

# CITY OF GROVE CITY, OHIO

## COUNCIL MINUTES

November 18, 2024

Regular Meeting

The regular meeting of Council was called to order by President Houk at 7:00 p.m. in City Hall, 4035 Broadway.

Roll was called and the following members were present:

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

1. Ms. Houk moved to excuse Mr. Holt; seconded by Mr. Dew.

|               |     |
|---------------|-----|
| Ms. Burroughs | Yes |
| Ms. Anderson  | Yes |
| Mr. Sigrist   | Yes |
| Ms. Houk      | Yes |
| Mr. Berry     | Yes |
| Mr. Dew       | Yes |

2. Ms. Houk moved to approve the minutes of the 10/28 and 11/4 meetings and approve as written; seconded by Ms. Burroughs.

|               |     |
|---------------|-----|
| Ms. Anderson  | Yes |
| Mr. Sigrist   | Yes |
| Ms. Houk      | Yes |
| Mr. Berry     | Yes |
| Mr. Dew       | Yes |
| Ms. Burroughs | Yes |

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-54-24 (Accept the Plat of Hickory Creek, Section 1 located on Orders Road) was given its first reading. Second reading and public hearing will be held on December 02, 2024.
2. Resolution CR-49-24 (Approve the Development Plan for two warehouses located at 4371 Broadway) was given its reading and public hearing.

Mr. Rauch, Dir. of Dev., explained that this is a redevelopment of the site. It is quite a challenging site with some existing conditions that must be worked with. The Development Dept. agreed to deviations because of the difficulties with this site.

Mr. Jeff Lonchor, representing petitioner, was present to answer questions. Mr. Berry asked about the reduction of trees. Mr. Lonchor explained that there are five existing trees on the site and they proposed to add 11 new ones. This is the required number and staff was supportive of the reduction. Mr. Berry asked if there wasn't enough room to add 16 trees. Mr. Lonchor said staff was willing to count the 5 existing trees in the required number and pointed out that there will be a gate in front, so no one will see them. Mr. Berry said the Code is not there just for screening.

Mayor Stage noted that there should be an easement on the south side of the main office for the flag pole, landscaping, and decorative fencing that the City installed. He wants to make sure that this will remain in place.

Mr. Rauch said staff was supportive of the reductions because the fence will block half of the site. Ms. Burroughs asked if the fence would be see through. Mr. Lonchor explained that the fence would be a wood, opaque fence along the frontage. The sides will have landscaping.

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

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|---------------|-----|
| Mr. Sigrist   | Yes |
| Ms. Houk      | Yes |
| Mr. Berry     | No  |
| Mr. Dew       | Yes |
| Ms. Burroughs | Yes |
| Ms. Anderson  | Yes |

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

1. 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 second reading and public hearing.

Mr. Sigrist explained that the Council Members and Township Trustees received a document last this evening that needs to be reviewed and he moved that this ordinance be postponed to 12/02; seconded by Mr. Dew.

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|---------------|-----|
| Ms. Houk      | Yes |
| Mr. Berry     | Yes |
| Mr. Dew       | Yes |
| Ms. Burroughs | Yes |
| Ms. Anderson  | Yes |
| Mr. Sigrist   | Yes |

2. Ordinance C-50-24 (Authorize the City Administrator to enter into an Agreement for Voice Services) was given its second reading and public hearing and there being no questions or comment, 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 |

3. Ordinance C-51-24 (Authorize the City Administrator to enter into an Agreement for Public Internet Services) was given its second reading and public hearing and public hearing and there being no questions or comment, Mr. Sigrist moved it be approved; seconded by Ms. Anderson.

|               |     |
|---------------|-----|
| Mr. Dew       | Yes |
| Ms. Burroughs | Yes |
| Ms. Anderson  | Yes |
| Mr. Sigrist   | Yes |
| Ms. Houk      | Yes |
| Mr. Berry     | Yes |

4. Ordinance C-52-24 (Authorize the City Administrator to enter into an Agreement for Data Center Services) was given its second reading and public hearing and public hearing and there being no questions or comment, Mr. Sigrist moved it be approved; seconded by Mr. Dew.

|               |     |
|---------------|-----|
| Ms. Burroughs | Yes |
| Ms. Anderson  | Yes |
| Mr. Sigrist   | Yes |
| Ms. Houk      | Yes |
| Mr. Berry     | Yes |
| Mr. Dew       | Yes |

5. Ordinance C-53-24 (Appropriate \$23,750.00 from the Senior Nutrition Fund for Current Expenses) was given its second reading and public hearing.

