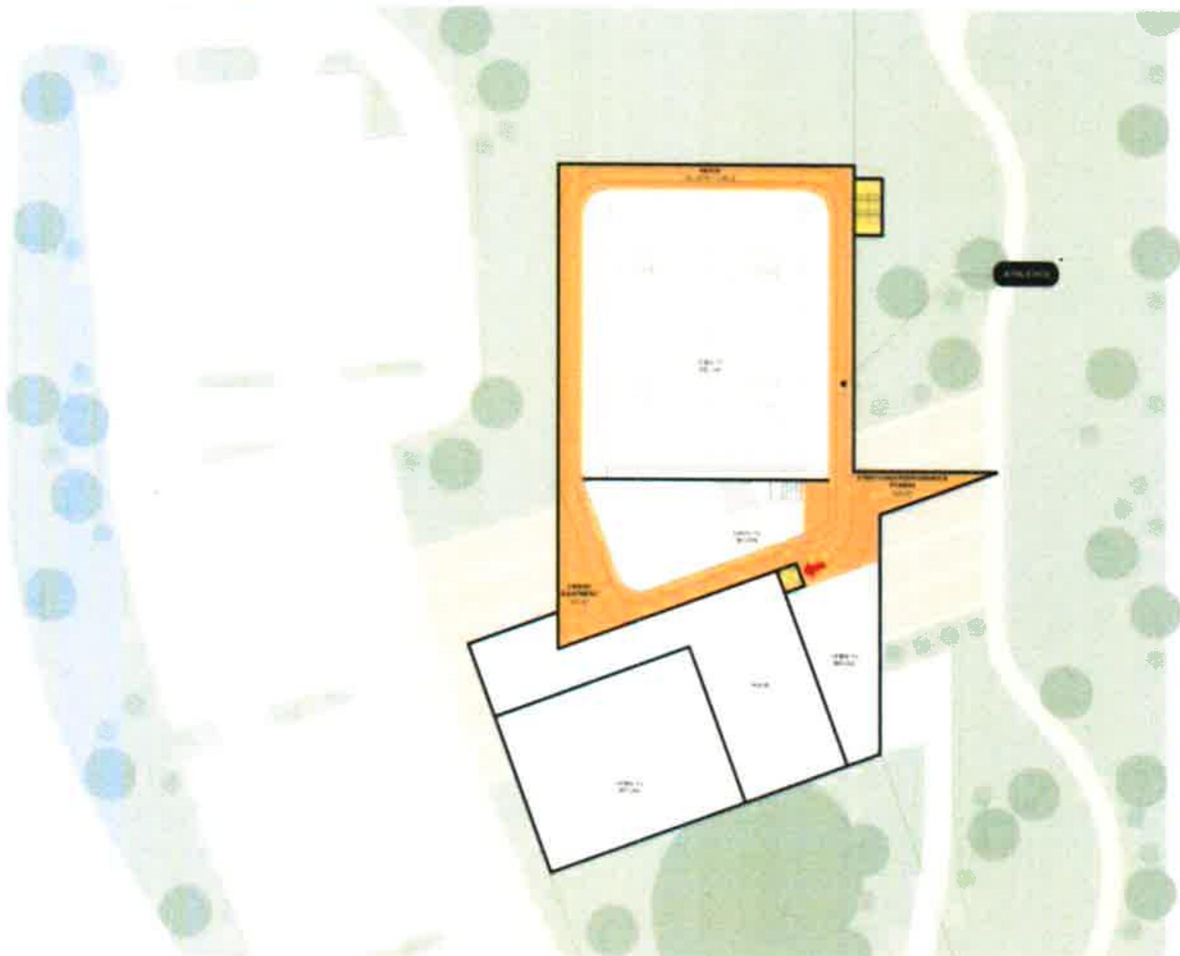
SOCIAL / GATHERING	3,650 SF
ATHLETICS	22,175 SF
HEALTH | FITNESS	6,915 SF
MULTI-USE / GENERAL PROGRAM	2,070 SF
RESTROOMS, LOCKERS & CHANGING	2,690 SF
FACILITY ADMINISTRATION	2,395 SF
GENERAL BUILDING SUPPORT	2,040 SF
TOTAL	41,935 SF

