CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

October 20, 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

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

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

2. Ms. Houk explained that this is a review of the Charter for any loose ends. Any items will go back to Mr. Smith, Dir. of Law, to refine the Draft amendments. They will also discuss the Community Center Finance Committee Final Report.

3. Ms. Houk explained that not only did Council want to review any Charter changes, they also wanted to know if changes could be done by ordinance to address some of the issues they had with responsibilities outlined in the Charter. She said she drafted two ordinances to address Boards & Commissions and the appointment of the City Administrator, in order to work more collaboratively with the Administration. However, Mr. Smith, Dir. of Law, explained that legislation cannot be passed that is contrary to the Charter. She said she wanted to attempt to bring these to the table to verify that changing Charter issues by ordinance cannot be accomplished. *Mayor Stage* commented that he would have entertained these ordinances if Council did not pursue a Charter change.

   It was determined that there were four (4) loose ends to finalize:

   a. Term Limits – Ms. Anderson voiced support for term limits but no other member did so.
   b. It was confirmed that that a 2/3rds vote to remove the City Manager was correct.
   c. Appointment of Law Director and Finance Director – Mr. Berry voiced support for Council appointing these positions. Mr. Holt said he believes the City Manager should select the director's and Council could confirm. Discussion took place over confirmation and the removal of these positions. Mayor Stage said they should also address the appointment of interim Directors if someone is removed.
   d. In Section 6.08 – Transfer of Funds, it was agreed to strike "on recommendation of the City Manager" from the first sentence.
   e, Ms. Anderson asked about needing a Nominating Committee for elected officials. After discussion by Council, Ms. Houk asked that the Law Director do more research on this topic.

3. Ms. Houk moved to a discussion of the Community Center Finance Committee Final Report.

It was explained that the Committee recommended an extension of the Pinnacle TIFF for 15 years to help build the structure. $5 million from this TIFF would pay for the debt service. The Committee recommends a 75% cost recovery approach for operations. Approximately $1.25 million would be subsidized by the City. They recommend increasing the Income Tax by 0.5% to gain the funds needed for this subsidy. They also recommended exploring joint use of space with South Western City Schools or other partners to subsidize costs.

Mr. Holt, member of this committee, explained that they felt increasing the Pinnacle TIFF affects very little and would be an easy way to get capital dollars without another tax increase. He said it is the most simple and has the least impact on residents. It could be accomplished by Ordinance. As for operational costs, it is projected to cost more than $1 million a year. There is not enough in the budget now and more income has to come from somewhere. He said we are one (1) of only two (2) or three (3) other communities that have a 2% income tax. All others have raised theirs to 2.5%. He said this tax increase would impact those who live AND work in Grove City. It would not affect those on a pension or social security. He said if our community wants contemporary services, then this is a way to generate funds for those expanded services, including police.

Mayor Stage said he would not want to isolate the income tax increase to just parks and recreation as some communities have done. There are three big unknown State legislative pieces that may affect TIFF's, overtime, and property tax.

Ms. Houk said she struggles with the extension of the TIFF because of the ripple effects it has and because those dollars are not designated for a specific purpose. She asked if there needs to be two (2) sources of revenue. *Mr Turner*, Dir. of Finance, explained that using the TIFF would free up income tax revenue for other critical city services. For the last three (3) years, income tax has been flat and he believes it will continue to be flat. *Mayor Stage* said that there was good rationale and great advice given from financial advisors to the Committee recommending doing it this way.

Mr. Holt said when Council sees the 2026 budget, they will see the need for an increase in the income tax, without a community center. He said the Committee did look at increasing the inside millage, but that affects every property owner.

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

Ms. Houk reconvened the meeting at 7:02 p.m.

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

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

2. 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-36-25 (Rezone 3612 – 3614 Hoover Road from PSO (Professional Services/Offices) to C-2 (Retail Commercial) was given its second reading and public hearing.

Mr. Doug Hoffman, petitioner, explained that this is a support facility for local veterinarians. He said they see same-day emergencies, not life threatening issues. He said their intent is to be there a long time and have a long-term lease.

Ms. Burroughs asked what happens if an overnight stay is needed. Mr. Hoffman said they work with all the specialty hospitals and would send the animal on to an overnight facility if necessary.

