CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

July 07, 2025 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, Anthony Wilson, Christine Houk, Randy Holt, Rodney Dew

1. Ms. Houk moved to excuse Mr. Berry; seconded by Ms. Burroughs.

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

2. Ms. Houk explained that Council got through Articles I and II in their first meeting to review the City Charter. They will begin tonight with Article III and their goal is to produce a draft document to turn over to the Director of Law to prepare next steps for Council.

* Mr. Berry arrived at 5:36 p.m.

Article III – Mayor
Ms. Houk said this whole article is a * for her, if the Form of Government is to change.

Section 3.01 Ms. Anderson suggested adding language to include term limits.
Section 3.02 O.K.
Section 3.03 O.K.
Section 3.04 O.K.
Section 3.05 Ms. Anderson said this section would need to be revisited to adjust some of the duties if the current form of government is kept.
Section 3.06 Mayor Stage suggested adding language to address a transition with the Administrative Assistant position if the current form of government remains, or if a contract for a City Admin. comes into play. Ms. Houk said it would also be nice for Council to have a voice in the selection of the City Administrator.
Section 3.07 Mr. Berry suggested changing "Administrative Assistant" to "City Administrator".
Section 3.08 O.K.

Article IV – Boards and Commissions
Section 4.01 O.K.
Section 4.02 O.K.
Section 4.03 O.K.
Section 4.04 O.K.
Section 4.05 Ms. Burroughs feels a better definition should be included for "hold no other municipal office or employment." Mr. Smith, Dir. of Law, explained that the Attorney General makes those determinations. It was also decided that this should

be looked at to add language to allow Council to have input into the appointment of Board and Commission members.

Article V – Finance

Section 5.01 O.K.
Section 5.02 O.K.
Section 5.03 O.K.
Section 5.04 O.K
Section 5.05 O.K.
Section 5.06 O.K.
Section 5.07 O.K.
Section 5.08 Mr. Holt said he would like to adjust the language that allows the Mayor to transfer funds without Council approval.

Article VI – Taxation and Borrowing

No comments on any article

Article VII – Nominations and Elections
Section 7.01 O.K.
Section 7.02 O.K.
Section 7.03 O.K.
Section 7.04 A question arose about having a maximum number of allowable signatures. Mr. Smith said this may be a State requirement.
Section 7.05 Discussion took place over the language concerning the "committee". This will be reviewed with the Board of Elections.
Section 7.06 O.K.
Section 7.07 O.K.

Ms. Houk moved to recess until 7:00 p.m. Approved by unanimous consent.

Ms. Houk reconvened the meeting at 7:00 p.m.

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

2. Ms. Houk recognized Ms. Karen Fahy with a Resolution for her retirement from the City and all members thanked her and wished her well on her future endeavors.

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-18-25 (Approve the Use for an Indoor Kids Play Facility for Kidz Dig It LLC located at 3454 Grant Ave.) was given its reading and public hearing.

   Ms. Colleen Haughn, property owner, and Ms. Sarah King, business owner, were present to answer any questions.

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

2. Ordinance C-23-25 (Accept the Plat of Pinnacle Quarry, Section 4) was given its second reading and public hearing.

   Mr. Alex Benson, representing 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. Wilson	Yes

3. Ordinance C-24-25 (Approve a Special Use Permit for Outdoor Storage for 3400 Southwest LLC, located at 3400 Southwest Blvd.) was given its second reading and public hearing.

   Ms. Rebecca Mott, attorney for petitioner, and Mr. John Mahan, petitioner, were present. Ms. Mott explained that this 10 acre site received a special use permit two (2) years ago for outdoor storage, as well as four (4) variances for gravel, a chain link fence, and landscaping. She said this request is for a new tenant, as the original special use was for a different tenant – who is moving to the north. She said the new tenant will be storing containment equipment, pumps, tanks, pipes & hoses, etc. She said the GC2050 Plan supports this proposed use and mentions using all the outdoor spaces to accommodate the use.

   Mr. Rauch, Dir. of Dev., stated that while staff is supportive of this use, they have some concerns. They worked with the Developer after approval of Planning Commission and are requesting that four additional stipulations be added to provide some safeguards for the City.

   Mr. Holt asked if the cranes were moving. Mr. Rauch said they are moving north, into Urbancrest. Mr. Holt asked if the new tenant will have cranes. Mr. Rauch said all items will be no higher than 15 feet. Mr. Holt asked when the gravel will go away. Mr. Rauch said there was a variance given for gravel, so they will have to wait to see the development plan to see how much of the gravel might be removed. Ms. Mott said all the gravel storage area will remain. Mr. Berry said he does not want to see the gravel and said it needed to be screened from the street. Mr. Plank, attorney for petitioner, said they are building a two-story on the site and you will not see gravel or the storage area once the building is built. Mr. Berry asked if he could guarantee that gravel will not be seen. Mr. Plank said it will not be seen from Southwest Blvd. or Lewis Centre Way.

Mr. Berry asked about runoff and drainage for the property. Mr. Rauch said that will be reviewed with the development plan. Mr. Plank said they have started the storm water engineering for the entire Mahan site.

Ms. Anderson said there was a two-year timeline on the development plan and they are 18 months into that. She asked how that is proceeding. Mr. Plank said they have contractual obligations and will have it complete by the end of the year.

Ms. Burroughs said the current approval requires that the cranes remain lowered and that is not occurring. She said this has been a sore spot and many resident complaints have been received. She said she doesn't want to kick this problem down the road. Mr. Plank said the cranes are moving.

