CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

August 18, 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, Christine Houk, Randy Holt, Ted Berry, Rodney Dew

1. Ms. Houk moved to excuse Mr. Wilson; seconded by Ms. Anderson.

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

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

Ms. Anderson	Yes
Ms. Houk	Yes
Mr. Holt	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. Resolution CR-33-25 (Set Forth, as required by Section 709.023 of the Ohio Revised Code, the Municipal Services that can be furnished to 26± acres located at 4910 Hoover Road in Jackson Township upon its Annexation to the City of Grove City) was given its reading and public hearing and Ms. Burroughs moved it be approved; seconded by Ms. Houk.

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

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

1. Ordinance C-33-25 (Declaring the realignment of North Meadows Drive is a benefit to the Pinnacle Tax Increment Financing Development Area) was given its second reading and public hearing and

Mr. Dew moved it be approved; seconded by Ms. Burroughs.

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

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

1. Ordinance C-34-25 (Appropriate $75,000.00 from the General Fund for the Current Expense of the Southwestern City School District Adult HUB Training Program) was given its first reading. Second reading and public hearing will be held on Sept. 02, 2025.

2. Resolution CR-34-25 (Authorizing the City Administrator to seek financial assistance from the State Capital Improvement Program/Local Transportation Improvement Program for funding of the Stringtown Road and Marlane Drive Improvements) was given its reading and public hearing.

   Mr. Boso, City Admin., explained that this project would place a median down Stringtown Road from Marlane Dr. to Gantz Rd. to prevent left turns.

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

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

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

1. Resolution CR-32-25 (Approval by Council to invest Staff time and to expend Financial Resources at Brookpark Middle School) was given its reading and public hearing.

   Mr. Castle, Dir. of Parks & Rec., explained that there is a need for classroom space and a desire to offer more classes. He said they get calls daily and they have no space. He said this is about offering classes for all ages in a safe, affordable, neighborhood hub without an overwhelming capital cost. He said they would implement this in two phases – first would be to set up the space in a safe nature, while planning the programming, recruiting teachers, sign-ups, etc.; second they would move in, keep all build-outs portable and reversible, etc. He said they would report back to Council with their progress. *Mr. Berry* asked about the budget. Mr. Castle said they think $27,000.00 can get them set up for this year. In the future, they would have an understanding of what would be needed going forward and allowed by Council.

   Ms. Burroughs said she has toured Brookpark twice and believes there are a lot of opinions on what should be done with Brookpark. She said she sees a lot of opportunity with Brookpark but doesn't believe the $27,000.00 is going to get us to where we need to be. She would like to take a step back and have more detail on cost, insurance, staffing, operations, etc. She said she can see this filling the gap until there is a Community Center but wants some more detail. She said the Mayor mentioned a Memorandum of Understanding with the SWCS and would like to have those details.

Mayor Stage commented that if the City wanted to rent space at a church or other location, they would not be going through this exercise. He said we have a demand; we need a bridge; no one has come up with any other solution; and no matter what we do, we need space. He said using an outside vendor would not require this type of rigor, but they are willing to do anything because they feel it is the right thing to do. He said they share services with the School System and there is no incremental cost - they would just use the resources available.

Ms. Houk thanked the Mayor for his willingness to allow Council to get their questions answered and get on the same page. She asked Council to send in their questions so they are ready on Sept. 2. She shared that she is looking for any IT support, Service Dept. support, having a larger sense of how these four classrooms fit into the Parks Master Plan. She said we made a significant investment in Parks & Rec. in 2025 and this is a perfect opportunity to understand where we are, as the use of Brookpark was not included or made part of that increase during last budget cycle.

Ms. Anderson asked if we knew how many more people and programs this will serve per month. Mr. Castle said they do not, but they could project those figures once programming is selected. Ms. Anderson said she would like to understand how much we are truly putting into a building and how many people and programs it will serve. She said if it is $200 per person, she will struggle with that cost. She also asked for a statement from the Park Board. She also noted the desire of Council to have a longer term contract before investing funds into this building. She asked what would be taken away from having staff in different locations. She wondered what space would open up at Kingston Ave. now that Rec School has their own space back. She said she is struggling with the fact that we have gotten to this point and now it is so dire. Finally, she said this is a mixed use building with other entities and she voiced concern over safety - bathroom use, who will be coming into building at same time.

