CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

September 02, 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, Ted Berry, Rodney Dew

1. Ms. Houk explained that this is a review of DRAFT language that would change the Charter to a Council/City Manager form of government and there is a red-line/strikeout version for all to go through.

   Mr. Smith, Dir. of Law, said he was of the mindset to change items to reflect a Council/City Manager form of government. He said he knows there are some other changes that Council talked about, but this focuses on the nuts and bolts of a change in the form of government.

   Council went through each Section of the DRAFT language presented.

   Section 2.01 - it was thought that the suggested change to eliminate "with one seat being elected in the opposite election of the Mayor", should also be eliminated since the Transitional Section takes care of having the At-Large seats on an opposite election.

   Section 2.03 - showed the elimination of: "within sixty days of the date of vacancy. If they do not do so, the vacancy shall be filled by Mayoral appointment". Council agreed to leave the words "within sixty days of the date of vacancy" in the Charter.

   Section 2.05 - it was suggested to clarify this language a bit more to state that Elected Officials shall take office on the *first* day of January and the Oath of Office shall be taken once the election results are certified and not later than the first day of January.

   Section 2.053 - has language added for Council's consideration that would give the option to do some meetings on-line, if desirable and as allowed by State Law.

   Before leaving the Council Article, Ms. Burroughs asked about term limits. Mr. Smith said he did not add this as there was no clear direction from Council in previous meetings. After further discussion and no clear decision, President Houk said they would put a pin in this topic for later.

   Section 2.08 (5) - Ms. Anderson questioned the language of "health, safety, morals, welfare and conveniences". Mr. Smith provided the history of this language. He said these terms are consistent with State Law and is a general legal concept that has developed over the last 100 years when it comes to Home Rule. Ms. Anderson said she is fine with it.

   Section 3.03 – it was decided to remove this Section and utilize the Rules of Council to choose a Temporary Chair if this issue would arise.

Section 4.01 - Mr. Wilson asked if the appointment should be by a certain number of Council Members. Mr. Smith said it could if Council desires to add it. Mr. Wilson said he likes making it a 2/3rds vote for appointment and removal. Ms. Houk and Messer's Berry and Holt agreed. Ms. Burroughs asked about the residency requirement. Mr. Smith recommended and Mr. Wilson highly recommended keeping the residency requirement. Mr. Boso asked about having language in the Charter about a public hearing. Mr. Smith agreed that the public hearing language should come out of the Charter and be handled elsewhere. Council agreed. Ms. Burroughs commented that she would like to use "hire" rather than "appoint". Mr. Wilson asked about the Deputy/Assistant City Administrator being part of the Charter. It was decided that the Deputy did not need to be in the Charter.

Section 4.06 – Mr. Smith said this is already in the City Code, but feels it is important to add to the Charter with this form of government.

Section 5.01 – Mr. Boso questioned if both entities have to agree to dismiss someone. Mr. Smith said yes, both parties would have to agree. It could be changed to allow Council to have the final say.

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

2. Ms. Houk recognized Mr. Jim Daniels, member of the Bicycle Transportation Task Force, who provided an update on the efforts of the Task Force. He said they understand that everything they recommend comes with a price tag and they don't take that lightly. He said they appreciate having the support of staff, the Mayor and Council Members. He reviewed each item initially given to the Task Force to complete: connection to Darby Creek has been outlined and it is progressing; they have worked with other communities & entitles to enhance bicycling; he asked that the directive to identify grants be removed as this is done by staff members with the expertise needed; the Task Force would like to continue to coordinate Bike Friendly status and work toward the next level; they would like to provide an annual report to Council of their work; they love promoting cycling and said to look to the Task Force as the "street level eyes" for the City.

3. The Chair read the agenda items and they were approved by unanimous consent.

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

1. Resolution CR-35-25 (Intent to Appropriate Property and Easements for Improvements to Jackson Pike to install a Shared Use Path to support safe vehicular, pedestrian and bicycle traffic in conjunction with development along the Project Corridor) was given its reading and public hearing.

