CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

December 02, 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, Randy Holt, Ted Berry, Rodney Dew

1. Ms. Houk moved to approve the minutes of the previous meeting and approve as written; seconded by Mr. Dew.

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

2. 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-45-24 (Approve the Rezoning of 2121 Sonora Drive from C-1 (service commercial) to C-2 (retail commercial) was given its second reading and public hearing.

Mr. Scott Hammond, petitioner, was present to answer any questions and explained that their desire is to build a swim school. They have acquired the parcel to the West as well.

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

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

2. Ordinance C-54-24 (Accept the Plat of Hickory Creek, Section 1 located on Orders Road) was given its second reading and public hearing.

Mr. Tyler Jackson, 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. Sigrist	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
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 and Mr. Sigrist moved it be approved; seconded by Ms. Burroughs.

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

2. 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 second reading and public hearing.

Mr. Donnelly, Finance Dept., explained that this is the result of a business overpaying their taxes for this year. The employer payed through the State of Ohio, rather than RITA, so a refund of the overpayment is required.

There being no additional questions or comments, Mr. Sigrist 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

3. Ordinance C-57-24 (Authorize the City Administrator to execute the Intergovernmental Agreement with Jackson Township) was given its first reading. Second reading and public hearing will be December 16, 2024.

4. Ordinance C-58-24 (Appropriate $1,000,000.00 from the Deposit Trust Fund and Reduce Appropriation Amounts for Various Funds) was given its first reading. Second reading and public hearing will be December 16, 2024.

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 second reading and public hearing.

Mr. Jack Castle, Dir. of Parks & Rec, explained that this will permit alcohol at Eagle Pavilion and Beulah Park Pavilion when a person selects a preferred caterer from the City list. Alcohol must be provided from the caterer. He said those reserving Beulah Pavilion must use a preferred caterer, while those reserving Eagle Pavilion can bring in their own food, but not alcohol.

Mr. Berry asked why we are stopping people from having a potluck at Beulah. Mr. Castle said all other pavilions and outdoor shelter houses can be booked for that type of use. Mr. Berry said he believes it is wrong to not be consistent across the board and single out Beulah.

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

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

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

1. Mr. Carter Dowell explained that his grandma and her friend patronized Local Cantina and upon leaving, the friend fell and broke her arm. When they brought this to the attention of the manager, he said that the stairs were on city property. So he wanted to make the City aware of this hazard. Council thanked him and Ms. Houk asked that he connect with Mr. Teaford, Dir. of Safety, to address this matter.

2. Ms. Carrie McKinley commented that while she loves the City, she finds herself leaving too many times for dining options and event centers. She said there has been no discernable movement on a Community Center and Broadway Live. She asked the Mayor and Council to move forward on these projects.

3. Ms. Amy Dawson stated that she has participated in many of the City's surveys concerning amenities for the community. She said the need for a Community Center continues to grow. The city has asked for 14 years with no improvements, while other communities are moving forward. She said Grove City is all fast food and traffic. She asked that all barriers for progress be removed so we can catch up to other suburbs.

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

1. Mayor Stage submitted the Oct. & Nov. Mayor's Court Reports and Ms. Houk moved to accept same; seconded by Mr. Dew.

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

In closing, the Mayor announced the Play at the Evans Senior Center; the Christmas Parade this Friday at 7:00 p.m. and the weekend activities.

2. Mr. Holt questioned the placement of a small cell tower on Hoover Road. He said in 2018, Council passed legislation that requires the City Administrator to promulgate guidelines for these towers. He said those guidelines have never been created. He said Verizon submitted plan in 2018 and 2020, but never built any. In 2024, Verizon submitted plans again and received approval for five (5) locations, including one within 100 feet of two homes. He asked if this required a long term contract with Verizon, as none has been submitted to Council. He said these should not be installed until the guidelines have been created. He said he would bring an ordinance to Council to direct the Mayor and City Administrator to cease and desist with any construction of these cell towers until the guidelines are written. He said if this causes a financial hardship for Verizon, they can seek reimbursement from the City's insurance.

Mr. Smith, Dir. of Law, explained that the State has severely limited the City's ability to impose restrictions on small cell towers. He said the proposed ordinance would not be enforceable, since an application has already been approved. Mr. Holt asked about a contract. Mr. Smith said there is no contract. Mr. Holt said he feels there is still time to work with Verizon on these units.