Mr. Stage said there would be a separate entrance and have a wheelchair ramp. He said we have a very experienced Parks & Rec. person who will not put the City in a liability situation. He said we run programs all over the City and have people separated today at many locations. He said it is not a question of safety – if it were, they would not be asking to use the space. They are not trying to make the City liable in any way. They are trying to fill a gap. He said if someone can come up with some room that we can use at no cost, he is all ears. He said they will get Council answers to all their questions.

Mr. Holt said Ord. C-22-25 got them to this point and the impetus of this discussion was to make sure Council was involved in any investment in Brookpark. He said this is a positive outcome and he would like to treat this as a project with a finite start and end, a budget, and utilization numbers that can be reported on after the fact. He also would be interested in the proforma of the Parks & Rec. budget between now and the end of the year to understand if we spent the increased amount in 2025 or if there is a surplus. He said, generally, he feels this is moving in the right direction and will continue to support it.

There being no additional questions or comments, Mr. Berry moved it be postponed until 9/2/25; seconded by Ms. Houk.

Mr. Dew	Yes
Ms. Burroughs	Yes
Ms. Anderson	No
Ms. Houk	Yes

Mr. Holt	No
Mr. Berry	Yes

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

1. Mr. James Russell and Ms. Ashley Senn, Pizzuti, presented a report on the Committee work that has been completed for a Community Center. He explained that they started with a review of the preliminary plan from PROS Consulting. The original proposal was for a 120,000 sq. ft. Center. Their proposal adds 14,000 sq. ft. for Senior Center space; 5,000 sq. ft. for a competition pool, 2,000 sq. ft. for a teaching and demo kitchen, 2,000 sq. ft. for community rooms, 800 sq. ft. for conference/training rooms, 700 sq. ft. for aquatic party rooms, 22,504 sq. ft. for maintenance/gross footage space, 20,129 sq. ft. for circulation, which equals 188,500 total square feet. He said this is important to know when looking for sites and wanting expansion space. He said the Site Selection Committee also suggested a tournament/champion soccer field. He said this would add $18 mil. to the cost. He explained that the Committee evaluated sites, using 59 criteria items that got weighted. He said they ended up with 18 sites for review. After a multi-layered scoring process, the final list came in with six (6) sites – plus the YMCA and Brookpark. He said all the sites have challenges. He showed a slide for each of the six (6) top sites and how they might be used. He explained that a minimum of 15.4 acres are needed. He said three (3) of the site can accommodate both the Community Center and a soccer facility or there could be multiple areas to accommodate both. He said Pizzuti suggests that they be careful locating everything in one space so it does not burden the residents with poor accessibility and usage. Next, Ashley Senn shared findings from the Finance Committee. She explained that the Committee looked at how the membership fee could be used for recovering the operational costs of the Center. It was decided that they would like to have a 75% recovery rate by the third year. For the remaining 25%, the first option suggested is to increase the Income Tax. The second option would be to reach out to SWCS, Jackson Township, and the GC Parks Foundation for funding. The Committee thought this might be a good fundraiser for the GC Parks Foundation and may help pre-sale memberships. There could also be a third party who would rent space from the City. As for the Capital Funding, with a base price of $110 million, the Committee recommends extending the Pinnacle TIFF until 2050 and give Jackson Township residents the Grove City residency membership rate, as an inducement. They also recommend advancing the design of the Center now to keep that cost down and to have something to share with voters before asking to increase the Income Tax. If design is delayed, it may add an additional $3.5 mill to the cost.

   Mayor Stage asked how much would be needed to begin the design phase now. Ms. Senn said $2.5 million.

   Ms. Houk said it is important for the community to understand that the Income Tax gets increased through a vote of the GC voters, not by Council. She also had Mr. Castle explain the GC Parks & Rec. Foundation, who said this is a new Foundation that they are finalizing the details for.

