CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

August 20, 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 regular and special meetings 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. Davis moved to add Resolution CR-43-18 to the agenda under Lands; seconded by Ms. Houk.

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-45-18 (Approve the Use of Microblading for Salon Lofts located at 2179 Stringtown Road) was given its second reading and public hearing and 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

2. Resolution CR-34-18 (Approve the Development Plan for Beulah Park Roadways – Phase 1) was given its reading and public hearing.

Mr. Don Plank, attorney for petitioner was present to answer any questions. He said this is Phase I of the roadways. He agreed with all the stipulations.

Mr. Schottke said he had a problem with stipulation #3. He said the Code requires irrigation at all entrances and asked why they don't want to irrigate all entrances. Mr. Plank said there are two entrances they are asking not to irrigate - Demorest Road and Lincoln Street. He said all other entrances would be irrigated. He said Lincoln Street doesn't come directly into the site. It and Demorest Road goes through residential. He said they would like to downplay those entrances. He said they want to blend into the existing neighborhoods. Mr. Schottke said he believes Demorest Road will become much more of a corridor in the future. He said he would like to see something there. Mr. Plank said they really believe the Columbus Street entrance will be the primary entrance and don't want Demorest to become a primary entrance for this development.

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

Mr. Robinette asked if there was a compromise, where Demorest would be irrigated but not Lincoln Street. Mr. Berry agreed with this. He said Lincoln Street goes through a ravine.

There being no additional comments, the vote was called:

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

Mr. Schottke moved that Section 1 be amended to include *"except for stipulation #3 and with the following: 1. Irrigation shall be provided for all entry features into the Beulah Park site excluding the entrance to Lincoln Street."*; seconded by Mr. Robinette.

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

Mr. Roger Burket, Grassle Rd, said he is hearing that there are too many loose ends to approve these roads. He agrees with that. He said he has also heard that there is an agreement with the railroad, but he has not seen it. He said if it is a verbal agreement, then it isn't an agreement at all. He said Council should delay this until the loose ends are handled. He asked it be delayed for five – ten years.

Mr. Boso, City Admin., said the railroad agreement has been agreed to by the City and the Railroad. It is a multi-year agreement that must come to Council for approval.

Ms. Houk commented about the loose ends referred to by Mr. Burket. She said there was a conversation in Planning Commission about the unusual number of access points for this project, wherein Mr. Plank said without the railroad crossing, they do not have a project. She said there was a reference to a railroad crossing agreement; a traffic study; and a development agreement. She said Council has not seen any of these. She said progress is being made without assembling all the pieces that she believes Council should have in order to make a responsible decision.

Mr. Davis commented that we have been talking about the Beulah development since the Library discussions. He said conceptually, there is nothing left to decide. He said we have known this and voted on items many times. He said the benefit of Beulah Park and this development will be significant to the community and particularly to the Town Center. He said there are some details not set, but conceptually, we have known where we are going for some time. The positive impact on the overall community has been a priority for seven years.

Mr. Robinette said he shares Ms. Houk's feelings. Tonight, his vote is just for the roadways. He said his vote is just for the plan and the stipulations presented. Mr. Plank said he understands that there are some details, but there are many boxes checked off for his developer to proceed with plans for the project.

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

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

3. Resolution CR-35-18 (Approve the Development Plan for Beulah Park Apartments located West of Broadway and South of Southwest Blvd. (Subarea H)) was given its reading and public hearing.

Mr. Rauch, Dir. of Dev; explained that his department is looking at Plans to make sure they comply with the zoning and Code. He said they evaluate how the development fits into the context of the area and does it fit with the long range plan of the City. He said late last week, they met with the developer's attorney over the nine (9) stipulations. He said they came to an agreement on most, with adjustments to stipulations #2, 3, 7, and 8. Staff still wants stipulation #9 to remain for the fencing and the developer does not agree. He passed out alternative language for the four stipulations for Council's consideration.

Mr. Don Plank, attorney for petitioner, explained the developer's position on these stipulations. He passed out an example of the fence as they would like to install it and an example with a solid fence. He said they want a more inviting look in front of the buildings and believes the intermittent fence accomplishes that feeling.

Mr. Schottke read the new language for each stipulation in question. Discussion took place over the fencing.

There being no additional questions or comments, Mr. Berry moved to amend Section 1 to add: *", except for stipulation #2, 3, 7, 8 and 9 and with the following stipulations:*

1. *The southern property line of Parcel 040-0024268 shall be screened with evergreen trees as directed by the City;*
2. *Landscaping around each residential building shall be approved by the City;*
3. *A path and additional landscaping approved by the City shall be provided around the detention pond just east from the clubhouse;*
4. *The proposed six foot (6') white vinyl fence along the eastern property line shall be removed from the plans and along the eastern property line, existing vegetation shall be preserved and supplemental landscaping shall be installed, all as approved by the City;*
5. *The fencing along Street "A" shall comply with the submitted plans.";*

seconded by Ms. Houk.

