CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

December 17, 2018 Regular Meeting

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

Roll was called and the following members were present:

Roby Schottke *Christine Houk* *Steve Robinette* *Jeff Davis* *Ted Berry*

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

Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes

2. The Chair read the agenda items. Mr. Schottke moved to change the order of business and place CR-62-18 before CR-57-18; seconded by Mr. Davis.

Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes

The Chair recognized Mr. Schottke, Chairman of Lands, for discussion and voting under said Committee.

1. Ordinance C-67-18 (Accept the Plat of Autumn Grove, Section 3) was given its first reading. Second reading and public hearing will be held on 1/7/19.

2. Ordinance C-68-18 9 (Approve a PUD-R Zoning Classification with Zoning Text for a 209.5 acre parcel located West of S.R. 104 and North of S.R. 665) was given its first reading. Second reading and public hearing will be held on 1/22/19.

3. Ordinance C-69-18 (Approve the Annexation of 209.5 acres located West of S.R. 104 and North of S.R. 665) was given its first reading. Second reading and public hearing will be held on 1/22/19, at the petitioner's request.

4. Resolution CR-62-18 (Approve the Development Plan for Arrowleaf Apartments located East of Shirlene Drive) was given its reading and public hearing.

Mr. Rauch provided an overview of the project and outlined the stipulations.

Mr. Don Plank, attorney for petitioner, was present to answer questions. He explained that they originally designed an 8-unit to the acre, site compliant, plan which allowed for 21 units on the site. He said they kept that number of units when they decided on this development concept. Ms. Houk asked about the status of the Conservation Easement Agreement. Mr. Plank said it was completed and if the development plan is approved, they will sign it and file it. Mayor Stage asked that the developer make sure there is proper street lighting on the extension of Shirlene Drive. The developer said they would take care of it.

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

Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	No
Mr. Schottke	Yes
Ms. Houk	Yes

5. Resolution CR-57-18 (Appealing the Decision of the Board of Zoning Appeals Granting Variances for Arrowleaf Apartments located at the end of Shirlene Drive) was given its reading and public hearing.

Ms. Houk explained that she appealed these variances because they were tied to the discussion with the residents and coming to a compromise. She said those variances were a departure from the preliminary renderings that were submitted to the Ohio Housing Authority. She said she wanted to make sure both the residents and Council had an opportunity to see the Development Plan and make sure it lived up to the expectations.

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

Mr. Davis	No
Mr. Berry	No
Mr. Schottke	No
Ms. Houk	No
Mr. Robinette	No

6. Resolution CR-63-18 (Approve a Certificate of Appropriateness for Signage for Mill Street Market and Local Cantina Restaurant located at 3937 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Mr. Rauch provided an overview of the signage on the East and South sides of the building. All signs will be upgraded. He pointed out that the sign for Local Cantina on the South side is shown as an internally lit sign. It is the only one on the building.

Mr. Frank Heath, Local Cantina, was present to answer any questions. Mr. Schottke asked about the height of the Local Cantina sign on the South side. Mr. Boso explained that a porch has been added that is about five foot off the ground. That porch may also have an awing installed and they want to place the sign high enough to clear that porch and awning.

Ms. Houk stated that she is excited to have Local Cantina in Grove City, however, feels all Town Center Merchants should be treated fairly and the rules are the same for everyone.

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

Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	No
Mr. Robinette	Yes
Mr. Davis	Yes

7. Resolution CR-64-18 (Approve the Development Plan for Stringtown Animal Hospital located at 1320 Stringtown Road) was given its reading and public hearing.

Dr. Elizabeth Scott, petitioner, was present. She said when the road improvements were done, Mr. Smith told her the sidewalk would not go past her driveway. She said she was shocked when this came up at Planning Commission. Mr. Smith said that is a correct statement. With the Stringtown Road Project, they did not carry the sidewalk past her driveway. They were waiting for further development to drive that extension.

Mr. Robinette moved to amend Section 1 to include the following stipulation: 1. Sidewalk to be installed once property to the East is developed; seconded by Mr. Schottke.

Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes

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

Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes

8. Resolution CR-65-18 (Approve the Development Plan for Auto Zone located at 2682 London-Groveport Road) was given its reading and public hearing.

Mr. Jason Hall, engineer for project, was present to answer questions. He said they need a 30' entrance width and drive aisle. He said they have one truck per week and it arrives during off-hours. He said they only have one truck size and that is a regular semi-truck. Council discussed the drive aisle size, and the ingress/egress for the truck traffic. Mayor Stage questioned the pavement depth on Summit Way. He said that should be checked to make sure it can handle tractor-trailer traffic. It was confirmed that Summit Way is a private road and does have cross-access easement agreements for all lots. Mr. Rauch said any issues would be the responsibility of the property owner. Mr. Schottke asked if this could be delayed. Mr. Hall said Auto Zone is on a tight time line and a delay would be detrimental.

Mr. Kyle Lester, resident, said he lives in those apartments and that road was just repaved.

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

Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	Yes

9. Resolution CR-66-18 (Approve the Development Plan for Schoedinger Funeral Home located at 4242 Hoover Road) was given its reading and public hearing.

Mr. Jack Reynolds, attorney for petitioner, was present to answer any questions. He said they met with the neighbors and have adjusted their plan to accommodate resident's requests.

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

Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes

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

1. Ordinance C-56-18 (Approve the Electric Vehicle Charging Station Grant Program and Appropriate $25,000.00 from the General Fund for same) was given its second reading and at the request of the Law Director, Mr. Berry moved it be postponed to 1/22/19; seconded by Mr. Robinette.

Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes

2. Ordinance C-70-18 (Providing for the Issuance and Sale of Notes in the Maximum Principal Amount of $6,000,000.00 in 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 first reading. Second reading and public hearing will be heard 1/7/19.

3. Ordinance C-71-18 (Make Appropriations for Current Expenses and Other Expenditures for which the City of Grove City must provide during the twelve months ending December 31, 2019) was given its reading and public hearing.

Mr. Robinette moved to remove $60,000.00 from the Drug Law Enforcement Fund (account 10900-541000) and appropriate $60,000.00 from account 10070529100 for the same use; seconded by Mr. Davis.

Mr. Robinette explained that he doesn't believe that using the monies from the Drug Law Enforcement Fund in this matter goes along with the spirit of the intended used of those monies. He said training and vehicles is something that is typically funded from the General Fund. He read that monies from this Fund is designed to supplement and enhance not supplant appropriate agency resources. Mr. Turner read that in determining that supplanting has occurred, they will examine the Law Enforcement Agency's budget as a whole. If the budget has increased as a whole, then any permissible purpose is allowable. Mr. Robinette said he concedes that the Law Enforcement budget when up, but he doesn't believe that this is what the Fund was set up for.

Council discussed the Drug Law Enforcement Fund and how it is to be used. Mayor Stage said he feels they are splitting hairs and a dangerous trail to go down. Mr. Berry said he would like to have Chief Butsko weigh in on this. Mr. Vedra said the Chief as been involved and is comfortable with the way they funds are presented in the budget.

There being no additional questions, the vote was call on the motion to appropriate the $60,000.00 from the General Fund rather than the Drug Law Enforcement Fund.

Mr. Schottke	No
Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes

Mr. Robinette said we haven't used Law Enforcement Trust Fund dollars to purchase vehicles. He doesn't think it is the proper use of the Trust Fund Dollars. *He moved that account 109000-57600 be reduced by $100,000.00 and moved to account 100070-57600; seconded by Mr. Davis.*

Mr. Berry said he would like to know what the Chief thinks of this. He asked how this changes the Budget. Mayor Stage said these amendments change the ratios of the Budget. Mr. Vedra, again said the Chief is acceptable of the Budget, as submitted. Mr. Berry asked what will be cut to make up for these dollars, to stay within the reserve. Much discussion took place over the use of the Law Enforcement Trust Fund dollars. Mr. Turner explained that General Fund dollars can be used for any purpose. The Drug Law Enforcement and Law Enforcement Trust Fund dollars can only be used for the Police Division.

There being no further questions, the vote was called to appropriate $100,000.00 from the General Fund rather than the Law Enforcement Trust Fund.

Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes

Mr. Robinette moved to move $70,000.00 from account #100090542000 and put it in the Buckeye TIF, Account #203-000 ; seconded by Mr. Davis.

Mr. Robinette said this would put $70,000.00 back into the General Fund and use the monies for irrigation from The Buckeye TIF. Ms. Houk said this would reduce the amount the schools receive. Mr. Boso, City Admin., said that is correct, the school district would get $70,000.00 less in 2020.

Mayor Stage said they are in agreement with this change. He said the school district has been reimbursed dollar for dollar from the TIF and they are upwards of $20 million to date.

There being no additional questions, the vote was called.

Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	No
Mr. Schottke	Yes
Ms. Houk	Yes

Mr. Robinette moved to remove $3.5 million from the Pinnacle TIF for the park and Lacrosse fields; No second. Motion died.

Mr. Robinette said he would like to remove the monies in the Budget for the Sidewalk Program. Since that program is being changed and we don't know what that will look like, he would like to wait before funding it. Mayor Stage said they will have a Sidewalk Program and it was described as a shared program. He said removing $200,000.00 for the sidewalk program is fine, but not $1,000,000.00 for the Service buildings. Ms. Houk said she also has concerns over placing big ticket items in the 2019 Budget without a better understanding and a long term plan to completing items the right way. Mr. Berry said we can cut all items out and pass a lean budget or you can put in placeholders in the form of dollars and have the Administration come to Council with a Plan or Program to approve. He doesn't believe in cutting these items. Ms. Houk said Council is authorizing the use of these funds and would like more information on some of these projects. Council discussed the need to see plans and drawings for the Service Complex and other projects before asking for funding.

Mr. Robinette moved to remove $200,000.00 from account #305000-603176 for the Sidewalk Program; seconded by Mr. Davis.

Mr. Berry	No
Mr. Schottke	No
Ms. Houk	No
Mr. Robinette	Yes
Mr. Davis	Yes

Mr. Robinette moved to remove $1,000,000.00 from account 30500-603177 from the Capital Improvements for the Service Complex replacement; seconded by Mr. Davis.

Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes

Mr. Berry moved to reduce the Transfer Fund by $1,000,000.00 to correspond to the Capital Improvement reduction, as suggested by the Finance Director; seconded by Mr. Davis.

Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes

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

Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	Yes

The Chair asked that any new business to be brought before the attention of Council be done so at this time.

1. Mr. Vedra, Dir. of Safety, said there are some concerns over the Liquor Permit for the Press Box and would like Council to request a hearing on this petition. Mr. Davis moved to request a hearing for this liquor permit; seconded by Mr. Schottke.

Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes

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

1. Mayor Stage expressed condolences to the family of Oliver Sheets, former City Council Member, who passed away today. He and all members of Council & Administration wished everyone a Merry Christmas and Happy New Year.

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

Council adjourned at 9:15 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Steven R. Robinette

Steven R. Robinette
President

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

December 17, 2018

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

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

Steven R. Robinette

Steven R. Robinette
Chair