CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

July 06, 2026 Regular Meeting

The regular meeting of Council was called to order by President Berry at 7:00 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. Mr. Berry moved to approve the minutes of the 6/15 and 6/29 meetings and approve as written; seconded by Mr. Holinga.

Mr. Omar	Yes
Ms. Anderson	Yes
Mr. Holinga	Yes
Mr. Berry	Yes
Mr. Holt	Yes
Mr. Sturm	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 Safety, for discussion and voting under said Committee.

1. Ordinance C-24-26 (Amend Various Sections of Chapter 1145 titled Signs to implement Electronic Message Center regulations) was given its second reading and public hearing.

Mr. Mike Boso, Chief Building and Zoning Official, explained that they listened to what Council was saying in the meeting where the variance was overturned for the American Legion sign. He said they researched other municipalities to see if they could use any as a model. He said they used Westerville as a model, included stipulations that we have put on sign variances in the City. He asked that this proposal be amended to allow for 20 sq. ft. of signage rather than 10 sq. ft., so all signs with variances would be brought into compliance. He also asked that the words "where the face of the changeable copy of sign is less than 50 sq. ft." be removed.

Mr. Berry moved to amend, under Section 3, 1145.24(b)(1)A as follows: **(A) Electronic message centers may not cover more than ~~ten~~ twenty square feet ~~where the face of the changeable copy sign is less than fifty square feet~~. For the purposes of this division, where a changeable copy sign has multiple faces, each face is considered independent of the others.** ; seconded by Mr. Holt.

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

Mr. Holt confirmed that this will only affect signs for non-profit organizations, schools, churches and municipal buildings. It is not for McDonalds, for example. Mr. Boso said that is correct.

Ms. Anderson asked why the Administration decided to make such a big change to the Code now. Mr. Boso said they pay attention to what is happening around the Country. These type of signs were not readily accessible before. He said when there are buildings that are used for multi-purpose functions, it is nice to promote those activities. He said this is for community messaging and not businesses. Ms. Anderson said this is a big change and wonders if Council needs to pull back on this and learn where these signs would be allowed in the City and the depth of this change. Mayor Stage said he doesn't believe there is going to be an on-slot of applications for these signs. Mr. Boso is on the international board of directors for Building Inspectors and sees the changes around the Country. He said it not intended to make the City look like Las Vegas.

Mr. Sturm asked what would be permitted, as he doesn't want to see flashing signs, movies, etc. Mr. Boso said the display is only to be words, numbers, and punctuation; six inches in height – minimum; and it must be static for a minimum of eight seconds before it changes. They cannot have flashing, rolling, blinking, or a running picture across the screen. He said this aligns with what existing signs in the City have been allowed to have.

Mr. Omar voiced support for this amendment and believes it is a step in the right direction.

Ms. Burroughs said she wants to make sure that these signs enhance the community and not distract drivers. Mr. Boso said that Director of Safety Teaford is the expert on Safety and he did not have any concerns with this amendment. He said we already these types of signs on SR. 665, Buckeye Parkway, Hoover Road, Grove City Road, and Southwest Blvd. He said we have never had a complaint or an accident because of these signs. He said this would keep churches from putting up banners and clean up that visual effect. Ms. Burroughs voiced concern over the aesthetic character of our town.

Ms. Anderson moved to postpone this item until 9/7/26. There being no second, the motion died.

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

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

2. Resolution CR-21-26 (Waive the provisions of Section 903.05b of the Codified Ordinances for the Annual Alumni Softball tournament on July 24 – 26, 2026 at Fryer Park) was giving its reading and public hearing.

Mayor Stage provided the history of how this waiver came about and why this is a better way to address contraband coming into the park and provide better discipline.

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

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

3. Resolution CR-22-26 (Waive the provisions of Section 529.07(b)3 of the Codified Ordinances for the Annual Homecoming Celebration on July 24, 2026 in the Town Center) was giving its reading and public hearing.

   Mr. John Emmerich, representing Grove City Kids Association, was present to answer any questions. He said they have been honored to sell beer during this event to benefit GCKA.

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

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

4. Resolution CR-23-26 (Waive the provisions of Section 903.05 and 903.28(a) of the Codified Ordinances for the Bourbon & Spirits Festival on August 08, 2026) was giving its reading and public hearing and Ms. Burroughs moved it be approved; seconded by Mr. Sturm.

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

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

1. Ordinance C-25-26 (Amend Ordinance C-32-20 for the Wet Basement Program) was given its first reading. Second reading and public hearing will be held on July 06, 2026.

   Mr. Boso, City Admin., explained that this program originally targeted certain areas with flooding issues. He said it has served these areas well and would like to extend it to the rest of the City.

