CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

December 17, 2012 Regular Meeting

The regular meeting of Council was called to order by President Berry 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:

Jeff Davis *Maria Klemack-McGraw* *Ted Berry* *Steve Bennett* *Melissa Albright*

1. Ms. Klemack-McGraw moved to dispense with the reading of the minutes from the previous two meetings and approve as written; seconded by Ms. Albright.

Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes

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

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

1. Ordinance C-73-12 (Reduce the Appropriation Amount for Various Funds) was given its second reading and public hearing.

Mr. Turner, Dir. of Finance, explained that this is a request to reduce funds in various accounts so we do not go over our certificate of resources to keep us in compliance.

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

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Davis	Yes

Mr. Bennett moved it be approved as an emergency measure; seconded by Ms. Klemack-McGraw.

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes

2. Ordinance C-74-12 (Appropriate $10,000.00 from the Senior Nutrition Fund for Current Expenses and declare an emergency) was given its first reading.

Mr. Turner, Dir. of Finance, explained that this will allow us to make a payment to Life Care Alliance by the end of the year.

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

Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

Mr. Bennett moved it be approved as an emergency measure; seconded by Ms. Albright.

Ms. Albright	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes

3. Ordinance C-75-12 (Make Appropriation for Current Expenses and Other Expenditures for which the City of Grove City must provide during the twelve months ending December 31, 2013) was given its reading and public hearing.

Mayor Stage said the cover letter provides a good overview of this Budget. He requested a positive vote.

Mr. Berry asked Mr. Turner to review the amendments made at the special meeting. Mr. Turner said this Ordinance reflects the addition of $1,000,000.00 for the Town Center Loan Program and removed the monies for the City Hall Parking lot and the Lumberyard upgrades. Mr. Chuck Boso explained that these projects weren't removed for any reason other than it is anticipated that they will be larger than expected now and they will be submitted with better cost estimates in the coming year.

Mr. Davis expressed his appreciation for the cooperation and collaboration with the Administration in putting together this Budget. He really appreciated the process.

There being no additional questions or comments, Mr. Bennett moved it be approved; seconded by Ms. Klemack-McGraw.

Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes

The Chair recognized Ms. Klemack-McGraw - Chairman of Lands & Zoning, for discussion and voting under said Committee.

Ordinance C-76-12 (Approve the Plat for Pinnacle Club, Section 6, Part 4) was given its first reading. Second reading and public hearing will be held on January 7, 2013.

2. Resolution CR-44-12 (Approve the Preliminary Development Plan for Grove City Ranch Development located west of Hoover Road and North of S.R. 665) was given its reading and public hearing.

Mr. Jim Houk, representing Buckeye Ranch & Schottenstein Real Estate Group, explained that these are luxury apartments-most with attached garages. He said the front of the property will retain two retail parcels and allow for expansion of The Ranch on the North portion of the lot. They are spanking roadway access and are doing a traffic study to determine the need to move the traffic light. There will be 232 units with a pool unit.

Mr. Berry asked what the price point would be. Mr. Houk said $700 - $1,200-00 per month. Mr. Berry asked about flipping this to an investor after it's complete. Mr. Houk said Schottenstein group is a well established, fine real estate firm that just won awards for the third year in a row. They don't usually work that way. Mr. Berry asked to see the elevation boards, which Mr. Houk supplied. Mr. Berry said the City takes apartments seriously due to the impact on the schools & city services. Mr. Houk said this is intended for business professionals and perhaps empty nesters.

Some Council Members voiced concern over adding another light on SR 665. Mr. Houk said they are reviewing moving the existing light for the Township and said there will be better detail on the Development Plan.

Mr. Boso said this legislation does not bind the City in any way. It is simply an approval in concept only and in land use.

Major Stage voiced concern over certain ingress/egresses for the shopping center and the connections to the apartment complex. Mr. Houk said they are already looking at making adjustments in these areas. A question about the pond along Hoover Road was also reviewed and Mr. Houk said they are looking into this as well.

There being no additional questions or comments, Ms. Klemack-McGraw moved it be approved; seconded by Ms. Albright.

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Davis	Yes

3. Resolution CR-45-12 (Support the Pizzuti Plan for the Redevelopment of the Grove City Town Center) was given its reading and public hearing.

Mr. Berry stated that this does not obligate the City in any way. It just moves us ahead with the concepts presented.

Mr. Davis said this is a joint Resolution between the Mayor and President Berry and he appreciates that collaboration.

Mr. Bennett reiterated this is just a concept approval. He said there are many devils in the details and property owners who have to come on board, which are yet to come, but the concept presented is a positive step.

Mayor Stage noted that the Library Board approved a similar resolution at their last meeting.

There being no additional questions or comments, Ms. Klemack-McGraw moved it be approved; seconded by Mr. Bennett.

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes

Mr. Andy Furr, Director, reviewed the written report provided to the City. He said they received in- kind contributions of $40,000.00 this year and they are very happy to have that volunteer base now.

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

1. Mr. Scott Belcastro explained that he works with many municipalities to help provide them with savings on their utilities. He spoke to Jackson Township about being an aggregation and they suggested that he speak to the City too. He said by becoming an Aggregate the Township can negotiate gas and electric rates for all residents. He would like to help the City with this process if there is interest. Council Members questioned this and how his Consulting Firm gets paid. He said the question of becoming an Aggregate does have to go before the voters and there is a sense of urgency to get approval by February so it can be on the May ballot. He said his firm is paid elsewhere and the City would not be responsible for any cost. Council thanked him and said the Administration would consider it.

2. Mr. Berry asked School Board Member Karen Dover to give a quick overview of what our school system is doing in light of the Newtown CT tragedy. Ms Dover said they have revived of their safety policies and provided a letter to all parents and employees giving suggestions on how to deal with this issue with their student children. It is also posted to website.

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

1. Mayor Stage submitted the Mayor's Court Report and Mr. Berry moved to accept same; seconded by Ms Klemack- McGraw.

Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

Mayor Stage commented on the Newtown tragedy. He said we have been blessed to work with the School District and have police at the High Schools and other provisions at the Middle and Elementary schools. He voiced condolences to Frank Elmer's family on his passing. Frank helped design our Town Center and helped the City immensely. He will be missed. He said we will be presenting a check to Jackson Township for $2,500,000.00 next week from the TIF for the new fire house. He recognized the award to Officer Pat Shaw. He received the MADD award of Excellence. He noted that there is a program called "Trace Back" and he went on record saying that this City is supportive of this type of enforcement and embrace this program concept.

Mr. Mike Boso reported that the Comfort Dental sign faces are out & they have submitted a sign to comply with code. Mt. Carmel will be starting next week; the hotel has been demolished and China Bell has finished their facelift.

3. Council & Staff expressed a Merry Christmas a Happy New Year to all. Appreciation to staff was expressed for all they do throughout the year.

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

Council adjourned at 8:10 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Ted A. Berry

Ted A. Berry
Chair