Mr. Smith, Dir. of Law, explained that this and the next resolution deal with the same project. One is for a traffic signal and can be done by a quick take. The other is for a bike path and since there is no road included, it cannot be come through the quick take process. He said these resolutions just start the process. Additional legislation will come before Council at a later date.

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

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

2. Resolution CR-36-25 (Intent to Appropriate Property for Improvements to the Jackson Pike/Hawthorne Parkway Intersection and related Improvements for the Public Purpose of making or repairing a public road to be open to the public at no charge) was given its reading and public hearing and Mr. Dew 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

3. Resolution CR-37-25 (Intent to Appropriate Property and Easements for Improvements to North Meadows Drive and the Southwest Area Overpass Project and related improvements for the public purpose of making or repairing a public road to be open to the public at no charge) was given its reading and public hearing.

Mr. Smith, Dir. of Law, explained that this is the first step in installing the bridge over I-71. He said this will allow for a round-about at North Meadows Drive, and like the previous two resolutions, starts the process for this time sensitive project.

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

Ms. Christine Galvin, Dir. of Career Education for Southwestern City Schools, thanked Council for their past support with this program. She said it provides a talent pipeline for the Grove City business community. She said by providing unemployed and under employed adults with skills and State Certified credentials needed to obtain careers, it helps to improve our economic household stability; generating additional income tax and attracting economic development. She said many Grove City businesses have hired their graduates. Last year there were 129 graduates. She said historically, they have been funded by the City of Grove City, a State of Ohio earmark, corporate sponsorship and grants. She said with all the State budget cuts this year, their earmark was not included in the budget. This is why they are approaching the City for additional help. She offered a tour to Council and to share how the funding is used.

Ms. Anderson asked how much the State earmark was for. Ms. Galvin said they typically receive $125,000.00 from the State. Mayor Stage said the State was asked for $150,000.00 each year for the Bi-Annual budget, so the cut was really $300,000.00.

Mr. Wilson asked how they are dealing with the loss of State funding and will the City be asked to continue to fill that void. Ms. Galvin said there is work being done to restore the Workforce Development funding and grants at the State, but they are pursuing grants and sponsorships from business and industry so they are not so dependent on the State budget. Mr. Berry asked if they have approached Columbus, Franklin County and the Townships. Ms. Galvin said yes they have. They understand that they serve a larger footprint than Grove City and are having conversations with other entities.

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

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

2. Mr. Holt moved to go into Executive Session under Ohio Revised Code Section 121.02g2; seconded by Ms. Houk.

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

Mr. Holt moved to come out of Executive Session and resume the regular session; seconded by Ms. Houk.

Mr. Dew	Yes
Ms. Burroughs	Yes
Ms. Anderson	Yes

Mr. Wilson	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes

Prior to the next item, Ms. Burroughs recused herself from the meeting, due to a conflict of interest.

2. Resolution CR-38-25 (Supporting the Expenditure in an amount not to exceed $4,500,000.00 to support the Broadway Live Project) was given its reading and public hearing.

   Mr. Ethan Temianka & Mr. Tim Kaskewsky, developers, were present and Mr. Temianka explained that the $4.5 million would not bring this project to life. He said they are asking for support with the parking lot, facilitating the utilities, roadway and site infrastructure work for the project and surrounding area. He said their plan sought to provide a solution to the current and future parking needs of the Town Center, which is contingent upon the investment of the City for the parking and site development costs that the project cannot support. They have offered a 2.6 acre parcel for $5 million. He said it would cost an additional $1.5 million to finish the parking lot and another $1.5 million to do minor improvements along Cleveland Ave. He asked that Council increase the non-binding amount to $8 million. Otherwise, Broadway Live cannot move forward and they would pivot toward a more residential-focused development. He said they realize this is a significant investment by the City, but it will have a significant impact on the Town Center.

