

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

December 15, 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, Christine Houk, Randy Holt, Ted Berry, Rodney Dew

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

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-48-25 (Accept the Annexation of 46.904 acres located at 4910 Hoover Road in Jackson Township to the City of Grove City) was given its second reading and public hearing.

Ms. Burroughs noted that this is for the Church of the Nazarene.

There being no additional questions or comments, Ms. Burroughs moved it be approved; 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. Resolution CR-53-25 (Approve the Development Plan for Forge Biologic Parking Improvements located at 3900 Gantz Road) was given its reading and public hearing.

Ms. Burroughs explained that there are three (3) deviations for this plan. Mr. Rauch, Dir. of Dev., shared that these deviations are for an industrial business that Staff felt very comfortable with. The gravel will be reduced and there is extensive landscaping to shield it from view. Everything being done is to create more jobs for the City.

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

3. Resolution CR-54-25 (Set Forth, as required by Section 709.023 of the Ohio Revised Code, the Municipal Services that can be furnished to 0.505+ acres located at 2332 White Road in Jackson Township upon its Annexation to the City of Grove City) was given its reading and public hearing.

Mr. Smith, Dir. of Law, explained that this and the next resolution is the first step in the annexation process. It shares with the County Commissioners the municipal services that can be provided by the City.

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

4. Resolution CR-55-25 (Set Forth, as required by Section 709.023 of the Ohio Revised Code, the municipal Services that can be furnished to 15.0+ acres located at 5713 Haughn 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.

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

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

1. Ordinance C-49-25 (Adopt Chapter 550 of the Codified Ordinances titled Unlawful Discrimination Prohibited) was given its second reading and public hearing.

Ms. Anderson read the Whereas statements of the ordinance to explain the reasons for supporting its adoption.

Mr. Brian Parks, resident, voiced support for this Ordinance. He believes this ordinance will help attract new residents and a strong work force. He said it is about fairness and does not carve out special privileges. It simply insures all residents and businesses are treated equally. He feels this is a message stating that Grove City does not discriminate. Other Central Ohio communities have already adopted similar policies as well as other States. He said it is vital that Grove City stand on the right side of history and urged passage of the ordinance.

There being no additional questions or comments, Ms. Anderson 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-50-25 (Amend Section 376.02 of the Codified Ordinances titled Restrictions) was given its second reading and public hearing.

Mr. Berry reported that the Bicycle Transportation Task Force met and expressed concerns over the enforcement of this amendment as well as speed limits and yielding to pedestrians/bikers.

Mr. Smith, Dir. of Safety, explained that the Safety Director has full authority to make these safety decisions. He said this would be used for specific paths to get to specific areas where a portion of a path is the only way to get around the City safely. He said utilization will have a narrow scope.

There being no additional questions or comments, Ms. Anderson 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-51-25 (Amend and Extend the Pinnacle No. 1 Incentive District, the Pinnacle No. 2 Incentive District and the Pinnacle No. 3 Incentive District) was given its second reading and public hearing.

Ms. Fitzpatrick, Deputy City Admin., provided a history of the thoughts and process behind bringing this ordinance forward. She shared the timeline of the Community Center Committee (and two Subcommittee) meetings and their recommendations, which were presented to Council and discussed in those meetings as well. She explained that this is a crucial piece to allow the advancement of a community center.

Mr Ron McClure, Jackson Township Trustee, explained that this TIF diverts money away from the Township and it is needed for their first responders. He believes this goes behind the backs of the voters and diverts tax dollars away from their rightful purpose. He said these TIF's have a cost and believes they are detrimental to the community. He asked that it be tabled.

Mr. Randy Little, Fire Chief, shared his concern for continuing to divert voter approved fire levy dollars away from Township Fire & EMS services for an additional 15 years. These are dollars that are used for staffing and equipment. He asked that the impact on public safety and taxpayers be fully considered with this ordinance.

Mr. Jim Rauck, J.T. Trustee, said he is not against the community center but he does have concerns about the funding for it. He supports commercial TIF's but is opposed to residential TIF's. He doesn't believe there is a need for them as it does impact the Fire Dept. He said it is important that the Township, who a stakeholder in this, have time to sit at the table with the City to address this.

Mr. Chuck Boso, City Admin., explained that a TIF is not an additional tax or an increase in taxes for an area, it is just a diversion of the same taxes paid by all Grove City residents. He shared that in the last 20 years, the City has spent about \$45 million on: a new fire house, fire equipment, park land, many road projects including North Meadows Drive, for Mt. Carmel Hospital, Holton Road and Buckeye Parkway. He said these improvements have been beneficial to the residents as well as the Fire Dept., making it easier and quicker to service the community.