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

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

2. Ordinance C-37-25 (Rezone 3472 Grant Avenue from R-2 (single family residential) to D-1 (Double/Twin Singles) was given its second reading and at the request of the petitioner's attorney, Ms. Burroughs moved it be postponed to 11-17-25; seconded by Ms. Houk.

Ms. Nancy Pennell, neighbor, asked that the postponement not be approved. She asked that the ordinance be denied. She said this property owner is not a good neighbor. This is a jewel of a neighborhood that is being treated like garbage. She said the petitioner is just trying to get more time to try and change minds. She said this is a nuisance property and is already being used as an Air B&B.

There being no additional comments, the vote was called on the motion to postpone to 11/17.

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

3. Ordinance C-39-25 (Approve a Special Use Permit for a Marijuana Dispensary for ACT Investments located at 3989 Jackpot Road) was given its first reading. Second reading and public hearing will be held on 11-03-25.

Ms. Burroughs explained that the petitioner has requested a postponement of the second reading and moved that the second reading and public hearing be set for 11-17-25; seconded by Ms. Houk.

Mr. Holt	Yes
Mr. Berry	Yes

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

3. Resolution CR-44-25 (Approve a Preliminary Development Plan for Patrick Properties located South of Grove City Road and West of Demorest Road) was given its reading and public hearing.

Ms. Hillary Laffin, petitioner's agent, provided an overview of the plan. While the GC2050 Plan shows this as a transitional area, they believe a higher density could be more suitable.

*Editor's Note – Mr. Dew arrived at 7:15 p.m.

Mr. Rauch, Dir. of Dev., explained that when analyzing this project, the staff did support the overall plan as it provides a style of housing that the city has just a few of.

Mayor Stage asked if the "Maple Street" product was being built in Grove City today. It was expressed that it was.

Mr. Wilson asked what the price point would be and it was shared that the paired patio homes would be in the $350,000.00 range, with the other product priced around $450,000 - $550,000. Mr. Wilson shared concern over the density and the impact on infrastructure and city services.

Ms. Houk also shared concerns over this plan, noting that it would be a very difficult intersection.

Ms. Burroughs pointed out that this is the Preliminary plan and there are many more steps to go, with opportunities to make changes.

Ms. Anderson voiced concern for the density and the price point for the units.

Mr. Berry voiced opposition for the project. He said it is not the right spot for this product; there is one way in and out; there are 150 units for eight (8) acres of green space and feels that is too dense. He said he is a no until traffic is routed off of Grove City Road.

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

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

4. Resolution CR-45-25 Approve a Preliminary Development Plan for Green Oaks of Grove City located at the southeast corner of Big Run and Holt Roads.) was given its reading and public hearing.

Mr. Jarod Isenthal, representing petitioner, explained that this is an assisted living community for people 55 years old and over. There is no nursing care or memory care on site. He said they want to fit into the community and the surrounding area.

Mr. Berry voiced concern for this project. He said he has had two (2) meetings with area residents and believes that it would be better for the pond to be next to the existing homes rather than where it is shown; the parking needs to be moved away from the homes along with the traffic. He said a buffer for the residents must be above all and would like to see the building pushed closer to the road. He would also want a two-story building rather than a 3-story building to fit the neighborhood.

Ms. Burroughs reviewed the stipulations set by Planning Commission, which Mr. Isenthal agreed to.

Mr. Berry asked if there were PCA's on staff. Mr. Isenthal said yes, but only during work hours.

Mayor Stage asked where this product can be seen. Mr. Isenthal said it is in Illinois and Indiana.

Ms. Houk suggested that the developer connect with the area residents.

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

5. Resolution CR-46-25 (Amend Resolution CR-35-24 to permit the installation of a Temporary Mural located at 3500 Southwest Blvd. in celebration of America 250-Ohio) was given its reading and public hearing.

Ms. Burroughs explained that this is a clean-up measure to allow the sign to remain through 2026, when the 250th anniversary of America will occur.

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

The Chair recognized Ms. Anderson, Chair of Safety, for discussion and voting under said Committee.

1. Resolution CR-47-25 (Support Issue 36 - Jackson Township Fire Renewal Levy on the November 04, 2025 Ballot) was given its reading and public hearing.

Mr. Jim Rauck, Jackson Township Trustee, thanked Council for their support. He said this would allow for continued services and staff retention for the Township.

Mayor Stage noted that this levy is on the old valuation and will not be a tax increase.