   Mr. Boso, City Admin., explained that they have been negotiating this project for about three years. The City had the land appraised, which came back at $1,351,000.00. This is for land that is not developable. It is in the floodway. He said they estimate the construction of 125 parking spaces to be $2.5 million. In looking at this project as a public/private partnership, the public piece also includes a 15 year tax abatement, which amounts to $21 million. So the public investment in this project is approximately $25.5 million, which they believe is a fair deal, correct for the City and financially responsible with the current finances.

   Mr. Kaskewsky said it is important to have a realistic framework and this resolution allows them to have a cap on public dollars and the framework to work towards. He said if Council sets the public amount too low, they will have to change or forego the project.

   Mr. Holt asked Mr. Rauch, Dir. of Dev., what the next steps would be for this project. Mr. Rauch said there are many steps needed, including a floodway study; traffic study; rezoning of the property; and a development plan.

   Ms. Anderson commented that this is getting to a good spot to bring public dollars to the project and recognized that there are tax abatement dollars at play also. She said there are many competing projects being worked on as well. She said it is disappointing to hear that this could turn into a residential project and eliminate the entertainment district, as promised. She said the community is asking for the entertainment part of the project.

   Mr. Holt asked if Axiom has done any other projects of this size. Mr. Temianka said no. Mr. Holt said they are asking for a 15% down payment for their project with public monies and while the tax abatement doesn't feel like it hurts anybody, it takes $12 million away from the school district – who are in dire need of funds. He said the tax abatement is a big deal and they consider it public monies, along with the additional $4.5 million.

   Mr. Holt moved to amend the amount in the Resolution to $8 million; seconded by Ms. Anderson.

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

Mr. Berry said he likes the project but has concerns over the amount of money being put toward it. He said other projects will have to be cut and the price tag is huge for this one project.

Ms. Houk said this is unwieldy. She said there is 100% desire but it is really about the financial picture. She said it is about what Council's ambition is to bring this project to reality. She said there are so many competing interests and all other city purchases have been supported by the appraisal. She said they are trying to assemble a decision based on facts and are doing the best that they can.

Mr. Holt asked Mr. Temianka how he arrived at the $8 million mark. Mr. Temianka provided numbers and said they could probably get it done for $6.5 million. Mr. Kaskewsky said this resolution helps advance discussions to work toward a better financial plan and how the City would get paid back. He said without a framework, it is hard for them to keep spending money on the project.

Mr. Berry said the apartments with the businesses is fine, but apartments only does not pay the city or the schools back. He said the only way he is interested in the project is if the businesses are part of it. He said the $8 million is hard for him to agree to and moved to amend the amount to $6.5 million; seconded by Ms. Houk.

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

It was clarified that this does not appropriate any public dollars at this time and there are many steps to follow, including a Development Agreement that outlines the finances and how the City gets paid back.

Ms. Anderson also expressed that the venue is the space that the community has been sold on – not apartments alone.

Mr. Berry moved to amend Section 1 to include "and improvements to Cleveland Avenue and Broadway"; seconded by Ms. Houk.

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

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

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

*Ms. Burroughs returned to the meeting.

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., shared a slideshow to explain the use of Brookpark. He said their Department's Mission is to serve the community through programs that enrich lives, build connections, and provide opportunities for growth. He said Brookpark is not the long-term solution everyone wants, but it can be a bridge until a permanent, central hub community center can become a reality. He said this looks at programs that can be offered and the people who could be served, and not the facility itself. He shared that everything will be portable, reusable, reversible and has cost recovery. He said safety always comes first and this building has been reviewed to be used safely and all instructors are trained and will have radios. He shared a list of current classes and a list of requested classes. He said there is no room at Kingston to add any more classes. Brookpark would allow them to pilot programs to see what could become permanent and it could serve 500 additional participants. It could help them prepare for a large community center. He said that the P.A.R.K. program has the largest immediate need, as it has over 100 children on the wait list. Summer Camps also had large wait lists. He said they would report to Council twice a year to share program numbers. He said it is not about the building, it is about being able to enrich lives, align with the Parks Master Plan and allow them to prepare for a community center. He said Brookpark is a stepping stone toward that new center.

