

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

March 24, 2026

Special Meeting

The regular meeting of Council was called to order by President Berry at 5:30 p.m. in City Hall, 4035 Broadway.

Roll was called and the following members were present:

Mohamed Omar, Melissa Anderson, George Holinga, Ted Berry, Randy Holt, Alan Sturm, Jodi Burroughs

1. President Berry turned the floor over to Ms. Anderson, who recognized Mr. Jack Castle, Dir. of Parks & Rec. for a presentation.

Mr. Castle share a slideshow (attached), which provided an overview of the current staffing of the Parks & Rec. Dept. and a proforma. He shared cost estimates, which are based on assumptions. He said one amenities are set, a better estimate can be made. He said different amenities call for different staff and have different costs. He shared estimated, full access membership rates. These rates reflect a 71% cost recovery. Most municipal community centers try to recover between 70 – 85% of operating costs. He shared the rates for other recreational providers as a comparison. He noted that, based on industry benchmarks, we can expect 25 – 40% of users to come from other providers, and about 44% who are new. He said this facility would not just rely on memberships to pay for the expenses. This model allows for flexibility and the ability to respond to the changing recreational needs of our community. He said once we know the operation model and confirm a site, RFP's can be issued, a conceptual design can be completed and a refined proforma for construction and operations can be completed.

Ms. Anderson said that in the last several years, it has become apparent that the City needs more recreational space. She said the City does not have its own indoor space for programs and asked if we were outgrowing the rooms at Brookpark Middle School. Mr. Castle said his staff is embracing the addition of new programs and every classroom will be full this Fall. Ms. Burroughs asked if those programs will remain at Brookpark or move to the new community center. Mr. Castle said they would more than likely move to the new facility.

Council began discussing property and income tax rates. It was noted that Grove City has not had an increase in either for over 30 years, and the property tax rate is the 4th lowest in the County.

Mr. Omar asked if there would be any financial assistance for residents who could not afford the membership fees. Mr. Castle said the Dept. does have a scholarship program. He said they never want to have to turn a resident away because of cost. Mr. Omar said we should not give up on Brookpark. He would like to see the City secure a long-term lease for this building.

2. Ms. Anderson recognized Mr. Tony Collins, YMCA of Central Ohio for a presentation.

Mr. Collins shared a slideshow (attached), citing that they are a separate organization with their own mission, vision and core values, but the City and YMCA both offer recreation opportunities. He said the Y is a trusted community for many individuals and families, with 45% of their membership being Grove City residents. He shared a timeline of the discussions about having a YMCA center expansion with City assistance. She shared a question from the 2023 Community Survey and said he wonders if the answers would be the same if people knew the cost of a community center. He then shared results of a survey the YMCA conducted which supported a

collaboration with the YMCA. He shared collaboration models that could be created with Grove City and said they are willing to discuss these with the City. He did note that he could not find a model where the center is city owned and operated with the Y's participation, but Dayton has a divided space where members can go in any door with programs being completely separate. He said their conventional model is a city-owned building that is YMCA operated. He said they would bring fundraising dollars for capital costs to the table (about \$2 million). He said he feels both centers would suffer if a new community center was built and showed a depiction of an upgraded YMCA with separate space for Parks & Rec.

Mr. Holinga asked about the original building. Mr. Collins said the original building was about \$11 million, with \$6 million being raised by Grove City. The building is not paid off. Mr. Omar asked what the responsibility would look like on a day-to-day basis. Mr. Collins said the concept shown has one side operated by the YMCA and one side operated by the City. Mr. Omar asked if there would be one membership for both. Mr. Collins said that has not been decided. Mr. Omar said the YMCA is built on Christian principals and is part of their mission. He asked how that is inclusive and aligns with the City's mission. Mr. Collins said they are diligent about being open to all. Ms. Anderson commented that the Models don't provide specific amounts as to what the YMCA would bring to the table. Mr. Collins said they raise money every year that go into the overall operations and they raise money for capital improvements. Ms. Anderson asked about general maintenance and refurbishment costs. Mr. Collins said they are paid from operating costs and suggested a hybrid fund with matching dollars from the City.