Ms. Anderson commended that this ordinance was not brought forward without a lot of thought and consideration. She said if we want to progress and bring the amenities to the community, they need to look at how to fund those amenities. She appreciates that this is not an increase in anyone's taxes. She feels that we need to continue to look for ways to partner with the Township. She said this is a formal step to get us to the next space in order to have an incredible amenity that so many community members are seeking.

Ms. Burroughs said she questioned the timing of this ordinance, since there are still 10 years left on the current TIF. Mr Boso stated that increasing revenue for all jurisdictions take a lot of investment. In 2004, Grove City did not have a lot of amenities. The Pinnacle TIF spurred other development. The valuation of the Township in 2004 was \$900 million. Today, that valuation is \$1.2 billion. The revenue increase to the Jackson Township Fire Dept. is over \$10 million in that time, not to mention the additional funds to their operations. He said it is important to realize that Grove City is over 90% of the Township and this facility will benefit all of Jackson Township. He said the financial arrangement to fund the Community Center is sound.

Ms. Houk said if a TIF has to be used as an economic development tool, it should be clear about what the infrastructure improvements will be with those funds. She said she believes there is a clear vision in this case. However, she is also concerned over the timing. She did clarify that if the TIF is extended, it can also be ended early. She said she is a passionate believer that this pivotal amenity is going to be an economic driver for attracting people and employers. She said we need to make some visionary choices on how we move forward as a community.

Mr. Holt explained that while the State allowed TIF extensions in 2023, there could be legislation tomorrow to take away this ability. He said we are ready to send the Community Center out for engineering and spend about \$8 million for design and land acquisition. We don't want to do this before securing a funding source. Extending this TIF guarantees a funding source and allow the community center to move forward. Waiting would cost \$3.5 million in inflationary costs and a year before construction. He said these are the steps that must be taken to get a community center

underway. This does not increase anyone's property taxes and Pinnacle people pay the same taxes as everyone else. Pinnacle dollars are just diverted and stay locally for use. He said other entities, like the Fire Dept., still get the same amount of property tax that they were getting before Pinnacle was built. It is just the incremental increase in property tax valuation that is diverted. This ordinance says that we believe there is still local investment to be done with those dollars.

Mr Berry pointed out that this is one half of the equation. The TIF can help fund the construction of a community center, but they still need to work on how to pay for the operation.

Mayor Stage commented about the colaboration/partnership with the Township. He said the City fully funds the COTA services that support all of Jackson Township and the City took on the project of building the Library for the community. In addition, the Senior Center and all of the city parks are funded and maintained solely by the City, yet enjoyed by all Jackson Township residents. This is an effort to show that the funds are used very fairly and has proven to be a great tool.

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

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

2. Ordinance C-52-25 (Appropriate \$150,000.00 from the Scioto Township Joint Economic Development District (JEDD) Fund for the Current Expense of making payments in accordance with the JEDD Contract) was given its second reading and public hearing and Mr. Holt moved it be approved; 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

3. Ordinance C-53-25 (Appropriate \$1,500,000.00 from the Deposit Trust Fund and Reduce Appropriation Amounts for Various Funds) was given its second reading and public hearing and Mr. Holt explained that this is a housekeeping measure.

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

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

4. Ordinance C-54-25 (Make Appropriations for Current Expenses and Other Expenditures for which the City of Grove City must provide during the twelve months ending Dec. 31, 2026) was given its reading and public hearing.

Ms. Lisa Napier Garcia, President of Little Theater Off Broadway, read a letter that she sent to Mayor Stage concerning the loss of Bed Tax dollars that help with the operations of the Theater. She said the Theater adds cultural and economic support to the community. It assists other businesses with their patrons who spend money elsewhere. She said they understand that budget priorities are complex, but requested that funding be restored to them in the amount of \$9,000.00. She thanked them for their support and championing the cultural vitality of our community. Ms. Burroughs explained that Council has had discussions on how to better align the bed tax dollars and provide grants for other partners such as LTOB. This is coming and Mr. Holt said they would be it touch shortly.