2. Mr. Carter Dowell, resident, voiced concern over the Charter discussions. He said he has concern over removing the Mayor's veto power; not having the ability to vote for Mayor; and believes that gutting the current form of government is dangerous. A City Manager would be loyal to Council rather than the voters/constituents/residents of the city. He feels that they could limit the current mayoral duties/powers instead of changing the form of government.

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

1. Mayor Stage announced that the State of the City will be held on October 16, 2025 and the State

of Ohio Director of the Department of Development will speak. He attended the Ohio Mayor's alliance. The City received an excellent report from the Auditor's this year. The Dev. Dept. received an application for a marijuana dispensary today for a facility on Jackpot Road, by the Recover Center. He announced the Drone Show for Labor Day; and a new flagpole on Stringtown Rd. for First Responders, which will be dedicated around 9/11. Finally, the Haughn Road bike path, from Paul C. Hayes to J.C. Sommer, is open.

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

Adjourned at 8:43 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Christine Houk
President of Council

Grove City Community Center

City Council

Monday, August 18

PIZZUTI | SOLUTIONS

Site Selection Committee Report Summary

Council Member Melissa Anderson
Council Member Jodi Burroughs
Sam Clark
Chris Roach
Tricia Zalenak

PIZZUTI | SOLUTIONS

PROGRAMMING & PROJECTED COST

Base Programming

The approximately 188,500-square-foot community center will house all program elements of the Pros/Williams study, plus the following key additions:

- +/- 14,000 SF Senior Center Space
- +/- 5,800 SF Competition Pool
- +/- 2,000 SF Teaching and Demonstration Kitchen
- +/- 2,000 SF (4) Community Rooms at 500 SF
- +/- 800 SF (2) Conference and Training Spaces at 400 SF
- +/- 700 SF Aquatics Party Staging Room
- +/- 22,504 SF Building Grossing Factor of 15% (Building Core, Maintenance Areas, MEP Space, etc.)
- +/- 20,129 SF Modifications to Circulation Factor of 28% per Pizzuti Solutions

Projected Cost

- $93.9MM – $102.2MM Base Program Projected Cost
  - $67.9MM – $74.7MM Building Construction Cost
  - $5.0MM Land Purchase Budget
  - Soft Costs for Professional Services, Equipment, etc.
- $110.9MM – $120.9MM Base Program Projected Cost + Tournament Site ($17.0MM – $18.7MM)
  Note: Land Purchase Costs of Tournament Site ***NOT*** *Included*
  - 2 Championship Fields
  - 10 Additional Tournament Fields
  - 270 Parking Spaces, Landscaping, Storm Detention
  - Restrooms, Concessions

PIZZUTI SOLUTIONS

SITE CRITERIA DEVELOPMENT

The Site Selection Committee worked with Pizzuti Solutions to review a variety of criterion that served as the basis for scoring the key components required in a site. In total there were **59 individual items considered and scored for each site.** The Committee also discussed, reviewed, and established a weighting scale for certain elements of the criteria to ensure factors most important to the Committee were valued at a higher level. Elements that received higher weighting included those that impacted acquisition and pricing, extensive removal of trees, compatibility with neighborhoods and comprehensive plans, and traffic impacts.

The Committee then worked with Pizzuti Solutions to identify parcels for review and consideration. The initial list was based on member comments, commercially available listings, and an extensive review of vacant parcels with the desired acreage. Both publicly and privately owned sites were considered. For the purposes of the full review, a total of **18 sites were presented and agreed upon** by the Committee to consider.

As part of the process, Pizzuti Solutions independently scored each of the sites. A secondary review was also conducted individually by each member of the Committee, which established an initial ranking from the members. Both scores and rankings were combined and averaged, which lead to a **final list of the top six sites plus the Grove City YMCA** and Brookpark Middle School.