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

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

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

1. Ordinance C-38-25 (Amend Exhibit "A" of Ordinance C-09-25 creating the "Grove City CARES" Healthcare Grant Pilot Program) was given its second reading and public hearing.

Mr. Berry explained that he originally proposed a grant program but after the work of the Committee, it is being requested to change to a reimbursement program.

Members of the CARES Committee were present to answer any question of Council. Mr. Jason Moore explained that the Committee wanted to learn wat impact this could have. They did an extensive review on all scenarios and spent a lot of time on Healthcare.gov to understand what is available and how this could work. He said they evaluated all the options and age groups. It was felt that this could be offered to those who live or work in Grove City, as they all pay City tax. He said this may bring workers to city businesses. He said this is a first step in assisting those in need of health care benefits. He said if Healthcare.gov changes their policies, the Committee would bring recommendations back to Council for consideration.

Mr. Wilson said he appreciates adding workers to the program. He said healthcare.gov is fluid and appreciates the Committee reviewing all the components. He suggested having a help line on Health Day to assist getting people signed up.

Ms. Burroughs asked how they came up with the amounts. Mr. Moore said they chose a middle program to try to find the average payment. The reimbursement could cover four (4) months of premiums, depending on the program and benefits selected. He said they felt this was the sweet spot that could have the most impact.

Ms. Anderson asked about the number of people that this could benefit. Mr. Moore said that one broker speaks to hundreds of people. They hope to affect as many as possible, but that is why this is a pilot program – so it can see where the need is. Ms. Anderson said there is no money attached to this yet, but what will be requested for the 2026 budget. Mr. Berry said $75,000.00. Ms. Anderson asked how applications will be awarded. Mr. Moore said it is a first come, first served basis. Ms. Anderson asked if there will be a need for city employee services. It was indicated that administration of the program could be absorbed by current employees with minimal time. Mr. Holt said he sees a lot of parallels in this to the Higher Education Program. Ms. Anderson asked if this is done anywhere else. Mr. Moore said he believes it is unique and is a new pilot. Ms. Anderson asked if insurance brokers benefit from this program. Mr. Dan Schrader said there may be a benefit to area brokers but it comes indirectly. He said any broker would applaud this program because it lets them help more people.

Mayor Stage said this Committee has gone far above in effort and believes the program is not much different than the Town Center Loan or Higher Education programs.

Ms. Houk said this has excellent intensions but she has concerns over the intent aligning with outcomes. She said they have a packet of forms, but not a narrative of how the program would work. She asked what records would be used to judge income levels; why is there a disclaimer putting the onus on applicants and wonders what harm this may cause. She said she would like to see a more, in-depth pathway. Mr. Donnelly shared ways that the income level would be judged and explained that Healthcare.gov has an income review as well. He explained that the program must be "needs based" and the disclaimer was taken from other non-profit organizations.

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

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

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

1. Mr. Chris Welsh, spoke on Ord. C-39-25. He explained that the State of Ohio has very strict rules that a dispensary must follow to keep their license. They must also follow Grove City's rules to continue to do business. He said if given the opportunity, they can restore the building and bring a new business to the area.

2. Mr. Carter Dowell, resident, said he was told that the steep step at Local Cantina is in compliance by 1/8th of an inch. This is where his grandmother's friend fell and was injured. He said that the Sidewalk Program requires replacement panels for any deviation over 1/8th of an inch and asked that something be done with this step before someone else gets hurt.

   Mr. Teaford, Dir. of Safety, said they did review this and could ask that yellow caution tape be added to the step.

3. Mr. Steve Church, resident, said a real gathering of community residents took place last weekend and while many may not agree with the issue, it is important to allow this type of gathering to take place. He said the City made it easy to make this happen. However, Section 505.09b1 of the City Code does not allow amplification of noise. He feels that this Section creates a safety concern for large gatherings because of the need to communicate with the group.

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

1. Mayor Stage reported on upcoming events.

2. Ms. Houk moved to go into Executive Session under ORC Section 101.22g1 to discuss

employment consideration; 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 resume the regular meeting; seconded by Ms. Burroughs.

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

4. Ms. Houk moved to offer Ms. Cheyenne Young the position of Deputy Clerk at a starting salary of $60,000.00; 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

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

Adjourned at 9:03 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

October 20, 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, MMC
Clerk of Council

Christine Houk
President of Council