CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

September 03, 2019 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 meeting and approve as written; seconded by Ms. Houk.

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

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

Mr. Robinette moved to add CR-41-19 to the Agenda under Safety; seconded by Mr. Schottke.

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

3. President Robinette recognized Mr. Davis who introduced State Representative Scott Lipps of Warren County - a very special guest who is visiting.

President Robinette recognized Mayor Stage, who presented a Proclamation for the Friends of Faith Purden Foundation to Trish Tweed and Trey-who is a child cancer survivor. They are promoting Childhood Cancer Month.

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

1. Resolution CR-35-19 (Approve the Preliminary Development Plan for Bluegrass Park located West of Hoover Road and North of Quail Creek Blvd.) was given its reading and public hearing.

Mr. Rauch, Dir of Dev; provided an overview of the project. Mr. Robinette said this area is outlined in GC 2050 for job creation. He asked how we are meeting that goal when 88% of this development is residential. Mr. Rauch stated that multi-family is part of the secondary uses outlined in GC250. He said they are hearing from surrounding employers that there is a need for workforce housing, especially for Mt. Carmel. He said it does provide an economic purpose by providing needed housing in the Mt. Carmel campus. Mr. Robinette asked where the line is between preserving ground for job generation and apartments. Mr. Rauch said there is no line, really. There is an evaluation on a case by case basis to have an overall mix to provide the needs for the businesses in the area.

Mr. Schottke stated that if the road over I-71 is completed, there are other parcels that would open up for business potential. He said there is a need to provide a variety of housing for our residents, with different designs.

Mr. Don Plank, attorney for petitioner, was present and provided detail on this potential project. He said they are seeking approval in principal, of the preliminary plan. He said Mt. Carmel has changed the dynamics of this area. He said as you go north of this property, he believes you will see offices in that direction. He said there is a need for housing for hospital staff with such amenities as the ability to walk to work. He said there are four sub-areas on this site: one is for office, two areas for apartments and one for business. They are in discussion with a Daycare Center for subarea four.

Mayor Stage said he doesn't feel there is still enough office space on the site. Mr. Plank said they wanted the amenities for the apartments up front, with low elevations, and are looking into a coffee shop in the amenity package that would also service the area. Mayor Stage said this is an ideal location for office buildings, which we know are needed, rather than a day care. He feels we are selling ourselves short with this plan.

Mr. Schottke asked about the rear area. Mr. Plank said they outlined it for more apartments or senior living. He said they are working with the city for the road extension and that will determine the usage for that area. Mr. Schottke asked if there is a potential for office space in this area. Mr. Plank explained that it would depend on the road placement.

Mr. Robinette said he understands the need for housing but doesn't believe this is the highest and best use. He said if there were more areas that create jobs, or the apartments were a bit smaller, it would go a bit further for him.

Mr. Berry said there are only so many vacant spots in the city for development. He said Grandview Yard has been redeveloped to provide a whole living space. He said there isn't enough forward thinking development in this plan. He said there isn't enough office/commercial space for him to support this yet. It doesn't maximize the space or provide any uniqueness.

Ms. Houk said this area is having some growing pains. She said she appreciates the concept. However, she said it is a bit difficult to decide what is best when a roadway is in question. She said she also thinks more commercial is needed. She said adding more living units are questionable where we are already in a growing pain mode.

Mr. Plank said this is preliminary and is looking for Council's approval for the concept in principal. Mr. Schottke asked if they want to postpone this plan and rework it. Mr. Plank said they must have one component of housing with exposure on Hoover Rd. He said they met with the surrounding residents and their main concern is with traffic. That's why they propose a walk-able community. Mr. Schottke asked about a design for the road. Mr. Rauch said they haven't completed the redesign and final placement of the road.

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

Mr. Robinette	No

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

2. Resolution CR-38-19 (Appoint Two Grove City Council Representatives to the Grove City Housing Council) was given its reading and public hearing and Mr. Schottke moved it be approved; seconded by Ms. Houk.

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

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

1. Resolution CR-37-19 (Replace Exhibit "A" of Resolution CR-69-19 to Accept the Recommendations of the Higher Education Investment Program Committee) was given its reading and public hearing.

   Mr. Burkett, Grassle Rd, said the initial purpose for the Program was to prevent "brain drain". Now, this proposal suggests removing the option to remain in Grove City for three years after the scholarship. He said if the initial purpose is gone, then why tax dollars should go to this Program. He voiced opposition to this Program in the beginning and believes this program should be stopped.

