CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

<u>August 19, 2002 Regular Meeting</u>

The regular meeting of Council was called to order by President Klemack at 8:00 p.m. in the Council Chamber, City Hall, 4035 Broadway.

After a moment of silent prayer and the Pledge of Allegiance, roll was called and the following members were present:

Vaughn Radi   Bob Hatley   Maria Klemack   Budd Eversman   Bill Saxton

1. President Klemack recognized the Mayor who introduced the Grove City Hurricanes, a 15-year old Travel Baseball Team. The Team and their Coaches presented the City a trophy and a plaque representing their win at this years State Championship. They also gave the Mayor a baseball, signed by the team. The Mayor congratulated them on their accomplishments.

   She then administered the Oath of Office to three (3) new police officers: Richard Forney, Patrick Shaw and Nicholas Deskins.

2. Mr. Saxton moved to dispense with the reading of the previous meeting minutes and approve as written; seconded by Mr. Eversman.

Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes

3. President Klemack read the agenda items and they were approved by unanimous consent.

The Chair recognized Mr. Saxton, Chairman of the Lands & Zoning Committee, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-71-02 (Rezone 32.215 acres located on the northeast corner of Holt and Grove City Roads from SF-1 to R-1b) was given its second reading.

   Ms. Alice Sweeley, resident, submitted petitions to Council that have been signed by area residents requesting that Council study this issue further, before making any decision. She said they are in the process of getting more signatures.

   At the written request of the petitioner's agent, Mr. Saxton moved it be postponed until 10/7/02; seconded by Mr. Radi.

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes

2. Ordinance C-81-02 (Accept the Plat of Meadow Grove South, Section 6, located north of Borror Road and east of Meadow Grove Drive) was given its first reading. Second reading and public hearing will be held on September 03, 2002.

3. Ordinance C-82-02 (Accept the Plat of Meadow Grove South, Section 7, located north of Borror Road and east of Meadow Grove Drive) was given its first reading. Second reading and public hearing will be held on September 03, 2002.

4. Resolution CR-57-02 (Approve the Preliminary Development Plan for Holton Run, located west of Broadway and North of Orders Road) was given its second reading and at the request of the petitioner, Mr. Saxton moved it be postponed to 9/3/02; seconded by Mr. Hatley.

Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes

5. Resolution CR-59-02 (Approve the Development Plan for Farmbrook Village Condominiums located at the southeast corner of Gantz Road and Marlane Drive) was given its reading and public hearing.

Mr. Mike Murphy and Mr. Steve Fulkert, developers, were present and reviewed the project. Mr. Saxton noted that all but one of the stipulations set by Planning Commission have been resolved. The remaining stipulation has to do with the placement of a bike path and the Developer doing a study. Mr. Murphy agreed. Mr. Fulkert showed a rendering of the proposed condo unit and a materials board with the colors to be used. They will be predominately brick. He indicated that there would be a total of 52 units, ranging from 1,200 - 1,600 sq. ft. Six (6) units would have walkout basements. He stated that they have worked out all the stipulations with staff except for the bike path. He said the difficulty with the bike path is that they are not certain how to route it, due to the topography. That is why they are going to do a study and work with the staff to determine the best route for both groups. Council thanked the developers for all their hard work and making changes to make it a better product. They noted that it is a dramatic improvement from the original proposal. President Klemack asked when they anticipate beginning construction. Mr. Fulkert indicated that if all goes well, they hope to break ground around the first of October. Mr. Stage, City Admin., commented that they have found a sewer easement that goes along the embankment. This may ease the dilemma for the bike path and will be happy to work with them on it.

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

Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes

6. Resolution CR-60-02 (Approve the Amendment to the Development Plan for South-Western City School Renovation of Hayes Technical School to an Intermediate School located at 4436 Haughn Road) was given its reading and public hearing.