   Mr. Holt noted that this program drove many street and drainage improvements within the City – Columbus Street being one. He said this is a good story.

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

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

2. Resolution CR-24-26 (Giving consent of the City for the Ohio Department of Transportation to remove snow and ice and use snow and ice control material on State Highways inside the City corporate limits and Authorizing the City to enter into an Agreement with the State of Ohio Department of Transportation for snow and ice removal; and Giving Consent of the City for the Ohio Department of Transportation to perform certain maintenance and/or repair on State Highways inside the City Corporation and Authorizing the City to enter into an Agreement with the State of Ohio Department of Transportation for certain maintenance and/or repair) was given its reading and public hearing.

   Mr. Holt said this is something that ODOT has always done, it is now in an agreement for all streets that may be affected.

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

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

3. Resolution CR-25-26 (Declaring the necessity of constructing certain Sidewalks on Demorest Rd., Magnolia St., Pin Oak Ct., Red Oak Ct., Southwest Blvd., Thompson Ave., and White Oak Ct., and requiring that abutting Property Owners construct same) was given its reading and public hearing.

   Ms. Fitzpatrick, Asst. City Admin., explained that this is the second step in the process for completing the second phase of the Sidewalk Program. After completing Phase I this year, it was found that there was enough money left over to complete the Westgrove area.

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

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

1. Ordinance C-26-26 (Authorize the Director of Service to enter into a Franchise Agreement with Local Waste Services, LLC for solid waste, recycling material and yard waste collection, transportation and disposal) was given its second reading and public hearing.

Mr. Boso, City Admin., explained hat we belong to a consortium with other municipalities for trash service. This agreement is a five (5) year contnuation with Local Waste at the lowest bid price received. He said rates will go up to $23.99/mo from $19.00/mo., but we will keep that same rate for five years.

Mr. Kayden Ascfa, waste trucking driver, voiced support for this agreement and believes it is a good investment. He said if anyone dumps, drivers need to keep their loads covered and under weight in order to prevent trash from falling off the truck and littering the City.

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

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

2. Ordinance C-27-26 (Authorize the City Administrator to enter into a Contract with Henschen and Associates, Inc.) was given its second reading and public hearing.

Ms. Jean Shunkweiler, Mayor's Court Asst., explained that this woftware will modernize the Court System and provide enhanced reporting.

Mr. Omar shared that a port of the cost for this software is being paid by a grant.

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

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

3. Ordinance C-28-26 (Authorize the City Administrator to enter into a Contract with Pitney Bowes) was given its second reading and public hearing and Mr. Sturm moved it be approved; seconded by Mr. Omar.

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

4. Ordinance C-29-26 (Levying Special Assessments for the construction of various sidewalks in the City of Grove City, Ohio) was given its first reading. Second reading and public hearing will be held on July 20, 2026.

5. Resolution CR-26-26 (Approve the Budget Estimates for the Fiscal Year of 2027) was given its reading and public hearing.

Mr. Boso, City Admin., explained that this is required by the Franklin County Budget Commission. There is no increase in the property tax shown and is the 38th year without an increase, with 13 of those years hving a decrease. It levys 3.5 mills and reflects less that 7% of the total tax paid by residents.

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

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

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

1. Ordinance C-30-26 (Authorizing the City Administrator to execute all documents necessary to accept ownership of the Borror Road Bridge, located between Quail Creek Blvd. and Buckeye Parkway, from Franklin County) was given its first reading. Second reading and public hearing will be held on July 20, 2026.

2. Ordinance C-31-26 (Amend Various Section of Chapter 161 titled Employment Provisions for City Employees) was given its first reading. Second reading and public hearing will be held on July 20, 2026.

The Chair addressed Unfinished Business

1. Mr. Berry recognized Mr. Jim Russell, Pizzuti Development, to answer questions of Council on the proposed Community Center comparison that was presented on 6/29/26.

Mr. Jack Castle, Dir. of Parks & Rec., began and stated that this Center will be built to an actual design and budget, not a range, as shown in the last report. He said the programming proforma is a living, breathing document that changes as needed. He said the philosophy of operating the community center is based on a cost recovery of 75%. He noted that participants at the Rec. Center. Will not always have to be a member to enjoy the Center. He said the City will need to supplement the operating costs by 25%. He asked that Council consider the vision. He said if you begin with the end in mind, and consider the future needs of the community, the questions he believes need answered are: does the design provide adaptability in the future; is the design flexible for future trends; is there opportunity for future expansion; can a 3rd party vendor rent space; is the design going to provide for the health and well-being of the community. He said he hopes this helps with the decision making process. He said the projects people remember the most are not the biggest or most expensive. They are the ones that leaders took the time to make at the right time. He said he hopes people will talk about the memories made in this Community Center, not the process.