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

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	No

4. Resolution CR-38-18 (Approve the Development Plan for Danbury Grove City Assisted Living located South of Southwest Blvd. and East of Demorest Rd in the Beulah Park subdivision) was given it reading and public hearing.

Mr. Tony Perez & Scott Wallenhurst, representing petitioner, were present to answer any questions and agreed to the stipulations.

Mr. Davis asked if this will be all private pay beds or some Medicaid beds. Mr. Perez said they will have all private pay beds. He said they did a market study and it came back good. He said they believe in the project and want to be part of the Beulah project. Mr. Davis discussed the need for Medicaid beds and affordable care. Mr. Perez said with a project like that going in right down the street, they feel they would be in competition with that development. Mr. Berry also voiced the need for more affordable care. Mr. Perez said they have never thrown anyone out.

Mr. Berry asked them to explain how the parking will be shielded from Demorest Road & Southwest Blvd. Mr. Perez said there will be mounding and spruce trees to shield the parking lot. It was indicated that the landscape plan meets Code. After further comments about Medicaid beds for our residents, Mr. Davis commented that he believes there is a demographic Council has a responsibility for and Medicaid is a key component for the end of life.

Mr. Schottke commented that the service wing elevation is very plain. He asked if they could dress it up. Mr. Perez said this backs up to the mounding and spruce trees and faces the parking lot. Mr. Schottke said he was o.k. with the elevation shown.

Mr. Stanley Wray, Michelle Court, commented that dementia, Parkinson's, etc. doesn't take into account bank accounts. He said he just lost his mother and agreed that Medicaid beds need to be included. He urged Council to stipulate this whenever possible in the future.

Mr. Smith, Dir. of Law, stated that Council is considering a Development Plan tonight. He said what the applicant charges and they type of residents they accept is not part of the development plan approval. He said we don't get to tell businesses the manner in which they run if we are not part of the business. We can encourage and suggest.

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

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

5. Resolution CR-39-18 (Approve an Amendment to the Development Plan for Tosoh, SMD as approved by Resolution CR-68-91) was given its reading and public hearing.

Mr. Tom Lynzell, representing petitioner, was present to answer questions. Mr. Jim Shaffer, CFO for Tosoh America, was also present to answer questions.

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	Yes
Mr. Robinette	Yes
Mr. Davis	Yes

4. Resolution CR-40-18 (Approve the Development Plan for Shoot Point Blank Gun Range and Shops located in Turnberry Court) was given its reading and public hearing.

Mr. Chris Neil, representing developer, was present to answer questions. Mayor Stage asked about their involvement with the Police Dept. Mr. Neil said they partner with each community Police Dept. and they will be able do shoot for free.

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

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

5. Resolution CR-43-18 (Amend the Development Plan for Margie's Cove located west of Hoover Road and North of Orders Road as approved by Res. CR-83-04) was given its reading and public hearing.

Mr. Schottke explained that amendments usually go through Planning Commission but due to special circumstances surrounding this, the Council is taking this up without a review of Planning Commission. Mr. Smith, Dir. of Law, concurred that Council has the power to take up an issue without Planning Commission review if they so choose.

Mr. Davis said Mr. Mike Boso has worked diligently to bring a proposal before Council. He thanked everyone for taking an interest in this. He says he knows this is a compromise and hopes it is agreeable to most. He said in the interest of the homeowners, it forces Council to take immediate action. Mr. Schottke said he was concerned about circumventing the process but people come before process and this is a special situation. Mr. Robinette said he views this as a very narrow exception to the rule. He said he respects Planning Commission and their role, but this addresses a very specific issue.

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

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

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

1. Ordinance C-46-18 (Authorize the City Administrator to enter into a Lease Agreement with Pitney Bowes for postage equipment) was given its second reading and public hearing.

   Mr. Davis explained that this is a multi-year contract for postage equipment.

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

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

2. Ordinance C-47-18 (Authorize the City Administrator to enter into a Cooperative Agreement with Franklin County and Jackson Township for Borror Road Reconstruction and Appropriate $165,000.00 from the Rockford Tax Increment Equivalent Fund for same) was given its first reading. Second reading and public hearing will be held on 9/4/18.

3. Resolution CR-41-18 (Strongly urging the Ohio Governor and Members of the Ohio General Assembly to Invest the State Budget Surplus in Municipalities) was given its reading and public hearing.

   Mayor Stage said the resolution is pretty clear. Over the years, as they have best itemized the impact of different legislative acts, the net result is over $3 million a year, which is over 10% of our overall budget. He said by a stroke of a pen by the President of the Ohio Senate two years ago, sent $20 million back to the Townships and municipalities received none. He said this is saying that we cannot put the money into Capital Improvements that we used to and please share some of the wealth.

