CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

December 18, 2017 Regular Meeting

The regular meeting of Council was called to order by President Schottke at 7:00 p.m. in the Council Chambers, City Hall, 4035 Broadway.

After a moment of silent prayer and the Pledge of Allegiance, roll was called and the following members were present:

Steve Bennett *Steven Robinette* *Roby Schottke* *Jeff Davis* *Ted Berry*

1. Mr. Berry moved to dispense with the reading of the minutes from the previous two meetings and approve as written; seconded by Mr. Davis.

Mr. Robinette	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	Yes

2. The Chair read the agenda items and they were approved by unanimous consent.

3. President Schottke recognized Mr. Randy Holt, Chair of the Grove City Higher Education Investment Program, who provided an annual review of the program. He shared statistics for the five (5) semesters that scholarships have been awarded, noting that the Spring '18 are waiting to be paid. He then introduced Bailey Harvey, who explained that she has received a scholarship twice. She has done Service Hours as part of her commitment. She thanked Council for this Program and shared how much it helps her complete her schooling in Communications. Mr. Holt said this helps to keep students like Bailey in Grove City and bring the workforce numbers up in the City, which is one of the objectives. Mr. Berry commented on the success of the Program and the second objective of getting a building for multiple colleges to use. Mayor Stage asked Mr. Rauch, Dir. of Dev., to share the comments they heard from Columbus 2020. Mr. Rauch said they were very excited to hear of the program and want to use it as a model for other communities. They were very positive over all aspects of the program.

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

1. Ordinance C-58-17 (Providing for the Issuance and Sale of Notes in the Maximum Principal Amount of $6,000,000.00 in the anticipation of the Issuance of Bonds, for the purpose of Paying the Costs of Improving and Extending Columbus Street between Certain Termini by constructing certain roadway improvements, including widening, opening, improving, excavating, grading, draining, paving, extending, or changing the line of roads, streets, sidewalks, alleys or curbs and gutters and landscaping, any related public utility improvements, street lighting, traffic signalization, electrical lines, and signage and Acquiring necessary Real Estate and Interests therefor, together with all necessary and related appurtenances thereto) was given its second reading and public hearing.

Mr. Roger Burkett, Grassle Rd, expressed his opposition to this ordinance. He said Front Street is within 100 feet of the proposed Columbus St. access for the Beulah Property. Front Street could be used to create an entrance without buying buildings and tearing them down. He believes the voters would never approve this ordinance. If there is a chance that taxes could be raised, this should be turned down.

Ms. Christine Houk, Stargrass Ave., feels this should be delayed until additional information is obtained and more questions are answered. She asked if due diligence has been exercised to have compelling information to put in this part of Columbus Street. She likened it to a resident buying a house without knowing all the terms. She said they need to have the full picture before making this decision.

Mr. Bennett stated that this didn't drop on Council's desk two weeks ago. It is the City's duty to develop the streets and encourage proper development. No one is going to build a business or redevelop the downtown area if the street wasn't known to them or what the availability of properties around them would be. Council realigned Columbus Street with the intent of utilizing the traffic light and pushing the street through, which would go up to the Beulah development. He said Park Street has been on the City's improvement plan for years, with an estimated $8 million price tag. He said that will now be taken care of. He noted that there are other properties and businesses that anticipate this project to enhance this area. He said he doesn't understand why this is coming as a surprise. He said we built Buckeye Parkway and development came. He said he can't see delaying this anymore.

Mr. Robinette said there are many questions to answer. He said he we don't know what kind of development we want in this area. He said he isn't opposed, but doesn't know what we are buying with this. He said if there is an acceptable development, then he is willing to put in a road for it. He said it is premature to move forward on just a roadway.

Mr. Schottke said Mr. Bennett was talking about vision and how developers come seek us out. He said the Buckeye Parkway example is proof. He also shared a similar situation in Grandview. He said this area is currently a cave. When the road is put in, it opens up the opportunities. He said this is the beginning of the process and doesn't preclude Council from continuing with discussions on the next steps. He said this has been discussed since before he was on Council and feels the time to act is now.

Mayor Stage said he asked for a postponement to be able to review some financials from the Beulah developer. He said they have met and discussed the financials and amortization to pay for the debt/road. He said they have done the due diligence. He said the developer has brought in their Preliminary Plan and was of the understanding that a street was going to go through. He said this just puts the mechanism for obtaining the monies in place. He said he feels this is ready.

Mr. Robinette asked if this road goes through, as proposed, Grant Street railroad crossing gets closed and traffic issues need addressed. He asked if there was an estimated amount for that. Mr. Boso said there is $300,000.00 included as part of the Bond to get Grant Ave. closed and reroute traffic. He said they had discussions today with adjacent property owners to address the only issue – Mr. Burket's property – to allow for truck traffic. Mr. Boso said there may be three options: the trucks could continue to use the railroad, as they do today; trucks could back out and use the property to the north to then pull out; trucks could come down Park Street and utilize an access through Sound Communications to get to Mr. Burket's business. He said they are close to having an arrangement with one of the property owners.