SITE EVALUATION CONSIDERATIONS / CRITERIA

Item	Criterion	Criterion Weighting
SITE FEATURES		
1	Property is available for sale.	1
2	If not listed for sale, property is realistically available (owned by local government or community partner, etc.)	3
3	Site provides adequate usable area for proposed current scope and future expansion	3
4	Site is currently in Grove City or immediately adjacent	3
5	Site configuration/ proportions/ usability allow efficient planned use	1
6	Site is previously undeveloped	1
7	Site is NOT a brownfield - NO soil contamination/ environmental issues/ HREC's	2
8	Site can be developed without significant regrading	1
9	Geotechnical conditions allow proposed development without significant soil modifications/ more extensive foundations	1
10	Recent site survey, topos are available	1
11	Due diligence reports are available indicating no significant known issues - Title, Phase I ESA/ Phase II ESA, preliminary geotechnical, BUSTR/ LUSTR, site contamination, other engineering studies	2
12	Site development will NOT require extensive removal of mature trees. If removals are required, is a tree survey available documenting locations, types, calipers, and condition?	2
13	No storage tanks, questionable structures, or extensive demolition required	1
14	No significant impediments to site usage - drainage ditches/ culverts, bridges, railroad, wells, overhead power lines, easements, etc	1
15	Site is NOT designated as a floodplain or wetlands. (if site is a floodplain/ wetlands, remaining usable site area is adequate for current and future intended use with minimal impact on usability, expansion, or cost)	3
16	Site is currently vacant or existing occupying uses can be readily relocated	1
17	Site does NOT contain an existing business	1
18	There are NO existing structures requiring demolition	1
19	There are NO existing Historical structures/ assets that must be reused/ preserved that would prevent planned site use	1
20	Site allows future horizontal expansion of building(s), parking	1
21	Existing site features and amenities contribute to the proposed development	1
ZONING/ LEGAL		
22	Current zoning allows proposed use	2
23	Current zoning provides flexibility in potential future uses of the property	1
24	No overlay districts that impose significant restrictions on site usage	1
25	Proposed development complies with maximum density/ FAR/ building heights, impervious cover, setbacks, parking quantities, greenspace requirements	2
26	Proposed development is compatible with adjacent area/ political jurisdiction master plans/ district development plans/ planned uses/ zoning, ROW changes	2
27	Proposed development complies with greenspace/ landscape/ tree/ Parks & Rec requirements	1
28	Proposed development will NOT require a phased development plan	1
29	Proposed development signage meets requirements/ limits	1
30	Political jurisdiction design standards/ requirements/ submission/ approval process are reasonable and do not add undue difficulty/ time to the approval process - Preliminary/ Final/ Council/ BZA	1
31	Liquor License availability (D-5/D-6)	1
32	There are no other extraordinary site development requirements	1
33	No additional area commission approvals are required	1
34	There are NO legal restrictions preventing proposed development/ uses	3
SITE CONTEXT		
35	Proposed site would benefit from nearby existing support services/ compatible amenities (hotels, restaurants, retail, other cultural/ civic institutions, etc.)	2
36	Location provides required image/ visibility/ - supports Civic Presence/ Landmark	1
37	Proposed development will positively impact adjacent future development and will not be negatively impacted by existing adjacent uses	2
38	Site is located within desired proximity to community partners	1
39	Existing adjacent development will not create visual/ noise issues for proposed development	1
40	Community supports the proposed development and location	1
UTILITIES/ INFRASTRUCTURE		
41	Required utility size/ pressure/ capacities/ age/ condition are readily available to site (water, sanitary, storm, natural gas, electricity, fiber/ telecom) without significant upgrades	3
42	Required utilities will NOT require Owner to pay for upgraded distribution in the ROW	1
43	Site will NOT require significant utility relocations and/ or vacation of ROW	1
44	Impact Fees (utility capacity/ tap fees, environmental impact, etc.) are reasonable	1
45	Fire Service provider/ distance/ rating meets requirements	1
46	Utility service capacities can be expanded if necessary at reasonable cost	1
ACCESS		
47	Roadway access is adequate for ingress and egress	1
48	Surrounding roadway condition, capacity, safety ratings, local or state traffic congestion ratings will support the proposed use	3
49	Proximity to Interstate, regional roadway network	1
50	Proximity to Mass Transit options	1
51	Location meets proposed program requirements for proximity to residents, etc.	2
52	The site is connected to community sidewalks and provides pedestrian friendly connections to other areas of the community	1
53	Site provides direct access to bike/ hiking trails	1
ECONOMIC OPPORTUNITIES		
54	Development of the proposed site will have a positive or neutral impact to project Schedule/ Budget	1
55	Proposed development will encourage adjacent private development, create a positive economic impact/ enhances the surrounding area/ community. Site development acts as a resource anchor, complements future jurisdiction area plans for uses, connectivity, civic spaces	2
56	Cost of proposed site is reasonable	1
57	Public revenue impact is positive or neutral	1
58	Facility location and features are marketable for events	1
59	Local Incentives are available for development/ potential for cost sharing	1