   Mr. Schottke said not only has the State Capital Budget been cut, but other legislative acts have cut our budget. Mr. Turner said Local Government Funds have been cut by 50%; the income tax calculations have been changed with the elimination of the throwback provision; there is a mandated five-year net operating loss carry-forward; the personal property tax was eliminated in 2006 and the Estate Tax was eliminated, which was a loss of $6,000.00 per year. All these have had a loss of revenue for the City.

   Ms. Houk stated that this resolution puts issues into very broad terms. She said its not that she doesn't understand the spirit, but it isn't impactful enough to just way moneys should go to municipalities. If we have a need, we should say what that need is. She feels there is more to be gained instead of buying into the group effort of being a leader in the discussion of revenue lost by municipalities

Mayor Stage said those discussions have taken place. This is not new information. There is a time to step forward and say enough is enough, particularly when there is going to be a new Governor. When the money is gone, it is gone. If we don't step up and say we need to be a part of this, we are negligent.

Mr. Berry said this is about the local Government Fund. He said every time the State needs money, they take away from the Local Government Fund. He said they could say that they are going to reduce State taxes; however, it makes local municipalities raise your taxes to make up for those cuts. He said it is a shell game. He said residents pay their taxes and we should get our fair share back here.

Mr. Davis stated that the State believes that if municipalities can raise their taxes in another way, the State can cut their funding. If surplus monies are going to be returned, we need to get in there and make sure we have a stake in that. He said there is some at the State who feel local governments have been cut too long and it needs to be addressed.

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

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

4. Resolution CR-42-18 (Amend Exhibit "A" of Resolution CR-69-15 to accept the recommendations of the Higher Education Investment Program Committee) was given its reading and public hearing.

Mr. Smith, Dir. of Law, explained that the original program named certain colleges and while the initial intent was to permit all colleges in Grove City, this amendment cleans that up.

Mr. Berry explained the program and said he knows of no other community in the Country that does this. He said Mr. Walters is working on finding a permanent home for our universities. He said residents are staying in the community; working in the community; and we are getting a talented workforce. He said Columbus State is a catalyst for Trade Programs and the scholarship is available for that also.

Ms. Houk voiced her lack of comfort in the beginning for this program. She said this resolution simply cleans up language to put it in sync with the original intentions. She said she feels there should be a way to evaluate this program to make sure it is doing what it was intended to do, moving forward.

Mr. Robinette said he would like to see this program do more in the Trade programs. There is a real need in skilled trades and would like to see more done in that portion of the program.

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

1. Ms. Kathy Meiresonne, Keller Farm East, stated that on August 15, some of their residents met with the developers and their attorney over the apartments known as Arrowleaf Run. She said the developer shared options for their development. Option B appears to be less obtrusive. She said she understood them to say this option would require variances and a conservation easement by Council. She shared how special their neighborhood is and asked the Mayor, Council and the developers to maintain the integrity of their neighborhood by working together and with the home owners of Keller Farm East. Mr. Schottke commented that he felt the meeting was very productive. There was a lot of knowledge gained. He said he spoke with Mr. Stewart, Dep. Superintendent of SWCS, about moving the bus stop location for the safety of the children.

2, Mr. Plank said they wanted to give Council a quick look at what they are considering for the sculpture at the memorial park for the Beulah subdivision. He introduced Mr. Craig Merdick, Beulah Park architect, who shared an initial look at the memorial park sculpture for the subdivision's entrance. He said he designed a sculpture to depict the start of the race and look different at night. He designed a sculpture to be dynamic and capture that moment.

3. Mr. Roger Burkett shared that former Grove City resident Bob Hummel is dying of brain cancer. Bob was a musician and song writer. Bob's band, Rainbow Canyon, wrote "Franklin County Woman".

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

1. Mayor Stage said Bob Hummel is also a great artist and one of his portraits is hanging upstairs in City Hall. He then said he feels it is time to review a chronology of Beulah Park and will ask the Dev. Dir. to have that ready for the next meeting. He said he administered the Oaths of Office to: Police Chief Rick Butsko, Police Sergeant Justin S. Gallo, and Service Technician Elizabeth Paige Swaggerty before the Council Meeting tonight and congratulated them.

2. Ms. Kelly said there were two liquor requests: LT Nails and Board and Brush and the Safety Dept. had no objections. Council agreed not to object to these permits.

3. Mr. Robinette announced a special meeting of Council for Monday, Aug 27 @ 6:00 pm to discuss Capital Improvements. He then announced that the next regular meeting of Council would be on Tuesday, 9/4/18, in observance of Labor Day.

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

Council adjourned at 9:20 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

August 20, 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