

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

February 24, 2025

Special Meeting

The Special 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, Anthony Wilson, Christine Houk, Randy Holt, Ted Berry, Rodney Dew

1. Mr. Holt moved to excuse Mayor Stage; seconded by Mr. Berry.

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

2. Ms. Houk turned the meeting over to Mr. Berry, Chair of Parks. Mr. Berry recognized Mr. Jack Castle, Dir. of Parks & Rec., for a presentation on a Community Center.

Mr. Castle shared the attached slideshow. He reviewed three (3) options with Council – those being: Central Hub, one single center; Multi-Site, several smaller sites around the community; and a Hybrid, partnering with the YMCA. He said he would like to have a consensus this evening on a direction from Council.

He explained that when PRO's Consulting presented their report to Council, the Parks & Rec. Dept. stopped looking at anything but a large, single facility for a Community Center. Since then, the YMCA approached the City with a unique option. He said the key questions and topics to consider are: community priorities; operational feasibility; fiscal responsibility and future proofing. He shared a big picture look at land acquisition and construction costs for each option. *Ms. Anderson* asked if they were looking at apples to apples with the Hybrid option. Mr. Castle said the Hybrid would have targeted amenities and would not offer all the amenities the public asked for in the survey, as the Central Hub option would be planned with. He then shared a big picture look at operating costs for each model, noting that with the Multi-Site option there would be some duplication of a few services. He then moved to reviewing a Cost Recovery model for the Central Hub, noting that PRO's Consulting suggested an 80 – 100+ % recovery with a lean management style of five (5) full-time employees. Grove City's model suggests a 70 – 80% recovery with 12 full-time employees. Pro's Consulting also had higher membership fees and many tournaments/swimming metes. The Grove City model would not offer as many tournaments and would offer lower fees. He noted that there would be -0- recovery in the first year.

Mr. Berry said OSU athletic facilities have 32 people on staff and believes that we would need more than 12 employees. Mr. Castle said the 12 would be full-time employees. He has not estimated how many part-time employees there would be if it is City run, as that will affect operation costs. Mr. Berry said it would be important to know how many part-time people would be needed. He also commented that with this type of investment, a tax increase would be

necessary to build and operate a Community Center. He said there is no way the City could afford a \$120 million Central Facility. He asked if other communities offer a membership free center or minimal cost and how are they doing it. Mr. Castle most set a target figure of where they want to be on a cost recovery perspective and that is what they shoot for. That allows them to keep their membership fee lower.

Mr. Wilson asked if any of the three options align with the long-term strategic goals for the Department. Mr. Castle said they are looking at all parks now and reviewing the priorities that Pro's Consulting provided from survey, but they need to look further for future-proofing. He said he wants whatever option to last for decades and not have to revisit this in five years. Mr. Wilson asked if Grove City residents will have discounted rates. Mr. Castle said they would look into that.

Ms. Houk passed out a list of membership fees from Central Ohio communities.

Mr. Berry said the north end of the City needs something and asked how all residents will be served with a Central Hub. He said as we grow and with some disadvantages areas, some may not have a way to get there. Mr. Castle said the Columbus has community/neighborhood centers with some duplication in services/programming, along with several larger centers. They also started "Centers without Walls" and that is something Grove City could start.

Ms. Anderson said if we stay focused on the results from the survey, the Central Hub option seems to be able to meet all the requests. The Multi-site option many lose some of the amenities or have parents dropping off children to different locations. She said as Council looks through the different paths, she want to consider the work and recommendation from the Park Board. Mr. Castle said the Park Board recommended the Central Hub option. Ms. Anderson touched on operations with each option. She said she doesn't want to lose site of the fact that the Hybrid model would have two entities offering programs and there may be different priorities. As far as Fiscal Responsibility, if there is something that needs to go back to the community for a vote, that will help Council understand what the community wants.

Mr. Berry said there is room for another Hub with the Hybrid Plan. He asked what could be done with Brookpark Middle School. Mr. Castle said they would have to look into it more, but there could be meeting space, a small gym for recreational play, etc.

Mr. Wilson asked if they have considered a public/private partnership for the Central Hub model. Mr. Castle said that could be done. Columbus has done that and leases space to someone else.

Mr. Berry asked that the cost for a drop-in center at Brookpark be provided and what amenities it could have.

Ms. Houk said there are two components that are not really reflected here, but are key and not quantifiable: 1. the building of community, our entire Parks & Rec. programming, our Park system & Trail system with participation, etc., and 2. the economic impact that trickles into other aspects of the community.

Mr. Holt asked what the membership fees proposed by PRO's Consulting were. Mr. Castle said they proposed between \$35. - 55.00 for an individual. He said they had many fee structures. Mr. Holt asked if multiple sites would take more people. Mr Castle said yes, due to duplication of operational staffing. Mr Holt asked if we could run a \$90 million facility. Mr. Castle said without a doubt. He said we have the expertise. They would hire the right people and plan it out.

Mr. Dew asked if the "Silver Sneakers" program, where insurance pays for senior citizen memberships would be available. Mr. Castle said they would want that as part of the plan.