SITE EVALUATION & RECOMMENDATION

Pizzuti Solutions prepared a test fit for each of the six finalist and two additional sites, depicting how the approved program could fit configurations that best utilized the site attributes in a manner consistent with the Committee's site criteria.

At the final Committee meeting, the members were asked to review each of the six finalist sites and the two secondary sites with the test fits and rank their top five sites for the final recommendation.

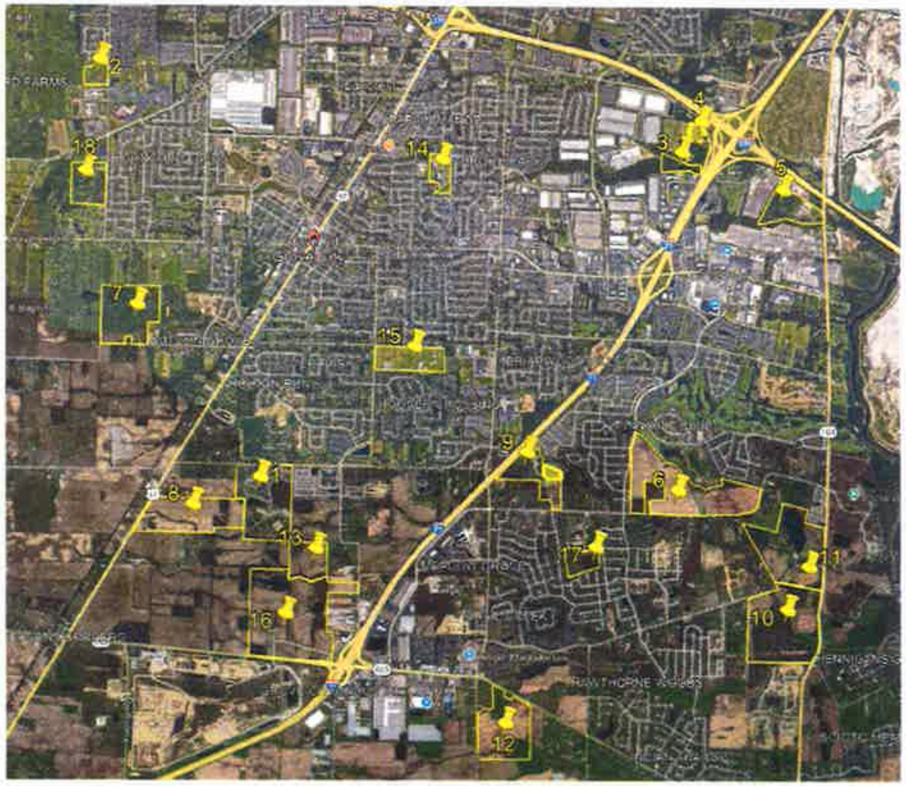
The top five sites are as follows (the site numbers correspond to the full site listing). These are listed in the order of scoring, but **the Committee recommends continued due diligence on all finalist sites**:

1. **Site #6 – Hirth Property**
2. **Site #12 – MW Hoover LLC Property**
3. **Site #15 – Murfin Fields**
4. **Site #9 – Pinnacle Park**
5. **Site #17 – Henceroth Park**

The Committee has determined each of their top five sites are suitable for the base program and if desired, several (Sites #6, #12, #15) could accommodate the development of the tournament facility discussed with the program elements of the project.

It is important to note that **the Grove City YMCA site (Site #1), was the second-highest ranked site** by the Committee after review of all parcels with the test fit layouts, with the consideration that certain requirements were met.