   Mr. Hampson, member of the Higher Education Committee, said the reason for recommending removal of the three year option after the last scholarship was to save time and save taxpayer dollars. He said by volunteering, students are being integrated into the community. He said forcing a person to live here isn't realistic. He said you have to make it appealing to live here. By volunteering for activities, you generate a sense of community, a sense of longing and a sense of value. He said they believe that you will see the same number of people stay in Grove City as you would if this option remains. He said any scholarship you receive from the State is either endowed or tax payer money. He said they are trying to streamline the process; trying to improve the process; and trying to serve the children in this community that need assistance.

   Mr. Schottke said one aspect of the program is to keep more graduates in the city. Mr. Hampson said volunteering helps convince young adults to stay here. He said he believes it is working and we want to show our commitment and have a stake in our student's future.

   Mayor Stage said this is program that is building a pool of students in order to get a building for higher learning. He said it also provides a pool of educated persons for businesses. He feels this is a housekeeping measure. If it needs to be changed again, that can be done any time. In addition, if this amendment is not approved, the Program would remain.

   Ms. Houk voiced her opinion on this program and appreciates the effort to update and streamline the program. She said she believes this Program is worthy of discussion as they move forward.

   Dr. Wise, Superintendent of South-Western City Schools, commented that with an educated workforce, it drives employers to the community. He said it is all about accesses and alignment. He noted that this is also for adults in the community too. For many students, they are one flat tire away from dropping out. He said this amendment was done by good people trying to make a difference for Grove City's future.

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

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

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

1. Resolution CR-41-19 (Waive the provisions of Section 529.07(b)3 of the Codified Ordinances for the Oktoberfest on October 05, 2019 in the Town Center) was given its reading and public hearing.

   Mr. Davis said this was added so Rotary has enough time to apply for their permits.

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

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

The Chair recognized Ms. Houk, Chairman of Finance, for discussion and voting under said Committee.

1. Ordinance C-42-19 (Authorize the Extension of the Master Supply Agreement for the purchase of competitive retail Electric Service from Direct Energy Business that commenced as of the June, 2017 billing cycle and with such extension to be for a twenty-five month period through the June, 2022 billing cycle) was given its second reading and public hearing.

   Mr. Turner said this is to allow an extension to a contract that is pooled with many other entities. He said we can procure electricity with a much better rate than we can on our own. This would permit the extension when the rates are at their best. He said if we can't negotiate better prices, they will not extend the contract.

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

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

2. Resolution CR-39-19 (Authorize the City Administrator to seek Financial Assistance from the State Capital Improvement Program/Local Transportation Improvement Program for Funding of the Home Road Improvement Project) was given its reading and public hearing.

Mr. Boso, City Admin., explained that this allows us to apply for grant monies for the Home Rd. Improvements, between Hoover and Gantz Roads. He said a public meeting for the project will be held on 9/5/19 at 6:00 p.m., as required.

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

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

3. Resolution CR-40-19 (Declare Eligibility and Designate Banking Institutions to receive Active and Interim Funds of the City) was given its reading and public hearing.

Ms. Houk explained that this is an administrative process as required by the Ohio Revised Code. It outlines the banks to receive active and interim funds for the next five years.

Mr. Turner, Dir. of Finance, explained that this shows the banks eligible. He said two years ago, the city received responses from these banks from and RFP. He said over the next five years, they can choose any of them to receive funds.

There being no additional questions or comments, Ms. Houk 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 asked that any new business to be brought before the attention of Council be done so at this time.

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

1. Mayor Stage reported on the 25th Shriner's Anniversary; two new businesses in the Town Center; 9/11 is Patriot Day at 11:30 a.m.

2. Ms. Conrad, Dir. of Parks and Rec., provided an update on the Grant Homestead Barn and Train Depot. Ms. Kelly Sutherland, Parks Superintendent., shared a Powerpoint presentation of these projects. She recognized Mr. John Mannering, who did much of the woodwork and reconstruction.

3. President Robinette moved to go into Executive Session, for the purposes of discussing land acquisition; seconded by Mr. Schottke.

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

Ms. Houk moved to come out of Executive Session and reconvene the regular meeting; seconded by Mr. Berry.

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

4. A motion to adjourn was approved by unanimous consent.

Council adjourned at 9:14 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Steven R. Robinette

Steven R. Robinette
Chair

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

September 03, 2019

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

Council Members reviewed the Agenda items.

Ms. Kelly submitted a Liquor Permit for Grove City Drive Thru. Council had no objection to this permit.

Council retired to the Chambers to begin the Regular meeting.

Tami K. Kelly, MMC
Clerk of Council

Steven R. Robinette
Chair