Ms. Anderson asked if these are different than the Cell Towers that Council has been talking about to strengthen cell service in the area. Mr. Smith said these are different, but would still assist in improving cell service.

3. After closing comments from Council and Administrative staff members, a five (5) minute recess was taken before moving into discussion concerning the Capital Improvement Projects proposed in the 2025 annual appropriation ordinance.

4. Council reconvened at 7:40 p.m.

Mr. Sigrist, Chair of Finance, explained that Council will review the Capital Improvements portion of the Budget and any other subareas brought up by Council Members.

Mr. Shannon Hamons, Dir. of Service, went through each Capital Improvement Project listed in the 2025 Appropriation Ordinance.

Council questioned the <u>City Hall Renovation</u> project. It was explained that this is for upgrading the rest of the building to match what was done with Council Chambers. It is time for some general maintenance. Members asked about a comprehensive plan for a more long-term improvement.

Council questioned the Town Center Park project. Council shared that they want input on the overall design of the full park and any pieces thereof. The Administration said they would make sure Council was involved. This is just for a playground that grant monies were received for and must be done by 2026 or the grant will be lost.

Mr. Sigrist thanked Mr. Hamons for going through each item. He said in summary: Council would like a more detailed proposal for the City Hall Remodel. He suggested the Administration come back to Council with a request once the details are shared. He moved that the City Hall Remodel project be removed from the 2025 Annual Appropriation; seconded by Ms. Houk.

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

Mr. Sigrist asked about cameras for the Pickleball Courts. He said people could see the courts to know how crowded they are and he feels it adds safety to the courts. Mr. Hurley, Dir. of IS, said cameras to see the courts is one item and security cameras is another. He said he has looked at a plan for security cameras as Windsor Park and can handle that within his budget. Cameras for court availability is something he is not familiar with and said there could be issues with any release of that video. Mr. Sigrist said he would like to hear about court cameras later from the Parks & Rec. Director.

Mr. Sigrist asked if any monies could be added to advance the readiness of the Town Center for Broadway Live or another future development of the area. Mr. Boso, City Admin., said this is a very difficult area with many challenges due to floodway issues. He said this is not something that the City would pay for. It is a developer responsibility. He said he could not recommend anything to add at this time. *Mr. Andrews*, EMH&T, shared the challenges with stormwater management, floodplain and floodway issues with this area. He said a study needs conducted to determine if it can be developed.

Mr. Sigrist commented that he wonders if we are ready to test the appetite of our residents to see if they are willing to pay for amenities. He asked if there is anything that can be done to move the Recreation Center forward. *Mr. Boso* said we must identify land and start design. Then you can go out and sell the project. He believes it will take an increase in income tax to pay for a Recreation/Community Center.

Mr. Holt asked why the Buckeye Parkway Headwall is not being paid from the Pinnacle TIF. Mr. Boso said that was a good questions and they would make that change. Mr. Holt moved to amend the funding source for the Buckeye Parkway Headwall to come out of the pinnacle TIF; seconded by Ms. Houk.

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

Ms. Anderson asked if there is a need for dollars to be added for a design for this park. Mr. Boso said we must identify if there is a place for the community center first.

Mr. Sigrist asked if there were any questions on any other subsections of the Budget.

Ms. Houk said there has been discussion on how to clarify the vision of the Visitors & Convention Bureau and that of the City and bring those closer together. There has been work done to have a contract between the two and that is still being worked on. She said the Mayor suggested the same formula as last year for Bed Tax dollars. She suggested giving Visit Grove City 80% of the Bed Tax funds, but that would leave and $46,000 shortfall for the other partners.

Mr. Holt said he will support anything that defunds Visit Grove City in total. *M. Anderson* said she is more in agreement with Ms. Houk to offer 80% since Visit Grove City is making strides to change by-laws to give voting rights to City personnel and work on a contract.

Ms. Houk moved to amend Section 5 of the 2025 Appropriation Ordinance to change TBD for each Convention Bureau Partner with the following amounts: GC Area Convention and Visitors Bureau - **$468,000**; Grove City Chamber of Commerce - **$53,775**; Grove City Town Center Inc., - **$56,685**; Little Theater Off Broadway - **$6,540**; seconded by Ms. Burroughs.

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

Ms. Houk asked about an appropriation for Speak to Grove City. Mayor Stage said that will come as a separate ordinance.

5. A motion to adjourn was approved by unanimous consent.

Adjourned at 9:53 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Christine Houk
President of Council

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

December 02, 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