Mr. Berry said he asked Mr. Boso to provide an estimated economic impact that could occur with a developed Plaza. He read excerpts of a memo about this issue. He said this could realize over 300 new workers with over $400,000.00 of new tax dollars. He said no one is talking about a tax increase. He said about $420,000.00 of additional review generated from this project could go to pay for the debt service on these Bonds. He said we did a $17 million library project and that is an asset to the Town Center. He said the Town Center business capacity won't change unless we add to it. He said we can belabor this or move forward and create infrastructure to foster more business and housing.

Mr. Davis said he thinks the dye was cast with the library. We have been talking about this for two years. However, we still have many unanswered questions. He feels there are more questions than answers at this point for him.

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

Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	No
Mr. Berry	Yes
Mr. Robinette	No

2. Ordinance C-62-17 (Appropriate $6,000.00 from the Senior Nutrition Fund for Current Expenses) was given its second reading and public hearing.

Mayor Stage said we have many activities to raise donations for Meals-On-Wheels and will present a check Wednesday. Ms. Conrad said they will actually give $8,000.00 to Meals-On-Wheels this week as a result of all the donations received and the $2,000.00 already appropriated.

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

Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Robinette	Yes
Mr. Bennett	Yes

3. Ordinance C-63-17 (Authorize the City Administrator to Convey Excess Personal Property to the Village of Zaleski, Ohio) was given its second reading and public hearing.

Mayor Stage explained that the Mayor of Zaleski had asked if we could share some items. We have done that and the latest donation is an old police cruiser. Because of the amount of the cruiser they are asking for Council approval to donate this vehicle.

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

Mr. Davis	Yes
Mr. Berry	Yes
Mr. Robinette	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes

4. Ordinance C-64-17 (Amend Section 194.06 of the Codified Ordinances titled Credit for Tax paid to Other Municipalities) was given its second reading and Mr. Davis moved it be postponed 1/16/18; seconded by Mr. Robinette.

Mr. Berry	Yes
Mr. Robinette	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes

5. Ordinance C-66-17 (Reduce the Appropriation Amount for Various Funds and to declare an emergency) was given its first reading.

Mr. Turner explained this will keep us in compliance with Ohio Budgetary Law. He said we cannot appropriate more money than we have in a Fund. He said this is a timing issue in that we will not receive the Ohio Public Works Grant until after the first of the year. He said they would be back to Council requesting the $1,000,000.00 be appropriated at the first of the year, so we can continue with the Gantz Road improvement project.

There being no additional questions or comments, Mr. Davis moved that the Rules of Council be suspended and the Waiting Period waived; seconded by Mr. Bennett.

Mr. Robinette	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	Yes

Mr. Davis moved it be approved by an emergency measure; seconded by Mr. Robinette.

Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Robinette	Yes

President Schottke moved to go into Executive Session for the purposes of discussing compensation for personnel; seconded by Mr. Bennett.

Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Robinette	Yes
Mr. Bennett	Yes

Editor's Note: Mayor Stage left meeting for personal matters at 7:50 p.m.

President Schottke moved to reconvene from Executive Session and move back into Regular Session; seconded by Mr. Davis.

Mr. Davis	Yes
Mr. Berry	Yes
Mr. Robinette	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes

6. Ordinance C-67-17 (Make Appropriations for Current Expenses and Other Expenditures for which the City of Grove City must provide during the Twelve Months ending December 31, 2018) was given its reading and public hearing.

Mr. Robinette stated that as a result of the Charter changes he believes the City Administrator's salary should be a range to meet the new Charter language. He moved that Section 4 be amended to add the following language: ". . . be *determined by the Mayor within the range of $124,229.00 - $172,269.00*" and remove *"$147,000.00 annually"*; seconded by Mr. Davis.

Mr. Berry	No
Mr. Robinette	Yes
Mr. Bennett	No
Mr. Schottke	Yes
Mr. Davis	Yes

Mr. Robinette moved to amend Sec.1 to increase Council # 100010 by $27,000.00 and decrease General Gov. # 100120 by $27,000.00 for the purpose of Council taking the lead in Arts projects; seconded by Mr. Davis.

Mr. Bennett asked what the purpose is for moving this money. Mr. Robinette said GC2050 has stated that we have a deficit in "the Arts" for the community. He said there is a sculpture that was selected for Breck Park that needs completed and he would like Council to take the lead on these things. Mr. Berry said he is supportive of increasing the Arts presence, but believes we should continue to support organizations by becoming a partner with those organizations. He would like to get more community involvement and more community participation by becoming invested in the project. He isn't certain that the City should be funding 100% of these arts projects. He asked what the expectation is going to be to fund artwork in the future. Mr. Robinette said he feels that if we believe it is something we should be investing in, we should take a leadership role. Mr. Davis said this doesn't say we are paying 100%; this just gets the ball rolling. Mr. Schottke said this just allocates money and details can be determined later.

