



CITY OF
PICKERINGTON

**FINANCE COMMITTEE
CITY HALL, 100 LOCKVILLE ROAD
WEDNESDAY, APRIL 8, 2026**

**REGULAR MEETING AGENDA
7:00 P.M.**

1. ROLL CALL
2. APPROVAL OF MINUTES OF MARCH 4, 2026, REGULAR MEETING
3. COMMUNITY COMMENTS
4. FINANCE DEPARTMENT
 - A. Finance/IT Director's Report
 - B. Review and request for a motion to approve a draft ordinance amending the 2026 appropriation, ordinance 2025-23
 - C. Review and request for a motion to approve a draft appropriation ordinance for advance of funds in the 2026 budget, ordinance 2025-23
 - D. Review and request for a motion to approve a draft appropriation ordinance for repayment of advance of funds in the 2026 budget, ordinance 2025-23
5. HUMAN RESOURCES DEPARTMENT
 - A. Human Resources Director's Report
6. DEVELOPMENT DEPARTMENT
 - A. Development Director's Staff Report

7. CHAIRMAN

A. Discussion regarding potential sidewalk repair reimbursement program

8. OTHER BUSINESS

9. MOTIONS

10. ADJOURNMENT

SUBJECT:

APPROVAL OF MINUTES OF MARCH 4, 2026, REGULAR MEETING

Attachments

Draft Finance Minutes 2026-03-04

DRAFT



CITY OF
PICKERINGTON

FINANCE COMMITTEE
CITY HALL, 100 LOCKVILLE ROAD
WEDNESDAY, MARCH 4, 2026

REGULAR MEETING MINUTES
7:00 P.M.

1. ROLL CALL

Mr. Kemper called the meeting to order at 7:00 P.M.

Present: Mr. McCracken; Mrs. Sanders; Mr. Wisniewski; Mrs. Hicks; Mr. Kemper; Mr. Derksen

Absent: Mrs. Rohaly

Others Present: Mayor Gray; Greg Butcher; Chris Schornack; Heather Moore

2. APPROVAL OF MINUTES OF FEBRUARY 4, 2026, REGULAR MEETING

Moved by Mrs. Sanders to approve, seconded by Mr. Derksen
Motion carried.

3. COMMUNITY COMMENTS

There were no community comments.

4. FINANCE DEPARTMENT

A. Finance/IT Director's Report

Mr. Schornack highlighted items from his report as follows: investment earnings were down slightly for the month, which could be related to timing, impact fees are low for the month with four residential permits in January, income taxes are up 10.7 percent for the year, and utility billing is right on track.

Mr. McCracken asked if there was an estimate of how much of an increase in taxes we could expect for 2026. Mr. Schornack responded that we budgeted for a 4.5 increase, and we should know by April if that is a good measurement. Mr. Kemper noted that the city will continue to assist residents with their city income taxes.

- B. Review and request for a motion to approve a draft ordinance amending the 2026 appropriation, ordinance 2025-23

Mr. Schornack deferred to Mr. Butcher or Mayor Gray regarding the proposed appropriation for the Fourth of July festivities. Mayor Gray explained that the upcoming Fourth of July celebration will coincide with the 250th anniversary of the United States, noting a proclamation had previously been issued recognizing the milestone. Rather than hosting multiple events throughout the year, the City is planning to focus efforts on a larger celebration on July 4th. Proposed plans include expanding daytime activities following the annual parade and encouraging attendees to remain downtown with food vendors, family activities, and entertainment.

Mayor Gray stated that estimated costs for the expanded event range from \$50,000 and \$100,000, and a proposed appropriation of \$75,000 is being presented as a midpoint estimate. He noted that unused funds would return to the budget, but staff may return to Council if additional opportunities arise.

Mr. McCracken asked whether the fireworks display would also be expanded. Mayor Gray responded that fireworks funding had already been increased, and Mr. Schornack clarified that the fireworks budget was doubled from \$25,000 to \$50,000.

Mr. Butcher stated that the event supports ongoing efforts to activate the downtown area and aligns with the national sesquicentennial celebration. He noted that the goal is to attract visitors downtown and highlight recent revitalization efforts.

Mr. Kemper asked whether the proposed funding included police overtime. Mr. Schornack explained that police overtime for events such as the Fourth of July and Picktown Palooza is typically budgeted separately as part of the City's annual overtime allocation.

Mayor Gray added that the City has been coordinating with downtown businesses and hopes the designated outdoor refreshment area (DORA) will encourage attendees to remain downtown and support local establishments. Mr. McCracken commented that the expanded celebration would benefit downtown businesses.

Moved by Mrs. Sanders to approve and forward to council, seconded by Mrs. Hicks

Yes: Mr. Wisniewski, Mr. Derksen, Mrs. Hicks, Mrs. Sanders, Mr. Kemper, Mr. McCracken
6 - 0 Passed

5. HUMAN RESOURCES DEPARTMENT

A. Human Resources Director's Report

Mr. Butcher stated he would answer any question regarding Mrs. Cheney's written report. Mr. Kemper noted that we are still in need of additional lifeguards. Mr. Butcher explained that we would like to have 20 lifeguards and right now we have 14 or 15.

Mr. Kemper noted that an employee suffered a contusion to the foot/toes as a result of dropping heavy equipment.