SITE LOCATIONS



SITE LOCATION KEY

Site #1 – Grove City YMCA | 3899 Orders Rd

Site #2 – Holt Road | 4613 Bridgehill Dr

Site #3 – Marlane Drive | Behind Shriner's (North of Bolton Crossing Elementary)

Site #4 – NABC | 1536 Marlane Drive

Site #5 – CRL Leasing LLC | Jackson Pike

Site #6 – Hirth Property | 1636 Holton Road

Site #7 – Hesch Property | 4710 Rensch Road

Site #8 – Barbee Property | 5316 Harrisburg Pike

Site #9 – Pinnacle Park | Pinnacle Park Drive

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Site #10 – Southeast Conservation Club | 5717 Jackson Pike

Site #11 – Southeast Conservation Club | 1060 Borror Road

Site #12 – MW Hoover LLC | Hoover & London-Groveport Road

Site #13 – SWACO North | Near Haughn Road

Site #14 – Brookpark | 2831 Southwest Boulevard

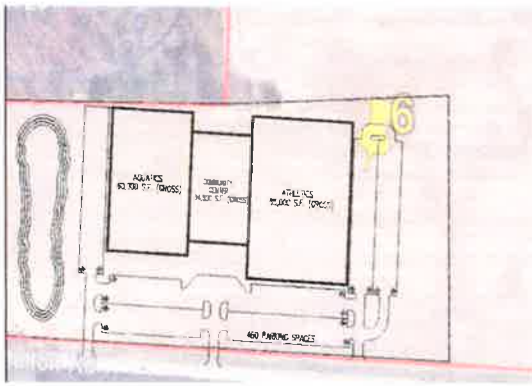
Site #15 – Murfin Fields | 4570 Haughn Road

Site #16 – SWACO South | Industrial Portion

Site #17 – Henceroth Park | 2075 Mallow Lane

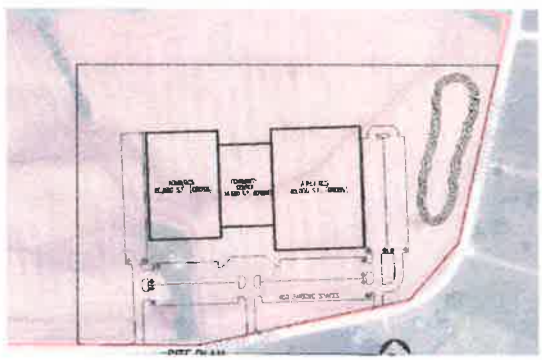
Site #18 – Marcum Property | 3071 Holt Road

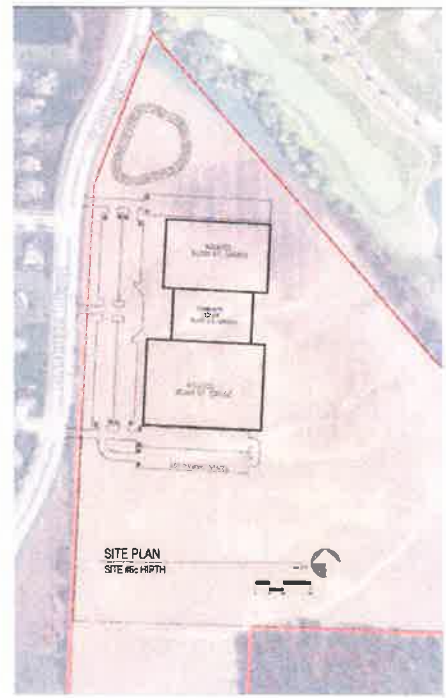
SITE #6 – HIRTH PROPERTY | 1636 HOLTON ROAD