Ms. Anderson asked about the Silver Sneakers program. Mr. Castle said insurance programs, like Silver Sneakers, will be part of the Center as well as other competing programs.

Mr. Omar asked about the vision for Brookpark. Mr. Castle said he has many suggestions for Brookpark but it is difficult to invest in a short-term lease that the City has with this property. He said he has plenty of ideas for Ward 5 and Brookpark. Mr. Omar asked about access for everyone for the proposed locations. Mr. Castle said there are multi-use paths and bike hubs at many parks. He said he would like to look into a bus stop next to the Center.

Ms. Anderson asked what the current budget is for Parks & Rec. Mr. Castle said about $4 – 5 million. Ms. Anderson commented that there is no need for an income tax increase specifically for a community center. There is money in the budget that could be used. Mr. Boso commented that there could be monies used for the community center, but other items would decline, such as personnel and capital improvements. He said for good city planning and to make the necessary capital improvements and maintain proper personnel levels across the City, a need exists for a tax increase. He said this is necessary for more than just a community center. Mayor Stage noted that the State of Ohio has made changes that impacts the City's budget and we have no voice in those changes.

Mr. Jim Russell, Pizzuti Development, said Council is dealing with a lot of projections. Once the budget is established, then the design and project will focus on meeting the budget. He said the cost recovery slide had a mistake, as it failed to pull down the full-time staff. He said the cost is the same, but it will require about a $1 million subsidy for operations. He said there is an opportunity to offer memberships to employees in the City, which open up additional revenue for use. He said they did a little research about Silver Sneakers and found that the program allows recipients to use that membership at multiple locations. He passed out a sheet to Council to reflect the correction to their slide.

Mayor Stage noted that while the proposal is outlined to be 125,000 sq. ft., any building will be done based on what the City can afford.

Ms. Anderson said that the proposal to expand the YMCA removes the outdoor pool and any future expansion would affect existing roads, trails, playground space, etc. Mr. Russel said it is tough to expand, based on the restrictions of the site. A second story could happen, but that would become more inefficient. Ms. Anderson asked if the proposal for a stand-alone facility has the ability for future expansion and a third party vendor. Mr. Russell said yes, and it could expand in different directions.

Mr. Holt said commented that that the current YMCA building needs $3 – 5 million of upgrades now, which means we are getting nothing for 20 – 30% of the monies invested in the YMCA building. He said he sees no major financial difference for taking on the old Y building and creating a zombie configuration with no room for future expansion. He said he doesn't like using funds to bring a building up to standard. He believes it is more beneficial to build a stand-alone center.

Mr. Sturm asked what the arrangement would be for the integrated proposal with respect to ownership of the building and operations. Mr. Russell said they anticipated the YMCA being a contractor to the City for aquatics, child-care, and fitness. They contemplated it as a third party management arrangement with a lot to be worked out. He said this was a very high- level overview to capture costs. He said the operating costs are very similar and there won't be much cost savings in that aspect. He said the building is within $80,000.00 of each other and the stand-alone building is a bit larger. Mr. Sturm asked about traffic and congestion concerns. Mr. Russell said the

Pinnacle site rated high because it can spread out the traffic and the design of the building can assist with those issues. Mr. Sturm asked what would be available to a non-member. Mr. Castle said certain classes, community meetings, spectators of youth sports, to name a few.

Mr. Holinga said he believes an integrated building becomes messy. Having two entities own, operate and manage a building and programming becomes problematic.

Mr. Gary Linn, YMCA Director, said they are excited and ready to build a partnership with the City. He said he believes there would be a savings of $15 million and the YMCA would bring $4 million to the table. He said if the YMCA leads operations, they would not need a subsidy. He said the YMCA sees 1,000 vehicles per day and traffic is not an issue. He said they obtained 546 signatures of Y members who want to see a partnership. Ms. Anderson said she is confused about the savings a partnership would bring. Mr. Linn said that figure is based over a 20 year period. Ms. Anderson said it is misleading to say there is a savings without explaining it is over a 20 year period. Ms. Anderson asked why the YMCA has not improved the facility. Mr. Linn said they upgrade/replace items like the HVAC system at the end of its life cycle. Ms. Anderson said the Hilliard Community Center is within a mile of a YMCA and both are functioning well. Mr. Linn said their memberships are down 18% and cancellations are down 17%. He said Hilliard's Community Center is not performing up to their proforma and there has been an impact on both centers. Ms. Anderson asked if Mr. Linn is concerned that the Hilliard YMCA would need to close. Mr. Linn said not now, but they may need more time to see the full impact.