Mayor Stage said the Administration will not recommend a model that has two (2) memberships. He referenced the recommendation of the Financial Review Task Force from 2020 suggesting that more diligence be done with the YMCA to discuss the viability of a partnership. Mr. Berry feels there is room for both facilities to coexist. He believes the community center should be owned and operated by the City but feels there is a way to collaborate with the YMCA. Mayor Stage said they need to sit down with the YMCA to understand their proposal and financial difference. Mr. Collins said their figures came from Moody/Nolan and the elements/amenities could be different.

Mr. Holt asked if the YMCA had \$54 million to contribute. Mr. Collins said no. Mr. Holt confirmed that they would donate the existing building; the City would add on to the building; the operations would be separate. He said he doesn't see a large savings with this model. He if the YMCA have the demand and the money, why aren't they expanding on their own. Mr. Collins said they want to continue serving in Grove City. Mr. Holt said the proposal is for the City to invest in the YMCA, making it bigger and sharing the naming on the building. Mr. Collins said they would collaborate with the City and operate in two separate spaces, with a one-stop shop. Mr. Holt said he believes the YMCA can exist with a Grove City Community Center that is owned and operated by the City. He wants something that the community can be proud of and can say is theirs.

Council further discussed the information shared by the Parks & Rec. Dept. and the YMCA. Mr. Sturm said he would like a side-by-side comparison of city owned vs. a collaboration with the YMCA. Mr. Holt pointed to Res. CR-08-25 and said Council could affirm, amend, or rescind it. Ms. Anderson said she understands Mr. Sturm's position, but doesn't want to discount the years of work that has been done and lead up to the passage of CR-08-25. She questioned if it is best to spend millions on a 501c3 or on a City community center. A City facility could be an economic driver. She said she doesn't believe it is City's responsibility to fulfill the mission of another organization.

Mr. Berry moved to rescind Resolution CR-08-25; seconded by Mr. Sturm. After continued discussion, the motion was recanted.

Ms. Anderson moved to move forward with a city owned and operated model with no 3rd party operators; seconded by Mr. Holt.

Mr. Omar	No
Ms. Anderson	Yes
Mr. Holinga	No
Mr. Berry	No
Mr. Holt	Yes
Mr. Sturm	No
Ms. Burroughs	No

Mr. Berry moved that the Administration come back to Council at the 4/20/26 meeting with an outline of the cost differences with the YMCA proposal from this evening and create a side-by-side comparison on a YMCA collaboration vs. a City only facility; seconded by Mr. Sturm.

Mr. Holt moved to amend the main motion to add that the Council Chair of the Administration Committee be part of the comparison; seconded by Ms. Anderson.

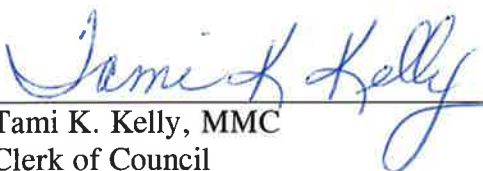
Ms. Anderson	Yes
Mr. Holinga	Yes
Mr. Berry	Yes
Mr. Holt	Yes
Mr. Sturm	Yes
Ms. Burroughs	Yes
Mr. Omar	Yes

Ms. Kelly took the vote on the main motion, as amended:

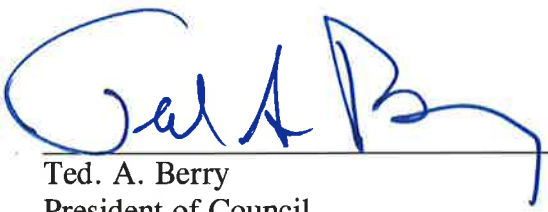
Mr. Holinga	Yes
Mr. Berry	Yes
Mr. Holt	Yes
Mr. Sturm	Yes
Ms. Burroughs	Yes
Mr. Omar	Yes
Ms. Anderson	No

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

Adjourned at 8:50 p.m.



Tami K. Kelly, MMC
Clerk of Council



Ted. A. Berry
President of Council