6. DEVELOPMENT DEPARTMENT

A. Development Director's Staff Report

Mr. Butcher stated he would answer any questions regarding Mr. Gulden's written report. Mrs. Sanders asked for an update on the YMCA, noting that the Garver Center is closing. Mr. Butcher confirmed that the Garver YMCA is closing and stated that the City continues to maintain regular discussions with the YMCA in response to City Council's interest in exploring a potential YMCA facility in Pickerington.

Mr. Butcher stated that the estimated cost for constructing a new YMCA facility would be approximately \$40,000,000 to \$50,000,000. While the YMCA can provide operational expertise and manage the facility, the primary challenge is securing the capital funding for construction.

Mr. McCracken asked whether the primary issue was the cost of constructing the building. Mr. Butcher confirmed that the building cost is the primary challenge. Mr. McCracken asked whether the annual operating budget would be self-sustaining. Mr. Butcher stated that operations would be self-funded.

Mr. Wisniewski noted that the Garver YMCA closure is due in part to the age of the building and the loss of membership after a newer YMCA opened in Reynoldsburg. He stated that the Reynoldsburg facility cost approximately \$35,000,000 when constructed, while similar facilities today are estimated at \$45,000,000 to \$48,000,000 due to increased construction costs. He further stated that YMCA construction budgets typically begin around \$650 per square foot. By comparison, he noted that the new junior high school building cost approximately \$475 per square foot.

Discussion also occurred regarding potential land availability and typical YMCA funding models.

Mr. Wisniewski stated that he has not heard significant public interest in supporting an income tax or property tax increase to fund such a project.

Mr. Kemper asked Mr. Butcher to discuss business attraction efforts, including the proposed diner project. Mr. Butcher reported that Local Cantina is expected to open at the end of March. He stated that work would begin shortly thereafter on the redevelopment of the Solomon Carpet building. Renderings have previously been provided to Council, and he anticipates an opening timeframe in late 2026 or early 2027.

Mayor Gray provided an update regarding the diner project previously discussed by Council. Mayor Gray stated that a lease has not yet been finalized but that discussions are ongoing, and an initial concept has been presented. He stated that he is optimistic the project will move forward.

Mr. Wisniewski asked whether plans for the diner location affect the relocation of staff to City Hall. Mayor Gray stated that staff are currently working through that process. He indicated that the goal is to relocate staff into City Hall even if the space becomes temporarily crowded, so that the City can evaluate how the arrangement functions. Mr. Butcher stated that staff have been informed of the potential move and that approximately five employees would be relocating. He stated that the intent is not to downgrade employee workspace, although the arrangement will likely be tight. Mayor Gray stated that the experience will help determine whether future expansion of City Hall may be necessary, although no decision has been made.

Mr. Kemper asked about current grant opportunities. Mr. Butcher stated that the City is pursuing funding through the Ohio Department of Natural Resources and the Clean Ohio program for the parcel commonly referred to as the "triangle parcel." Staff are currently working through preliminary schematics and hope to secure funding to assist with construction.

Mr. Butcher also reported that the City will submit requests for the State Capital Budget, as it has in previous years. He noted that the State Capital Budget is expected to be less robust this year based on preliminary discussions.

Mr. Wisniewski noted that the retail vacancy rate in Pickerington is approximately 1.25 percent.

7. CHAIRMAN

A. Discussion regarding potential sidewalk repair reimbursement program

Mr. Kemper stated that he included information in the packet regarding a sidewalk repair program used by the City of Lancaster. He explained that the purpose was to provide a potential starting point for discussion and to gather council's thoughts. He noted that Lancaster began the program with a limited budget and established specific guidelines, but emphasized that staff input would be needed if council wished to consider a similar approach.

Mayor Gray stated that the city code clearly identifies sidewalk maintenance and repair as the responsibility of the homeowner. He expressed concern about using general fund dollars to fully cover sidewalk repairs, noting that many residents have already paid for the installation of sidewalks as required by city code. Mayor Gray stated he would not support a program providing 100 percent reimbursement but would support an incentive-based approach to encourage homeowners to make repairs.

Mayor Gray referenced an approach used in Canal Winchester in which the city negotiates a contractor price for sidewalk repairs and notifies the property owners when repairs are necessary, allowing them to use the negotiated rate. He suggested that a similar approach, potentially combined with partial financial incentives, could be considered.

Council members discussed sidewalk damage caused by tree roots and the challenges related to determining responsibility, particularly since some trees were originally planted in accordance with city requirements. It was noted that trees contribute to the character of established neighborhoods.

Mrs. Sanders raised concerns regarding sidewalk conditions at rental properties owned by large companies. Mayor Gray stated that the city must apply code requirements equally to all property owners.

Mr. Derksen asked whether residents are required to file documentation when replacing sidewalks. Mr. Butcher stated that no filing is currently required.

Mr. Kemper later asked about anticipated revenue from the recently approved motor vehicle registration fee ordinance. Mr. Schornack stated the fee will generate approximately \$20,000 annually beginning July 1st.

Mr. Kemper stated that his intent in raising the issue was to begin discussion and gather feedback from council.

8. OTHER BUSINESS

No other business was brought forward.

9. MOTIONS

There were no motions.

10. ADJOURNMENT

Moved by Mr. McCracken to adjourn, seconded by Mr. Wisniewski
Motion carried.

The Finance Committee adjourned at 7:36 P.M., March 4, 2026.

RESPECTFULLY SUBMITTED:

Heather Moore, City Clerk