Site 6A

Site 6B





Site 6C

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SITE #12 – MW HOOVER LLC | HOOVER & LONDON-GROVEPORT ROAD

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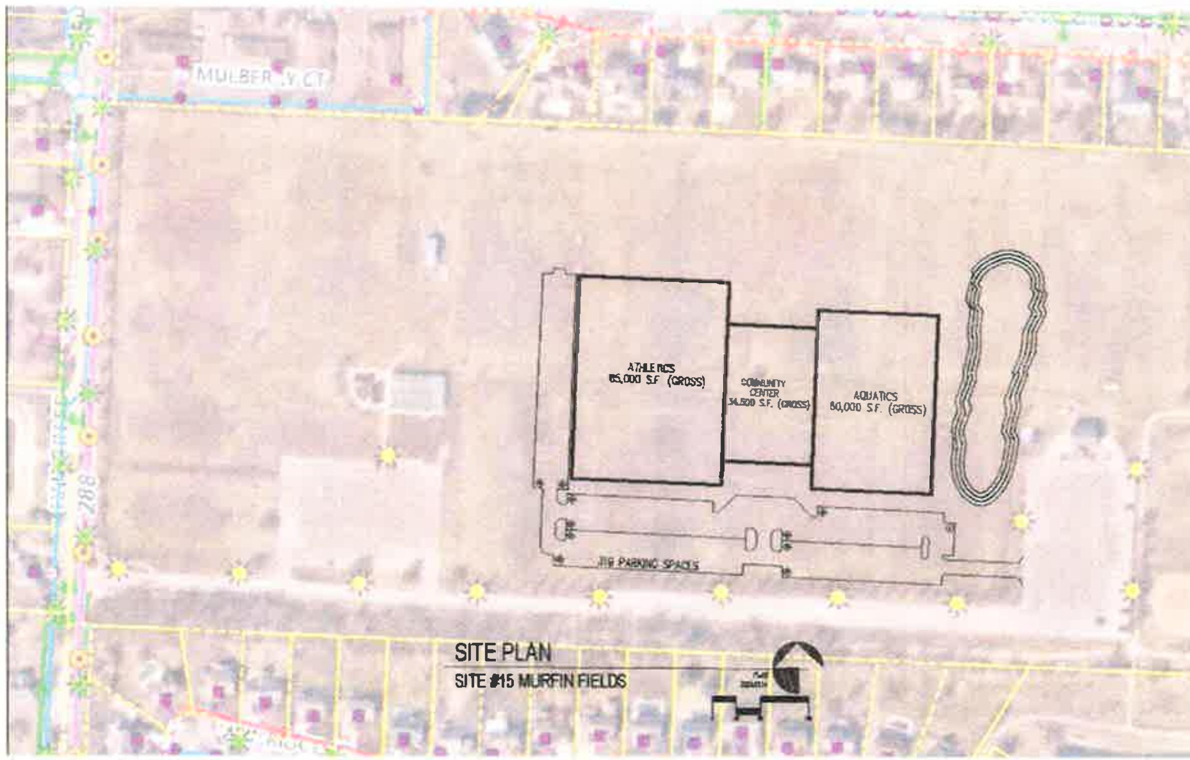
SITE #15 – MURFIN FIELDS | 4570 HAUGHN ROAD