There being no further questions, the vote was called on the motion to move $27,000.00 from General Gov. to Council.

Mr. Robinette	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	Yes

Mr. Berry said he would like to see some increases that the Mayor agreed to. He said there needs to be a wheelchair accessible path at Century Village; the sidewalk program runs out of money each year to fix areas where the street trees cause the problem; he also believes dog waste receptacles should be in the parks.

Mr. Berry moved that Section 1 be amended to increase Lands & Buildings #100090 by $52,000.00 and adjust all other appropriate totals; seconded by Mr. Bennett.

Mr. Davis asked Ms. Conrad to reply to these increases. Ms. Conrad said they reviewed the Century Village walkways and did a quick estimate of $8,000.00 for a crushed concrete path. She said they do have dog stations at certain parks, but not residential parks. She said most people carry their own bags in the neighborhood areas. She said there are 21 parks to service. Mr. Berry said Century Village will also need lighting. He said every park he has been in from Dublin to Hilliard has waste stations. He feels it is ridiculous that we don't. People walk with waste until they get home.

Mr. Davis said he wished the request was broken apart, as he feels the $2,000.00 for dog stations could be donated. He does understand the Century Village needs. Mr. Berry said he feels they are both safety issue and offered to take out the $2,000.00. Mr. Davis said he is supportive of Century Village.

There being no additional questions or comments, the vote was called on the Motion:

Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	No
Mr. Berry	Yes
Mr. Robinette	No

There being no further questions or comments on the Ordinance, Mr. Davis moved it be approved; seconded by Mr. Robinette.

Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Robinette	Yes
Mr. Bennett	Yes

7. Ordinance C-68-17 (Authorize the Purchase of Part of the Property Located at 4861 Grove City Road and Appropriate $93,000.00 from the General Fund for Said Purchase and Related Expenses) was given its first reading. Second reading and public hearing will be 1/2/18.

The Chair recognized Mr. Bennett, Chairman of Lands, took the floor for discussion and voting under said Committee.

1. Ordinance C-69-17 (Vacate a Utility Easement located South of Columbus St. and West of Gladman Ave.) was given its first reading. Second reading and public hearing will be held on 1/2/18.

2. Ordinance C-70-17 (Accept the Plat of Holton Run, Section 6.) was given its first reading. Second reading and public hearing will be held on 1/2/18.

3. Resolution CR-50-17 (Approve the Development Plan for Comfort Inn Addition located at 4197 Marlane Drive) was given its reading and public hearing.

There being no representation, Mr. Bennett noted that this has seven (7) stipulations.

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

Mr. Davis	Yes
Mr. Berry	Yes
Mr. Robinette	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes

4. Resolution CR-51-17 (Approve the Development Plan for McDonalds Remodel located at 1989 Stringtown Road) was given its reading and public hearing.

Mrs. Lindsay Jordan, representing McDonalds, was present and explained the changes. The brick is still available, so it will match. Most of the changes will be inside. She said the double drive thru will be relocated which will provide more stacking. Mr. Bennett asked about the parking spaces. Ms. Jordon said they aren't changing the spaces. They currently don't meet Code and the stipulation allows them to keep the existing size. Mr. Bennett asked about the stipulation to change the NE entrance. Ms. Jordon said they would like to keep the existing curb cuts so people won't have to go around the building again. Mr. Rauch, Dir. of Dev. explained the reason behind Planning Commission's stipulation. Mr. Berry asked if it was possible to move the outbound lane to the west to get away from the light and add more stacking. Mr. Rauch said this curb cut has been in the same spot since the 1980's. Council discussed the circulation and ingress/egress for this site.

Mr. Schottke moved to amend Section 1 to add ". . ., except for stipulation #3."; seconded by Mr. Robinette.

Mr. Berry	Yes
Mr. Robinette	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes

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

Mr. Robinette	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	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. Council Members & the Mayor, in spirit, recognized Mr. Steve Bennett for his 14 years of service as a Council Member. A framed Collage and Resolution was presented to him. A tree will also be planted with his name along the Legacy Trail. Mr. Bennett thanked everyone and said he hopes he left a positive mark on the community.

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

1. Accolades were given to Mr. Bennett by all. Wishes for a Merry Christmas and Happy New Year were also expressed.

2. Mr. Schottke moved to change the regular meeting of Council from 1/1 to 1/2/18; seconded by Mr. Davis.

Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Robinette	Yes

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

Council adjourned at 9:16 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Roby Schottke

Roby Schottke
President

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

Dec. 18, 2017

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

Ms. Kelly, Clerk of Council, updated Council on the Charter changes. She said she finally received the Certification of each question from the Board of Elections. All changes are effective 11/7/17 and she has already started working on setting up space on the Home Page for Legal Notices with I.S. Dept. She has also sent all changes to the Codifier so the Code Book can be updated and has a P.O. ready to have small Charter booklets printed.

Council Members reviewed the Agenda items.

Council retired to the Chambers to begin the Regular meeting.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Roby Schottke

Roby Schottke
Chair