Ms. Anderson said with option one or two, the membership fees would all come to the City. With the Hybrid option, would the City have control over the fees? Mr. Castle said a lot of work needs to go into the partnership with the YMCA. He said some programs may belong to one entity or the other.

Mr Castle finished up with Next Steps. He said stakeholder consensus or some direction is needed. Once that is done, they can create a Site Selection Committee and a Fiscal Committee to look at how to pay for it.

Ms. Houk said she thinks we have to start with the Central Hub option. This will provide the foundational information that can be used for other models/options, should they have to go to the Multi-Site or Hybrid options. She believes that out of respect for our community partner, the Central Hub should be fully vetted by the City before someone else expends their time and resources.

Ms. Anderson agreed that the Central Hub should be flushed out before moving to alternative options. She feels the community said they want a City-operated facility.

Mr. Holt moved to *support Grove City owning and operating the future community center at a central hub*. He said with 68% of residents supporting this, his motion would serve to document Councils direction for future discussions and planning purposes; seconded by Ms. Anderson.

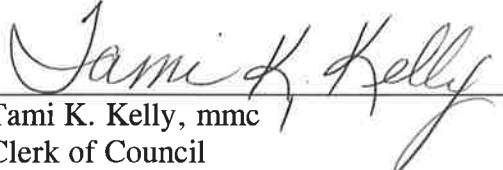
Mr. Berry stated that the price tag scares him and questions if our people can afford it. He said he is looking at other options because, as a City we invest in jobs and jobs create the excess revenue to spend on other things/amenities. He said he is very concerned about how we strap our City.

There being no further discussion, the vote was called.

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

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

Adjourned at 6:34 p.m.


Tami K. Kelly, mmc
Clerk of Council


Christine Houk
President of Council



GROVE
CITY

DEFINING
THE
PATH
FORWARD

COMMUNITY
CENTER

PURPOSE

Update on progress and outline 3 options for moving forward

OUTCOME NEEDED

Build stakeholder consensus on direction



PARK BOARD

Sam Clark
Jamie Hannon
Gary James
Wayne Kintz
Tricia Zelenak

CITY COUNCIL LIASON

Melissa Anderson



UPDATE TO TODAY AND RECAP OF THE PROCESS

- Feasibility study
- City Council's prior direction
- YMCA hybrid option
- Various paths to meeting community priorities



KEY QUESTIONS & TOPICS TO CONSIDER

- Community priorities
- Operational feasibility
- Fiscal responsibility
- Future Proofing