Mayor Stage said this is the result of the pickle ball and golf tournaments. We have contributed to this for over 30 years and this sets a record amount.

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

|               |     |
|---------------|-----|
| Ms. Anderson  | Yes |
| Mr. Sigrist   | Yes |
| Ms. Houk      | Yes |
| Mr. Berry     | Yes |
| Mr. Dew       | Yes |
| Ms. Burroughs | Yes |

6. Ordinance C-55-24 (Appropriate \$1,081,320.00 from the General Fund for the Current Expense of processing an Income Tax Refund) was given its first reading. Second reading and public hearing will be held on December 02, 2024.

Mr. Turner, Dir. of Finance, explained that this is the result of a business overpaying their taxes for this year.

**The Chair recognized Mr. Berry, Chair of Parks, for discussion and voting under said Committee.**

1. Ordinance C-56-24 (Amend Section 903.05 of the Codified Ordinances titled Intoxication to permit alcohol at certain pavilions with authorization from the Director of Parks & Recreation) was given its first reading. Second reading and public hearing will be held on December 02, 2024.

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

1. Ms. Mary Haller spoke about the Neo-Nazi hate group that came to the Pride event and marched in Columbus two days ago and how each City responded. She said that hate will not just go away and asked that Grove City focus on how to stop the hate in our community. She provided a copy of her full statement to Council.

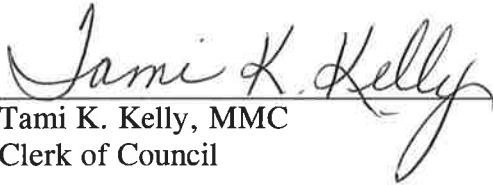
**The Chair recognized members of Administration and Council for closing comments.**

1. Mayor Stage reported that there is an opening on the historical commission and this will be advertised on the City's website. He shared that they are watching HB333, which wants to set parameters on Police and HB296, which proposes to increase the pension plan for today. He expressed condolences to Jim McDonald on the passing of his wife and to the Laws family on the passing of Jim Laws.

The Mayor provided an overview of the 2025 Budget. He said they continue to be extremely conservative. He noted that income tax has stalled in the City needs some new growth areas. This budget is within the benchmarks; it requests a number of new staff members; it shows \$50,000 allocated for the Lend a Helping Hand project; it shows a list of mega projects with estimated costs. He said capital improvements and a more refined review will be done at the next Council meeting.

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

Adjourned at 7:48 p.m.

  
Tami K. Kelly, MMC  
Clerk of Council

  
Christine Houk  
President of Council

CITY OF GROVE CITY, OHIO  
COUNCIL CAUCUS NOTES

November 18, 2024

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

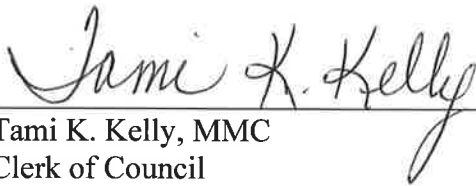
Council Members reviewed the Agenda items.

Ms. Kelly, Clerk of Council, shared that Shangri-La Dispensary has filed an appeal on their special uses permit request.

Council discussed the process to use for filling the upcoming vacancy on Council. They agreed to have interviews with all applicants and have a second round of interviews, if necessary, with preferred candidates.

Mr Sigrist mentioned the desire to have a memorandum of understanding/contract with the visitors and convention bureau. Mr. Smith said he is working on an agreement.

Council retired to the Chambers to begin the Regular meeting.



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Tami K. Kelly, MMC  
Clerk of Council



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Christine Houk  
President of Council