Ms. Anderson asked if PALS would be in session at the same time City programs would be using the building. Mr. Castle said PALS leaves at 3:15 p.m. IF the P.A.R.K. program would use space there, it may have a small cross-over of time with PALS. Ms. Anderson asked if there is more room at Kingston now that the Rec School has moved out. Mr. Castle said no. Staff has taken back that space. Ms. Anderson feels we are trying to push so much into one space and wonders about using a warehouse instead. She said she believes that more space is needed, but wants to look at other spaces.

Ms. Trisha Zelenak, Park Board Member, voiced opposition to this proposal. She said she has a very good understand of the community needs and shared her experience with developing a long term plan for a community center. She said after all the Park Board's hard work, they were told about the use of Brookpark. She said instead of spending money on Brookpark, they need to link arms and do what the community has asked be done by building a community center. She said if Brookpark must be used, guardrails should be put in place to make sure it is temporary.

Mr. Mitch Curry, resident, voiced support for using Brookpark. He shared that he has been on the waitlist for three (3) years for the P.A.R.K. Program. He said the demand is overwhelming and the current needs are not being met. He said they cannot afford other options and would feel more comfortable having his children in a classroom rather than a warehouse. He said he knows he is not alone. Brookpark is already in place and could be used immediately.

Mr. Holt asked if staffing is in place. Mr. Castle said yes – the 2025 budget provided for more staffing. Mr. Holt asked about the outlook for 2026. Mr. Castle said staffing four (4) more rooms does not increase staffing. Instructors are hired for programs and are not employees. Mr. Holt asked if they would address immediate needs first and Mr. Castle said yes. Mr. Holt said he is happy to hear that there is a Memo of Understanding in the works to clarify the terms of the lease with the School District. He said he believes that Council is locked-in to developing a community center and he doesn't see this as either/or right now. This is a small amount of money to handle current demand and he can support it.

Mr. Wilson said we just approved $75,000.00 for adults that serve more that Grove City proper. Now we are talking about kids in Grove City and thanked Mr. Castle for allowing him to see what it could be.

Ms. Houk said there is a need to separate the big plans for Brookpark from where we are today. She said Council has been heard with respect to Brookpark and appreciates this resolution and the work on a Memo of Understanding. She said they are all invested in moving forward with a community center, but not to the detriment of the immediate needs of the Parks & Rec. Dept. This alternative allows us to do it affordably and is excited to see the level of additional service for our youth.

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

Mr. Berry	Yes
Mr. Dew	Yes
Ms. Burroughs	Yes
Ms. Anderson	No
Mr. Wilson	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. Josh Burton, resident, said he lives on Park Street and they have a dirt problem. He said the contractors have thrown dirt on his grass three (3) time now and he is tired of watering and growing grass to have it covered over. He said water is expensive and the seed being used is shade seed, so it isn't growing well. He asked for some accountability from the contractors.

   Mr. Hamons, Dir. of Service, said if the grass does not germinate, the contractor is required to come back and reseed. He provided Mr. Burton his business card to stay in contact.

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

1. Mayor Stage reported on Labor Day events; announced a dedication of the new flag for first responders on 9/11; and noted that Hawthorne Parkway is now connected and open.

2. After closing comments from Council and Administrative staff members, Ms. Houk moved to go into Executive Session for the purpose of discussing land per ORC Section 121.22g2 & 3; seconded by Mr. Wilson.

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

3. Ms. Houk moved to come out of Executive Session and reconvene the regular meeting; seconded by Mr. Wilson.

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

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

Adjourned at 10:16 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

September 02, 2025

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

Ms. Kelly, Clerk of Council, submitted the Liquor Permit for Tee Jay's and Council had no objection.

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