Mr. Saxton explained that this would eliminate a portion of fencing and reduce the parking lot lights from 29 to 11. He then noted that he believed the portion of the fencing to be removed should be on the east side, not the north side. Although the Planning Commission stated to the north, Mayor Grossman confirmed that it is the east side of the property.

Mr. Saxton moved to amend the ordinance to change North to East; seconded by Mr. Eversman.

Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes

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

Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes

7. Resolution CR-61-02 (Set Forth, as required by Section 709.031 of the ORC, the Municipal Services that can be furnished to 3.856 acres located at 1370 Stringtown Rd. upon its annexation to the City) was given its reading and public hearing.

Mr. Joe Hull, attorney for petitioner, was present and explained that this is a four acre parcel on the north side of Stringtown Road. It is immediately adjacent to another tract that is being annexed and zoned. Both tracts are intended to be purchased, in part, by the Auto Auction for expansion. They propose that both tracts be zoned C-2 upon annexation.

There being no additional questions or comments, Mr. Saxton moved it be approved; seconded by President Klemack.

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes

The Chair recognized Mr. Radi, Chairman of the Safety Committee, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-72-02 (Amend Section 155.05(b) of the Codified Ordinances of Grove City, Ohio titled Promotions) was given its second reading and public hearing.

Mr. Radi moved to amend the Whereas statement to remove "within the police department"; seconded by Mr. Eversman.

Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes

Mr. Radi explained that this is a housekeeping measure to make known the credits that can be given for seniority and years of services on promotions.

There being no additional questions or comments, Mr. Radi moved it be approved, as amended; seconded by President Klemack.

Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes

The Chair recognized Mr. Hatley, Chairman of the Finance Committee, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-75-02 (Establish the Lincoln Avenue Community Development Block Grant Fund and Appropriate $225,783.00 from said Fund for the Current Expense of Road Reconstruction) was given its second reading and public hearing.

   Mr. Behlen, Dir. of Finance, explained that the City has been participating in the Issue II/CDBG program for over 20 years. This is the grant portion we have received for the Lincoln Ave. reconstruction and it needs to be kept in a separate fund for GAAP.

   Mr. Radi commented that the City does cherish its original neighborhoods and the fact that, over the last several years, we continue to upgrade and improve them, and not just focus on new development, speaks a lot about the people of Grove City and the people who serve them. He said this is just another example of continuing to make improvements that reach out to everyone in our City.

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

Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes

2. Ordinance C-76-02 (Appropriate $40,975.00 from the Sewer Fund for the Current Expense of Reimbursing The City of Columbus For Tap Fees Collected) was given its second reading and public hearing and Mr. Hatley moved it be approved; seconded by Mr. Saxton.

Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes

3. Ordinance C-77-02 (Appropriate $3,700.00 from the Street Fund and $3,700.00 from the Sewer Fund for the Current Expense of the Service Department Employee Safety Program) was given its second reading and public hearing.

   Mr. Stage commented that the City has been receiving refunds from the Ohio Bureau of Workers Compensation and one of the things done periodically, is review the Safety measures taken by our employees. This is done through a third party, who reviews our procedures. These funds will be used for that purpose and the refunds help pay for that.

   There being no additional questions or comments, Mr. Hatley moved it be approved; seconded by President Klemack.

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes

4. Ordinance C-78-02 (Appropriate $6,748.00 from the General Fund for the Current Expense of Vehicle Replacement) was given its second reading and public hearing and Mr. Hatley moved it be approved; seconded by Mr. Eversman.

Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes

5. Ordinance C-79-02 (Reappropriate $942.57 from the LLEBG 2000 Grant Fund for the Current Expense of Acquisition of Police Equipment) was given its second reading and public hearing and Mr. Hatley moved it be approved; seconded by Mr. Eversman.

Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes

6. Ordinance C-80-02 (Authorizing the Provision of Certain Incentives for the Purpose of Inducing Stringtown Partners North, LLC and Stringtown Partners South, LLC to Undertake The Buckeye Centre Commercial Development within the City, which Incentives Include Declaring Improvements to Certain Parcels of Real Property to be a Public Purpose, Describing The Public Infrastructure Improvements to be Made to Benefit those Parcels, requiring the Owners Thereof to make Service Payments in Lieu of Taxes; Establishing A Municipal Public Improvement Tax Increment Equivalent Fund for the Deposit of Such

Service Payments; Approving and Authorizing the Execution of a Tax Increment Financing Agreement, An Infrastructure Agreement and a Compensation Agreement; Accepting Property Owners' Petitions Requesting that Certain of the Parcels be Specially Assessed for the Cost of the Public Infrastructure Improvements and Determining to Proceed with the Construction of the Public Infrastructure Improvements, and Declaring an Emergency) was given its second reading and at the written request of Casto Communities and Continental Real Estate, Mr. Hatley moved it be postponed to 9/3/02; seconded by Mr. Saxton.

Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes

2. Resolution CR-62-02 (Authorize the City Administrator to Seek Financial Assistance from the State Capital Improvement Program/Local Transportation Improvement Program for Funding of Various Capital Infrastructure Improvement Projects) was given its reading and public hearing.

Mr. Behlen explained that the State is allowed to issue bonds to fund grants and loans for public improvements. The City has been very successful in matching our income to the States grants, which makes it possible for us to participate in the program. This will allow us to make application for three projects: Stringtown Rd.; Home Rd., between Hoover and Gantz; and Demorest/Big Run intersection. Mr. Stage announced that there would be two public meetings for these projects. The first is Sept. 3 at 6:30 p.m. regarding Demorest/Big Run. The second is on Sept. 9 at 6:30 p.m. regarding the other two road improvements.

There being no additional questions or comments, Mr. Hatley moved it be approved; seconded by President Klemack.

Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes

3. Resolution CR-63-02 (Indicating that the Council of the City of Grove City, Ohio intends to make Funds Available to Match Funds that may be granted by Housing and Community Development Block Grant Programs and Authorizing the City Administrator to File Applications) was given its reading and public hearing.

Mr. Behlen stated that this is another funding program, in which we take the City's money and match it to the Community Block Grant money. This will allow us to make application.

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

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes

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

There being no new business, the Chair recognized members of Administration and Council for closing comments.

1. Mayor Grossman welcomed the three new police officers. She congratulated the 15-year old Travel Baseball Team. She recognized the three Boy Scouts in attendance. She reported on upcoming events and complimented Mr. Radi on holding a meeting for his constituents regarding the Rezoning of property at Grove City Rd. and Holt Rd.

2. Mr. Stage updated Council on our Disaster Plan Committee. He said the Red Cross just formalized an agreement with the School District to provide shelter at the schools in case of a disaster.

3. Council congratulated the new police officers and the Grove City Hurricanes. Mr. Saxton commented on the Dedications of the new Southwest Career Academy and Central Crossing High School. He said if you haven't seen them yet, please do. They will make you very proud. Mr. Eversman commented on the meeting held on the Rezoning of Grove City & Holt Roads. He thanked Mr. Radi for having it and said it was very nice to see so many residents attend with good input. Mr. Radi noted that the informal petitions Ms. Sweeley submitted tonight for Ord. C-71-02, have approximately three neighborhoods represented. He said the wording on the petition is a little stronger than Ms. Sweeley presented. The petition states that they are against the rezoning and asks Council to take a longer look at this issue. Mr. Radi then thanked Coach Jim Jenkins and the Travel Team for representing the City so well. He said Jim is an outstanding individual. He has been very unselfish and done a lot for the team. It is very nice to see that type of positive influence in our community.

4. President Klemack announced that the next regular meeting of Council would be held on Tuesday, Sept. 03, 2002, rather than Monday, Sept. 2, in observance of Labor Day.

5. After additional comments from Council and other Administrative staff members, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 8:43 p.m.

Tami K. Kelly
Tami K. Kelly, CMC/AAE
Clerk of Council

Maria C. Klemack
Maria C. Klemack
President