CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

June 02, 2025 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, Anthony Wilson, Randy Holt, Christine Houk, 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. Wilson	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Dew	Yes

2. Ms. Houk recognized Mayor Stage who, with the assistance of Mike Boso, Chief Building Official, recognized the winners of the Safety Month Coloring Contest from each Elementary School. Each winner was given a Lego set.

   Next, Mayor Stage read a proclamation for Golf Cart Week.

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-16-25 (Amend the Zoning Text for Meadow Grove Estates North, Section 10, as adopted by Ord. C-119-05) was given its second reading and public hearing.

   Mr. Jim Lipnos, representing developer, was present to explain that these are the large estate lots and they are running into depth issues when building this size of home and having a deck on the rear. He said the 30' rear yard is consistent with surrounding lots.

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

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

2. Ordinance C-14-25 (Accept the Plat for Meadow Grove Estates, Section 10) was given its second reading and public hearing.

Mr. Jim Lipnos, representing developer, stated that the new plat incorporates the zoning text changes just approved.

Ms. Burroughs moved that the Plat be replaced with that dated May 06, 2025, seconded by Ms. Houk.

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

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

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

3. Ordinance C-15-25 (Approve the Use of a Tattoo Shop for Ink Therapy located at 3999 Broadway, Suite A) was given its second reading and public hearing.

Ms. Brittney Hallowell, petitioner, was present to answer any questions.

Mr. Kyle Rauch, Dir. of Dev., explained that this is for fine line tattooing. The hours of operation will not go beyond 5:00 p.m. and by appointment only, as shown in the application. He said Staff has concerns over some future risk of allowing this type of use at this location, since the approval is for the property, not for the applicant.

Ms. Anderson confirmed that this location does not front Broadway. Mr. Rauch confirmed that it fronts the pedestrian corridor.

Mayor Stage asked the applicant to define what the operation really is. Ms. Hallowell said this is not a traditional tattoo shop. She is the only person tattooing and takes appointments. She said it is more of a body art boutique, not a stereotypical tattoo shop. Ms. Burroughs asked who licenses this work. Ms. Hallowell said it is the Franklin County Health Dept. and they have already been out and given their permit.

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

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

Ms. Anderson	Yes
Mr. Wilson	Yes
Ms. Houk	Yes

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

1. Ordinance C-19-25 (Amend Chapter 192.021 of the Codified Ordinances titled Imposition of Tax pursuant to Ohio R.C. 5739.09) was given its second reading and public hearing.

   Mr. Holt said this would apply to any visitor's or convention bureau that receives monies from the bed tax and their financial reporting requirements.

   There being no further questions or comments, Mr. Holt moved it be approved; seconded by Mr. Wilson.

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

2. Ordinance C-20-25 (Authorize the City Administrator to enter into an agreement with the Grove City Area Convention and Visitors Bureau dba Visit Grove City) was given its second reading and public hearing.

   Mr. Boso, City Admin., explained that this is a 13 month agreement with Visit Grove City and outlines the responsibilities of each party. It allocates $486,000.00 for the term and if there isn't enough collected, the City is not obligated to provide that much.

   Mr. Holt asked Ms. Amanda Davis, Dir. of Visit Grove City, how many Board Members they have. Ms. Davis said they currently have 10 and the By Laws allow for 7, up to 11. There are currently two voting members from the City on the Board. Ms. Houk noted that this Agreement requires quarterly reports and since they just had a report, they would look for two (2) more reports from Visit Grove City. Ms. Davis agreed.

   Ms. Burroughs asked if it was the intent to have an agreement with all organizations that obtain Bed Tax dollars. Mr. Boso said yes. They are working on agreements with the other groups now, but those agreements may not be exactly the same as the other groups don't not receive the same amount of funding.

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

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

3. Ordinance C-21-25 (Approve a Loan for 3995 Broadway, LLC under the Town Center Loan Program and Appropriate $75,000.00 for same) was given its first reading. Second reading and public hearing will be held on June 16, 2025.

The Chair recognized Mr. Wilson, Chair of Admin./Rules, for discussion and voting under said Committee.

1. Resolution CR-21-25 (Declaring Council's intent to meet as a whole to work on a complete draft of Charter Amendments for consideration of the electorate) was given its reading and public hearing and Mr. Wilson moved it be approved; seconded by Ms. Houk.

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

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

1. Ordinance C-22-25 (Require no further investment of staff time or financial resources at the Brookpark Middle School location outside of required utility bills or contractual obligations without the approval of City Council and to require the City Administrator to engage in negotiations to terminate or renegotiate the Brookpark Lease Agreement with Southwestern City Schools to the mutual benefit of all parties) was given its first reading. Second reading and public hearing will be held on June 16, 2025.

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

1. Mayor Stage commented on Ordinance C-22-25, since he will not be present at the next meeting of Council. He said he feels the ordinance should have two (2) more "Whereas" statements to include the cost justification e-mail on Jan. 22, 2019 that explained all the components to rationalize the reasons for trading sites with Southwestern City Schools; and a reference to Ord. C-51-19 that outlined the intent for Brookpark and its use for city operations, public recreational facilities and using the theater facility. He said this ordinance is ill timed, as they have been in discussions with the School District about all the different contracts they have with each other, including what the City would like to do with Kingston Avenue. He said he thinks this is short sighted, as we have 7 ½ years left on the Brookpark site and it could be an interim site until we have a community center. He said taking 16 acres out of the City's portfolio is not a good decision. This encourages damaging a relationship that has been very strong. It forfeits $300,000.00 of available monies that could be used for improvements. He said we have not had any community input on their suggestions for the use of Brookpark and believes there should be an open house to get that input. He said Council and Administration needs to be in lock-step on how we move forward with a community center. If we are going to the voters, we all have to be doing the same thing. This kind of move frustrates that kind of attitude. He said Dir. Castle wants to do some programming at Brookpark, but this is handcuffing that effort. He shared several pictures to show the need for more space and the use of a real theater for the senior center.

Ms. Houk pointed out that the Mayor's interpretation of a request to have this discussion, the second reading and public hearing, is really where we are bringing up the conversation that we believe the current agreement needs to be revisited. She thinks it's important that we air this now so that would facilitate forward movement. Language used is "mutually beneficial." None of the items described would be off the table.

2. Mr. Mike Linder, member of the Charter Review Committee, asked why Resolution CR-21-25 was required. Mr. Wilson said Council was discussing how they wanted to meet and decided to do it as a whole so the public could listen and offer insight. Ms. Houk also shared that Council expressed the sentiment of wanting to go through the work and look at the Charter in detail to decide what changes they would put in front of the voters. The resolution formalizes that decision and includes the need for formulating an education process. Mr. Linder asked if there would be other changes to the Charter that were not recommended by the committee. Ms. Houk said the only other suggestion was the petition that an elected official must file at the Board of Elections. She said they will take the Charter and go top down, so watch for minutes.

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

1. Mayor Stage submitted the Mayor's Court Monthly Report and Ms. Houk moved to accept same; seconded by Mr. Dew.

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

In closing, the Mayor reported on events and noted that income tax is still flat.

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

Adjourned at 7:59 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

June 02, 2025

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