Mr. Berry moved to amend Section 1 to include the following stipulations: 1. Outdoor storage shall not commence on the site until a building permit has been issued for the site's primary building; 2. The special use permit shall expire on 12/7/2027 if construction of the site's primary building has not been substantially completed, as determined by the Chief Building and Zoning Official; 3. The materials and equipment stored on the site shall be limited to those used in Rain for Rent's business operation or as otherwise approved by the Chief Building and Zoning Official; 4. Materials and/or equipment in the storage area shall not be stacked or stored to a height in excess of 15 feet. Seconded by Mr. Dew.

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

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

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

The Chair recognized Mr. Dew, Chair of Service, for discussion and voting under said Committee.

1. Resolution CR-25-25 (Authorize the City's Consulting Engineer to prepare plans, specifications and cost estimates for the construction and repair of sidewalks on Balsam Ave., Basswood Ave., Cypress Ave., Demorest Rd., Dogwood Ct., Holly St., Juniper St., Magnolia St., Sassafras Ct., and Sequoia

Ave.) was given its reading and public hearing.

Mr. Shannon Hamons, Dir. of Service, explained that this is the annual program to repair sidewalks in the community. They analyze areas to determine those in most need. There is a cost sharing component with the residents.

There being no additional questions or comments, Mr. Dew 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

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

1. Ordinance C-26-25 (Appropriate $250,000.00 from the Workers Compensation Fund for the Current Expense of Workers Compensation Claims) was given its first reading. Second reading and public hearing will be 07-21-25.

2. Ordinance C-27-25 (Grant an Exceptional Circumstance for 3909 – 3911 Broadway to increase the maximum award under the Town Center Commercial Revitalization Grant Program) was given its first reading. Second reading and public hearing will be on 07-21-25.

3. Resolution CR-26-25 (Approve the Budget Estimates for the Fiscal Year of 2026) was given its reading and public hearing.

   Mr. Turner, Dir. of Finance., explained that this is the Tax Budget and is required by the Charter and Ohio Revised Code to be done. He said it is the first step in the budget process. They estimate the year-end balances and next year's revenue sources to provide a baseline for next year's appropriations. He said it is a conservative estimate in order to safeguard the City. He also provided a long-term model, which is less accurate, but provides a potential picture for future revenues.

   Ms. Burroughs asked about the property tax amount. Mr. Boso, City Admin., explained that the City has not increased property taxes for 37 years and within that period, they have decreased 13 times. This is the 19th time they have remained the same. He also explained that there are only three (3) communities with lower property taxes than Grove City – Urbancrest, Whitehall, and Columbus.

   There being no additional questions or comments, Mr. Holt 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 second reading and public hearing.

Mr. Roby Schottke, resident, voiced concern over this ordinance because the City traded land with Southwestern City Schools for this site. He said this ordinance looks like it doesn't allow a City employee to do any evaluation on the building. He said we have people who are interested in the arts and this building has classrooms, a kiln, the cafeteria and the auditorium that could be used. He said Section 3, requesting that the lease be terminated or renegotiated, is also a concern and he believes that it is saying they want to get rid of Brookpark. He asked that Council deny this ordinance and not take away an amenity that the City could use for the community.

Mayor Stage explained that when the original ordinance was signed for this deal, the community was told that we were trading an asset for an asset. He said he is very uncomfortable with taking this site out of service. He said the original ordinance was specific to what the benefits of the building would be and read some of those items. He said they haven't been able to act on this because of the timing of the school system vacating the building; COVID hit; and Council said don't spend any money on the building. He said they met with the School Superintendent and Finance Officer and put together a five (5) year horizon plan. The School System has been utilizing it because the City is not. He said during the five year horizon plan, the intent is to utilize the theater for Senior Center plays; the classrooms for programing, etc. He said to tear the building down would cost $1.3 million and the citizens would be subject to that expense. He shared pictures of the stage at the Senior Center and a picture of the theater that could be used for some of their plays. He showed a picture of the gymnasium that is sitting that could be used in multiple ways. He said he feels this ordinance is short sited and handcuffs the staff in what can be done.

Mr. Jack Castle, Dir. of Parks & Rec., said they want to use all the City's assets to their fullest extent. He said they are all-in on a Community Center, but that may not happen for five years or more. He said they desperately need more space now for current programming. This building could be used for indoor programming space.

Mr. Berry said he wants to know the cost and does not want to see any City departments move into the building. If it is used for recreational programs, what will the cost be? He said he will not support moving any City departments into the building. Mr. Castle said he does not have not that analysis tonight. Mayor Stage said the School System has spent $80,000.00 for interior and exterior improvements. He feels that has set the bar. However, it should take very little money to offer programs.

Mr. Holt said if the City owned the land/building, he would be supportive. However, we have a lease for 7 ½ years and if the property needs major improvements, the City must pay for them. He said Council has stated that they believe the best solution for programming space is a Community Center. He supports passing this ordinance, as is, and if there is a new plan, that plan can be given to Council for consideration and surpass this ordinance.

Mayor Stage reported on the Fourth of July Celebration; the City awards in City Scene Magazine; the 105th birthday of resident Lou Ardit; and the passing of Ron Yonkin.

2. After closing comments from Council and Administrative staff members, Ms. Houk moved to go into Executive Session as permitted by the Ohio Revised Code; seconded by Ms. Burroughs.

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

3. Ms. Houk moved to come out of Executive Session and move back into the regular meeting.

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

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

Adjourned at 9:45 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

July 07, 2025

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

Ms. Houk asked if Council wanted to continue reviewing the Charter on 7/21 at 5:30 p.m. and members agreed.

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