

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

August 27, 2018

Special Meeting

The special meeting of Council was called to order by President Robinette at 6:05 p.m. in the Council Chambers, City Hall, 4035 Broadway.

Roll was called and the following members were present:

Roby Schottke Steve Robinette Jeff Davis Ted Berry

1. Mr. Robinette moved to excuse Ms. Houk; seconded by Mr. Schottke.

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

2. President Robinette explained that this meeting is to review Capital Improvements. It is an informal meeting to discuss this issue.

Mr. Schottke moved to suspend the Rules of Council pertaining to participation; seconded by Mr. Davis.

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

Mayor Stage said we normally do a five (5) year, rolling Capital Improvement Program. He said they try to prioritize those items that they see in the future - especially those with great impact. He said they list items to, at least get them into the discussion phase. He said then they silo projects which means they decide on a project and find the best way to fund it. After that, they decide where they fall in to the timeline. He said this is the work of the Engineering firm and staff members.

Council asked about long range projects or projects that may be wanted but not have funding. Mayor Stage and Mr. Boso said they have some of those projects on the list provided and other could be added.

The 10 year Financial Projection was reviewed and explained by Mr. Turner, Dir. of Finance. He said they update it regularly. It is used to make sure we don't go over our Debt Service and never go over our 3.5 mills. He said it is more of a model to make sure we stay financially solvent. Mr. Robinette said if there is a 3-4% growth, why are we so conservative. Mr. Turner said those percentages can change quickly and it would be irresponsible to plan to use it all when they are estimated figures. Mayor Stage said he never would have thought that the City would lose \$700,000.00 in Inheritance Tax. He said Income Tax is our horse and we ride it all the way out, and stay conservative. Mr. Turner said on the other side, they estimate 2.75% in operating costs. That is aggressive. However, this is an area we can control through not adding staff. Council discussed new staff members in the future.

Mr. Boso said it is not about finding projects, it about finding revenue to pay for those projects. He outlined how much it costs for one employee (\$146,000.00/yr) and the type of company it would take to pay (\$7.2 million in payroll) for that one employee. When employees are hired, it is less that can go toward capital projects.

Mayor Stage said Mike Keller, EMH&T, works with the Capital Improvement List regularly. Mr. Keller stated that this is a live document and they work to find funding for these projects. He said the 3-5 year window is really where things start to show dates and amounts. He said they have always been able to keep a balance so future projects are identified and funding sources found. He said there are a lot of moving parts. He went though the Project List and reviewed the short and long range items. He said the projects for Beulah are bundled in the same years. Mr. Robinette asked about the closure of the Grant Road railroad crossing. Mr. Keller said the closure will take place at the right-of-way. He said they will clean up the area with curbing and milling. Mr. Robinette asked about acquiring land to create an alley. Mr. Boso said that is so longer being pursued. Instead, they have an agreement with the Haughn property directly across the street to provide truck access for Mr. Burket's business.

Mr. Davis asked about the Plaza. Mr. Keller said land acquisition would take care of the roadway and the Plaza. He said one line item gets the road set up and the land secure. Once development is more secure, they will finish out the Plaza and that show as TBD. Mr. Robinette asked about the design of the Plaza. Mr. Keller said it would be a shared street design.

Mr. Schottke asked how it is determined whether it is cost effective to do projects in a bundle or not. Mr. Keller said there are several factors. For the Plaza, they would only go so far and stop so construction could happen without damaging new roadways, etc. Mr. Robinette asked why we would do this in 2019 if we don't know about all the development. Mr. Keller said this is in keeping with the Developers Agreement with Beulah.

During the review of the roadway section of the Capital Improvements Projects, Mayor Stage referenced a memo from Mr. Keller that shows the price to resurface every street in the city. He said it shows how much it takes to manage the City streets. He said when we can find funding, that figure goes down. Mr. Keller said this running list helps them leverage the most repairs, with the monies allotted.

Mr. Davis asked about Orders Road. Mr. Keller said there are a lot of moving pieces for that road. He said it should be on the List for the future and in the Bull Pen to track. Mr. Boso said he and Kyle met with Mr. Wilcox's Engineer last week. The primary discussion was on getting the Sanitary Sewer line extended for the condos. The apartments are on a different tributary. Council discussed this road and the potential development being proposed. Mayor Stage said he doesn't know how the City can spend money on Orders Road when it's not in the City, unless someone else drives it like the Borror Road piece.

Mr. Berry was excused at 7:15 as he has a class to teach at OSU.

Council discussed various roads and traffic improvements. It was noted that when a road is under ODOT's control, the City has little say on when improvements get done.

Mr. Robinette asked why large items such as a dump trucks, aren't shown here. Mayor Stage said mostly because of where the money comes from for certain items. He said there are many accounting rules that must be followed. When they have recurring items, they don't place them on

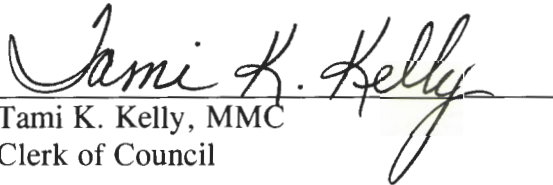
the Capital Improvement Plan. Mr. Robinette asked how a Council Member could put something on the Capital Improvements list. Mr. Boso said to let him know and it will get on the list. He said it won't have money, but will be identified. Mr. Robinette asked about GC2050 and getting the Township to adopt it or buy into some of these projects, so there is a collaborative effort to grow together. Mayor Stage said they have approached the Township about GC2050.

Mr. Roger Burket, Grassle Rd, said he though he heard a curb for closing the Grant Ave. railroad tracks. Mr. Keller said yes. He said they want to dress up that closure beyond the requirements of the Railroad. He said he would bring details to the next Council meeting for Mr. Burket. Mr. Burket asked about millage in the Bond Retirement and Police Pension Funds in 2023. He said it increases. Mr. Turner said it is assuming the millage stays at 3.5% and explained how he projects those estimates.

Mayor Stage shared a Budget Timeline for the coming months.

After additional comments from Council a motion to adjourn was approved by unanimous consent.

Council adjourned at 7:55 p.m.


Tami K. Kelly, MMC
Clerk of Council


Steven R. Robinette
President