Mr Virin Patel, representing the Hotel Industry and the Visit Grove City Board, thanked Council for fully restoring their funding. He said they recognize the importance of having an agreement with the City and they hope to finalize a new three-year agreement early in 2026. Lastly, to show support and commitment to their community partners, he committed \$65,000.00 for the Grant Program, with the stipulation that monies align with law and intentions for a visitor and convention bureau. He said the monies would be provided once a Grant Program is approved by Council and their new Agreement is signed.

Mayor Stage commented that the budget was proposed at \$60,801,000.00, which is less than 2025. He said the operating expenses are up due to insurance increases and the new police contract. He said the other side is the income tax, which they project will be flat this coming year. He said he just wanted to reflect that this is a \$120 million operation, in total.

Mr. Holt shared that a few amendments were made at the last meeting and he believes it would be best to have all salaries for the Community Relations Department in one place, and moved to transfer \$137,886.00 from the Community Development Fund into the Business and Community Relations General Fund; seconded by Ms Houk.

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

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

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

5. Ordinance C-55-25 (Authorize the Mayor and City Adminisrator to eter into an Agreement with the Fraternal Order of Police, Capital City Lodge #9) was given its first reading. Second reading and public hearing will be held on Jan. 05, 2026.
6. Ordinance C-56-25 (Grant an Exceptional Circumstance for 4009 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 held on Jan. 05, 2026.

7. Resolution CR-56-25 (Continue the work of educating the community and preparing a ballot question for a 0.50% Income Tax Increase for consideration of the electorate in Nov., 2026) was given its reading and public hearing.

Ms Houk explained that this piece and the next piece of legislation are passing the baton on topics that Council has discussed during this year. She shared that this is a summary of the work Council has done as it relates to an increase the income tax to 0.5%. This supports the continuation of those efforts and educating the public.

Mr. Boso, listed all the municipalities that have already increased their income tax to 2.5%. He said we provide a 100% credit, so we receive no funding. He said it has been over 40 years since Grove City has received a increase in Income Tax and over 35 years since an increase in property tax. He believes this says a lot for the fiscal responsibility shown by the elected officials. With no increased revenue, it limits the Capital Improvements that can be completed.

There being no additional questions or comments, Mr Holt moved it be approved; 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

The Chair recognized Mr. Wilson, Chair of Administration, for discussion and voting under said Committee.

1. Resolution CR-57-25 (Continue the work of preparing amendments to the Charter necessary to transition to a Council-Manager form of government upon approval of the electorate) was given its reading and public hearing.

Ms. Houk said this is the passing of the baton piece of legislation to continue the work.

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

Mr. Dew	Yes
Ms. Burroughs	Yes
Ms. Anderson	Yes
Mr. Wilson	Yes
Ms. Houk	Yes
Mr. Holt	Yes
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. Ms. Bev Babbert, representing the SWFC Historical Society, shared that they are finishing the restoration of a 1929 Caboose, which they would like to place next to the Train Depot at Fryer Park. She said to help pay for this, they are selling a 2026 Calendar with as many community events and meetings as they could gather.

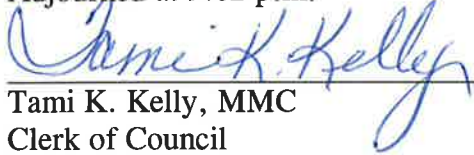
The Chair recognized members of Administration and Council for closing comments.

1. Mayor Stage reported that the Tree Lighting & Christmas Parade were incredible; snow removal was handled very well; he thanked Staff and Council for the work on the Budget; and wished everyone a Merry Christmas and Happy New Year.

In closing, the Mayor and Members of Council recognized Rodney Dew, Christine Houk, and Anthony Wilson for their service to the community as Council Members. Each was given a framed Resolution with pictures from their time on Council. Well wishes were expressed by all members and staff.

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

Adjourned at 9:02 p.m.



Tami K. Kelly, MMC
Clerk of Council



Christine Houk
President of Council

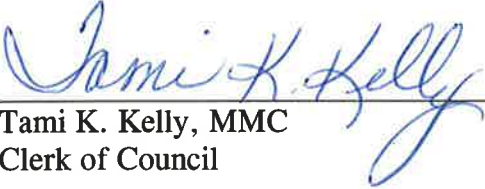
CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

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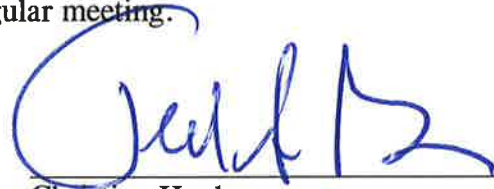
Council met at 6:00 p.m. in City Hall, 4035 Broadway.

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