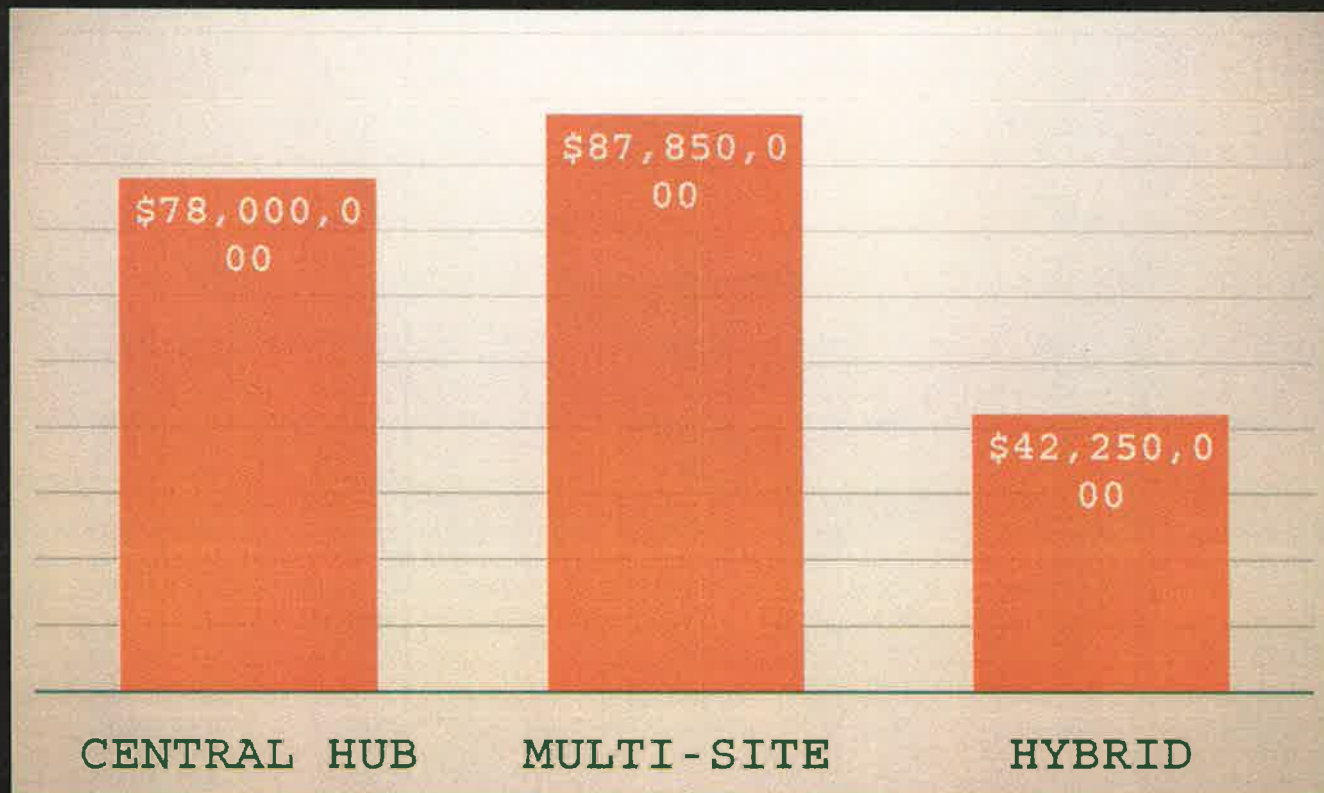


BIG PICTURE LOOK AT CAPITAL COST

- Land Acquisition
- Construction Cost



CAPITAL COST COMPARISON



BIG PICTURE LOOK AT OPERATING COSTS

- Staffing
- Maintenance
- Cost Recovery Models



GROVE CITY COST RECOVERY MODEL

FOR A CENTRAL HUB

Pros Consulting	80-100+%
Grove City Update	70-80%

- Lean Management
- Overall Purpose
- First Year



OPERATING COST TARGETS

High Performing Premium Programming	90+ %
Midpoint Balanced	70-80 %
Heavily Subsidized No Memberships	25-50 %
Grove City Parks & Rec	38 %

KEY QUESTIONS & TOPICS TO CONSIDER

- Community priorities
- Operational feasibility
- Fiscal responsibility
- Future Proofing



SUGGESTED NEXT STEPS

- Stakeholder Consensus on Direction
- Site Selection Committee
- Fiscal Committee



Passed out by
Ms. Hawk at 2/24
meeting.

Central Ohio Suburban "Community Center" Monthly Fees (Per websites accessed 2/23/2025)

Upper Arlington

	Monthly	
	Resident	Nonresident
First Individual	\$ 35.00	\$ 70.00
Add'l Person	\$ 22.00	\$ 44.00
2 years and under	\$ -	\$ -
Seniors 60+	\$ 22.00	\$ 44.00

Westerville

	Monthly	
	Resident	Nonresident
Age 3-13	\$ 23.00	\$ 40.00
Age 14-64	\$ 32.00	\$ 56.00
Age 65+	\$ 25.00	\$ 44.00
Household max	\$ 85.00	\$ 149.00

Dublin

	Monthly	
	Resident	Nonresident
Individual	\$ 25.58	\$ 67.67
Household 2	\$ 42.25	\$ 117.25
Household 3	\$ 56.00	\$ 155.17
Household 4	\$ 63.92	\$ 175.17
Household 5	\$ 68.50	\$ 192.67
Senior	\$ 13.50	\$ 23.92
Military	\$ 23.08	\$ 61.42
Senior Military	\$ 12.67	\$ 23.50

Worthington

	Monthly	
	Resident	Nonresident
Youth 3-17	\$ 16.17	\$ 20.50
Individual 18-59	\$ 25.08	\$ 32.00
Household 2	\$ 39.25	\$ 50.42
Household 3	\$ 45.92	\$ 59.08
Household 4	\$ 52.58	\$ 67.75
Add'l after 4 annual	\$ 80.00	\$ 104.00
Senior	\$ 17.75	\$ 22.50

Prairie Twp

	Monthly	
	Resident	Nonresident
Teen 10-18	\$ 17.33	\$ 27.00
YA 19-24	\$ 18.25	\$ 28.38
Adult 25-54	\$ 20.92	\$ 32.38
Senior Adult 55	\$ 11.08	\$ 17.63
Senior Couple	\$ 18.92	\$ 29.38
Family of 2	\$ 34.42	\$ 52.63
Family of 3 plus	\$ 43.50	\$ 66.25

(Monthly includes Amount Due at Signing)

Groveport**Monthly****Resident****Nonresident**

Youth 3-12	\$ 10.17	\$ 17.50
Teen 13-18	\$ 14.17	\$ 24.42
YA 19-24	\$ 15.17	\$ 25.92
Adult 25-54	\$ 17.75	\$ 30.50
Seniors 55+	\$ 8.92	\$ 15.42
Senior Couple	\$ 16.08	\$ 27.83
Household of 2	\$ 30.17	\$ 52.17
Household of 3	\$ 38.58	\$ 57.92
Household of 4+	\$ 48.33	\$ 72.42

Grove City YMCA**Monthly****Year 2+*****All fees cite "plus tax"***

Teen 12-17	\$ 20.07	\$ 17.99
YA 18-29	\$ 37.07	\$ 34.99
Adult 30+	\$ 46.07	\$ 43.99
2 Adults plus kids	\$ 79.16	\$ 74.99
2 Adults	\$ 73.16	\$ 68.99
1 Adult plus kids	\$ 63.07	\$ 60.99

(Monthly includes Join Fee)