Ground Floor Plan



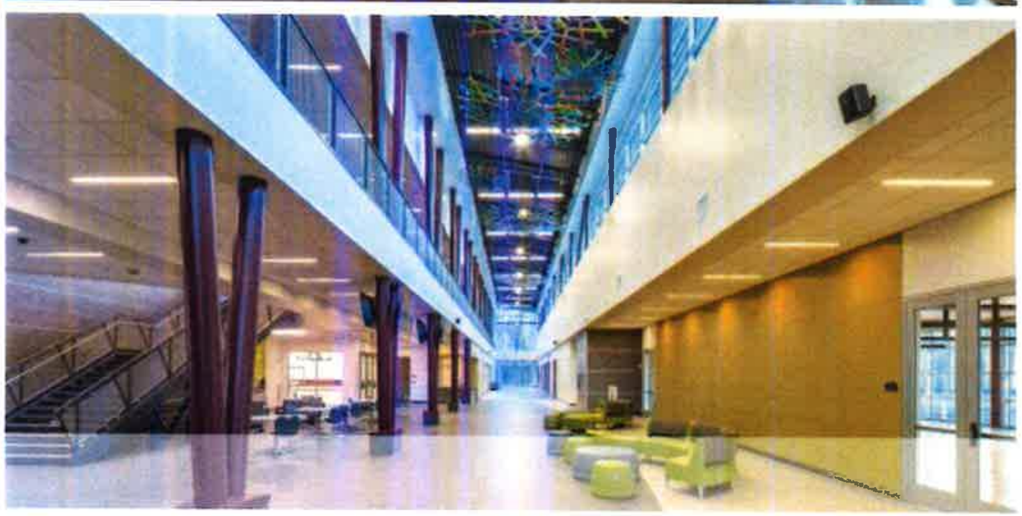
34,175 SF

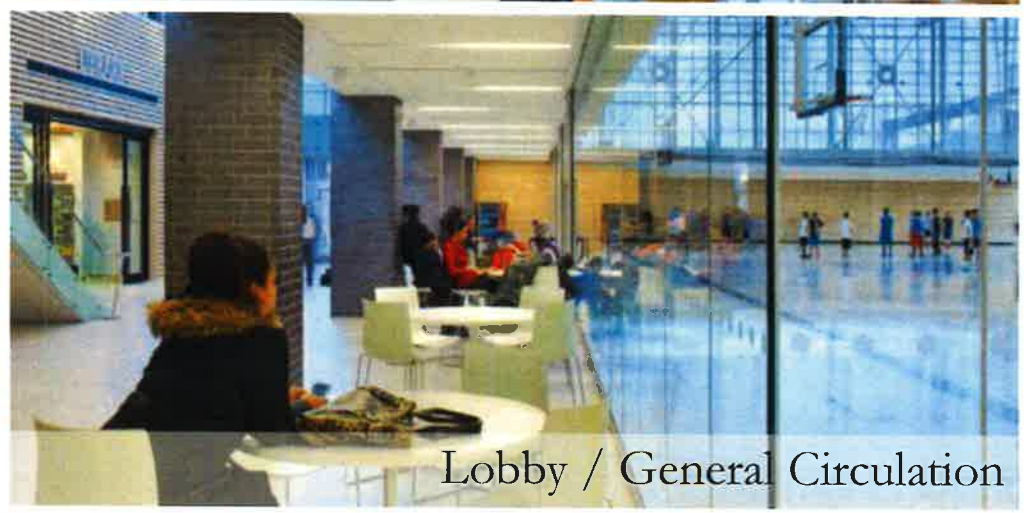
Upper Floor Plan



7,760 SF

Social / Gathering





Lobby / General Circulation

* Athletics

Gymnasium

Athletics

Pickleball

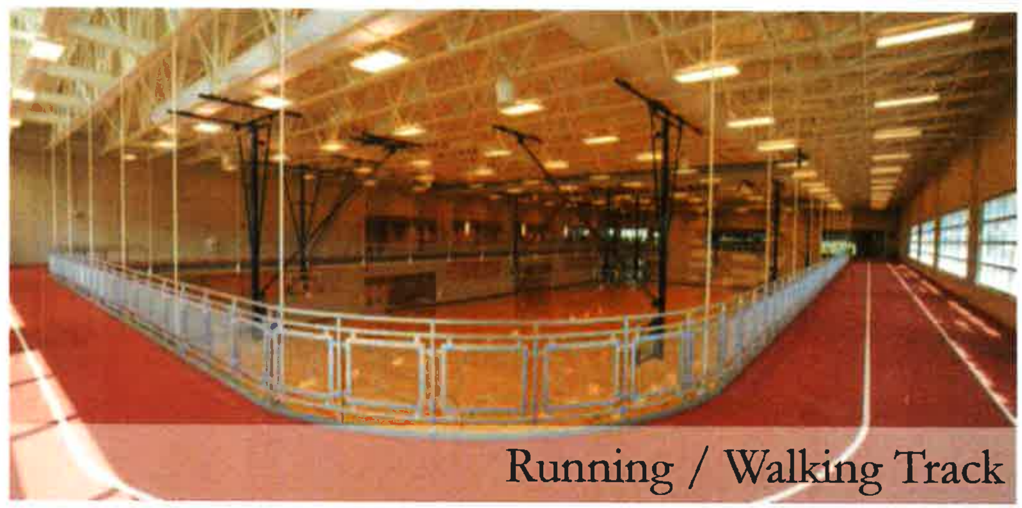
Batting Cages

Volleyball

Basketball

Gymnasium

Athletics



Running / Walking Track

Health / Fitness

Performance Fitness / Exercise Floor

* Health / Fitness

Multi-Use / General Program

Program Rooms & Café / Kitchen

* Restrooms, Lockers & Changing


Main Entry View


Approach View


Parkside View

Budget

SITE	$	2,513,960
BUILDING	$	21,777,353
SOFT COSTS	$	5,067,269
PROJECT BUDGET	**$**	**29,358,582**

PROS/CONS of Smaller Facilities/Multiple Sites

- PROS:
  - Spread P&R Services across jurisdiction to better serve community
  - Manage capital cost with phased facilities
  - Less traffic impacts

- CONS:
  - Potential increase in future development cost, if phased
  - Operational costs (overhead) increases with multiple locations
  - High demand can negatively impact experience/revenues with smaller facility
  - Need for increased trail connectivity with multiple sites
  - Less economic impact/ tournaments with smaller facility (2 court)

Recommendations

pros consulting

WILLIAMS ARCHITECTS

- **One Site:** Centrally located (close to I71) serving more residents, additional acreage for park like setting (with complimentary amenities)

- **City to Own & Operate:** 68% of Residents want the city to operate. Bring in new fulltime staff six months to a year in advance to program the building and begin to establish a customer centric culture ensuring an exceptional customer/visitor experience.

- **Customer Satisfaction:** Prioritize customer satisfaction by delivering exceptional member services and actively seeking feedback.

- **Financial Monitoring:** Closely monitor the center's financial performance to identify areas for improvement and make smart programming adjustments. Pay attention to KPIs; Membership retention, daily admissions, program participation, tournament participation/total attendance, and economic impact, employee retention/ turnover.

- **City Leadership to Build Consensus:** One Vision, one concept for the City to get behind.

Questions for City to Consider

- Does the City have a preferred Cost Recovery Target?
- Does the City own parcels of land that can accommodate acres needed and where are they in the jurisdiction?
- Does the city need to explore the traffic impacts to facilitate a decision?
- Does the City want to see partnership with other entities in providing services at either one facility or multiple sites?

Next Steps

- Answer questions this evening.
- Amendments if desired by Council/ Department/ Committee.
- City to determine the best approach to operations of indoor recreation services.
- Create an operational pro forma from the schematic design of smaller building.
- Building consensus – City Leadership aligned in vision of recreational services.

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

November 04, 2024

Council met at 6:30 p.m. in City Hall, 4035 Broadway.

Council Members reviewed the Agenda items.

Council retired to the Chambers to begin the Regular meeting.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Christine Houk
President of Council