Ms. Burroughs asked if there would be any savings by consolidating staff in a new community center. Mr. Castle said yes. He said P&R would vacate the Kingston Center. They currently use five (5) different schools and need staff at each of those sites. With programming at one building, it would realize a savings.

Mr. Berry asked each member to share what type of community center and what location they prefer at this time. Mr. Holt, Ms. Anderson, and Ms. Burroughs prefer a city owned/operated center at Pinnacle. Mr. Holinga prefers a YMCA partnership at Fryer. Mr. Omar prefers a city owned/operated center but not at Pinnacle. He would like to consider other locations. Mr. Sturm prefers a city owned/operated building with a collaboration with the YMCA at Fryer. Mr. Berry prefers a city owned/operated center at Brookpark, but will agree to Pinnacle.

Mayor Stage said he and Mr. Boso have not had a chance to sit down with the YMCA and discuss this new information presented. He would like to have that conversation. He said the Administration would have a recommendation by the August 5 Council meeting. He said there might be some areas that can be shared and want to make sure we use the assets as best they can. Ms. Anderson wondered what would happen if the Administration's recommendation comes back differently than what the majority of Council just stated and why those conversations with the YMCA haven't taken place by now. Mayor Stage said they have had conversations, by not a good management conversation. Ms. Anderson said Council has seen the due diligence of a side by side comparison and wants to make a motion to reaffirm the previous legislation from 2025 to continue to move forward with a City owned and operated community center. Mr. Holt said it could be amended to include a location and pass that tonight. Mr. Berry said he feels this should be presented in a new resolution so people can speak to it.

2. Mr. Berry concerning any Charter amendments.

Mr. Holinga said he would like to delay any Charter changes until February, 2027. He said he sat through all the special meetings Council had on the Charter and he has other items that he would like considered. With all the other items to be considered with the Data Center, Community Center and

Initiative petition, he would like this to be delayed with the goal of having any changes appear on the May, 2027 ballot.

Mr. Holinga moved to delay any further discussion or votes on Charter changes until February, 2027, with the goal of getting any items on the May ballot; seconded by Mr. Sturm.

Mr. Omar said he sees no value in delaying the conversation. Ms. Burroughs agreed.

Mr. Holinga amended his motion to remove delaying discussion. Mr. Sturm amended his second.

The vote was called on the motion to delay any votes on Charter changes until February, 2027, with the goal of getting any items on the May, 2027 ballot.

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

The Chair asked that any new business brought before Council be presented at this time.

1. Mr. Greg Smirthwait commented that the YMCA has served Central Ohio for 162 years magnificently. He said they are a leading non-profit organization in the Nation and should be respected. He said they receive $4 billion in donations. He said the Grove City YMCA looks brand new and the people working there are terrific.

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

1. Mayor Stage reported on the 250 Celebration has been terrific and events will continue through December; the Independence Celebration was incredible; he recognized resident Lou Ardit, who is our oldest veteran, who just turned 106; and commented on the Initiative Petition, citing that they will be doing an analysis of what project would have to go to referendum if this passes. He said the impact has already started and it would be lasting, if adopted.

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

Adjourned at 9:46 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Ted A. Berry
President of Council

Mr. Holinga amended his motion to remove delaying discussion. Mr. Sturm amended his second.

The vote was called on the motion to delay any votes on Charter changes until February, 2027, with the goal of getting any items on the May, 2027 ballot.

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

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Adjourned at 9:46 p.m.

Tami K. Kelly, MMC Clerk of Council	Ted A. Berry President of Council

Operational Pro Forma	Integrated	Build New
Building Operations	$1,805,000	$1,770,000
YMCA Staffing	$961,950	
YMCA Overhead	$144,293	
Grove City Staffing	$1,657,784**	$2,878,900
Estimated Operating Expenses	$4,569,427	$4,648,980
Estimated Revenue		
Membership	$2,220,000	$2,220,000
Day Passes	$150,000	$150,000
Facility Rentals	$700,000	$700,000
Programming (net)	$294,000	$294,000
Child Watch	$6,196	$6,196
Aquatics	$250,000	$250,000
Fitness		
SUB TOTAL Revenue	$3,620,196	$3,620,196
Net Operating Income	($949,231)	($1,028,784)

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

July 06, 2026

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

Council Members reviewed the Agenda items.

Ms. Kelly submitted two (2) liquor permits for JT's Pizza and Happenstance, LLC, and Council had no objection to either.

Council retired to the Chambers to begin the Regular meeting.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Ted A. Berry

Ted A. Berry
President of Council