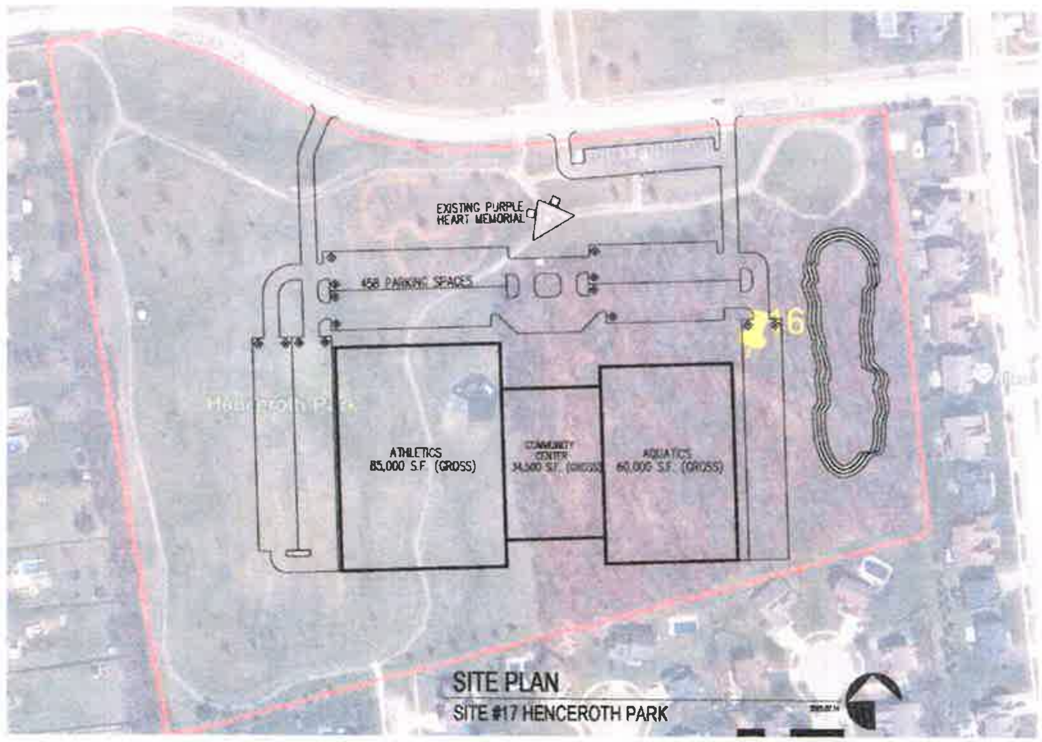


SITE #9 – PINNACLE PARK | PINNACLE PARK DRIVE

Site 9A


Site 9B

SITE #17 – HENCEROTH PARK | 2075 MALLOW LANE



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SITE #1 – GROVE CITY YMCA | 3899 ORDERS ROAD

SITE SELECTION SUMMARY OF RECOMMENDATIONS

- The updated facility program for the Community Center be proposed at **188,533 square feet with a minimum site area of 15.4 acres**
- The following **six sites** are determined to be suitable for the new Community Center
  - **Site #6 – Hirth Property**
  - **Site #12 – MW Hoover LLC**
  - **Site #15 – Murfin Fields**
  - **Site #9 – Pinnacle Park**
  - **Site #17 – Henceroth Park**
  - **Site #1 – Grove City YMCA**
    If the conditions outlined are met
- Three of these properties (#6, #12, and #15) are large enough to **accommodate the tournament facility**, should the City decide to purchase the additional necessary acreage
- As soon as practical, the **City should advance acquisition** (current budget includes $5MM for acquisition)
- The Committee acknowledges if none of the finalist sites can meet the financial and timing requirements of the project, **other reviewed sites may be added to the list for further consideration**

Finance Committee Report Summary

Michael Farnsworth

Jamie Hannon

Council Member Randy Holt

Gary James

Council Member Anthony Wilson

OPERATIONAL FUNDING

- The current **estimated annual operating budget is $5MM**
- The Finance Committee supports a **75% cost recovery goal** for the operations of the Community Center – based on the operating proforma, this would amount to approximately $3.75MM annually
- The 25% operating costs not recovered would amount to approximately $1.25MM annually. To fund the remaining 25%, the **Committee recommends placing an income tax increase of half of one percent (0.05%)** on the November 4, 2026, ballot
- The Committee recommends the City explore **coordination with the Southwestern City Schools** located in Grove City and Jackson Township for programming and competition pool use
- The Committee recommends that the **Grove City Parks Foundation lead a community campaign** with a fundraising goal of $1.5MM
- An additional **operating revenue source could be rent payments from a partner occupying space** in the Community Center – this would require increasing the building's square footage to accommodate the use

CAPITAL FUNDING

- The Finance Committee recommends **extending the Pinnacle TIF to expire in 2050**, and **issuing bonds backed by TIF proceeds** to fund the Community Center construction
    - The existing TIF revenue is approximately $5MM annually, which we expect to escalate over time based on increased valuations of land included in the TIF district
    - As an inducement to extend the TIF, the Committee recommends including Jackson Township residents as eligible for the “resident” member rate at the new Community Center

FINANCE SUMMARY OF RECOMMENDATIONS

- **Proceeding with site acquisition and design** in advance of the proposed ballot initiative in November 2026
- Proceeding with programming and public engagement will **allow the project to build momentum** in the year leading up to the election
- Advancing the design will allow the City to **bring a detailed Community Center design to the public** before they are asked to vote on the income tax increase
- This strategy will also **minimize the risk of cost escalation** that could amount to approximately $3.5MM and allow the Community Center to open to the public a year earlier

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

August 18, 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