CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

August 07, 2017 Regular Meeting

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

Steve Bennett *Steven Robinette* *Roby Schottke* *Jeff Davis* *Ted Berry*

1. Mr. Robinette moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Mr. Bennett.

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

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

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

1. Ordinance C-36-17 (Appropriate $2,719,000.00 from the General Fund for the Current Expense of Construction of a Municipal Fiber Optic Network) was given its second reading and public hearing.

Mr. Schottke asked about the revised amortization schedule. He said his concern is that we have no formal commitment from SWACO. If they don't come in, the finances change and the bottom line reduces to $63,000.00, instead of $419,400.00.

Mr. Berry said this issue comes down to a 600% evaluation increase by American Electric Power. He said AEP provided an estimate of $800,000.00 and then changed it a few months later to over $2 million. He said this is a 600% increase and they have us under the hammer. If we want to move forward, what choice do we have? He asked Mr. Smith, Dir. of Law, what we could do. Mr. Smith said he will be looking at options and Mr. Schottke has asked that we file a complaint with the PUCO; check with other communities and see if they were treated the same; look at the contract with the consultant and see if there is any liability there; etc. He said it is very difficult to fight against a Utility because the State legislation is slanted in their favor. Mr. Berry voiced frustration and suggested a Resolution voicing our frustration and requesting an investigation.

Mr. Bennett asked Mr. Hurley to explain this project, wherein Mr. Hurley explained that "make ready" costs is making the existing poles (1,400+) ready to receive our data lines at the top and making sure all clearances are met with all other provider's below – moving those lower lines accordingly. Mr. Bennett said this project brings us into the 21st century. He said this moves us forward and we have to have skin in the game. Even without SWACO, the City will still come out, slightly over break even. Mr. Hurley said that is a good point and the Finance Director reviewed this thoroughly. He said we

will have 144 strands to provide service on. If we reach capacity of all those strands, that would be a good problem to have.

Mayor Stage clarified that the first estimate was given verbally for budgeting purposes. He said this project will open up ground for development. He said if we don't put in the fiber optic, we will not be competitive in the development world. Secondly, we need to send AEP a message that we are a disgruntled customer and want concessions in other places.

All Council Members voiced their frustration with AEP, yet support for the project in general.

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

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

2. Ordinance C-38-17 (Providing for the Issuance and Sale of Bonds in the Maximum Principal Amount of $4,600,000.00 for the purpose of paying the costs of certain Capital Improvements to the Municipal Communications System by Installing a 10GBPS Fiber Network, together with all necessary appurtenances related thereto) was given its second reading and public hearing.

Mr. Schottke commented that our citizens demand that we be fiscally responsible. For him to support this he wants the City to file a complaint with the PUCO; file a lawsuit against AEP, if possible; and submit a grievance against our Consultant who gave pricing that was far off the mark. He said he can't support this until these things are done.

Mr. Bennett and Mr. Berry pointed out that this project has already started and there will be money lost if we don't continue. They agreed with filing with the PUCO and against the Contractor.

Mr. Turner said the ordinance Council just passed funded the project. This ordinance is just a financing tool to borrow monies and reimburse the General Fund.

Mr. Schottke asked if this could be postponed until next meeting. Mr. Davis said he feels everyone is in line with the recourse. This project has partners waiting on us and we solicited other entities and doesn't feel it is proper to delay this. Mr. Tuner said this project has already been paid for. If we don't take out the Bonds, the General Fund will be $4.5 million lighter at the end of the year. Also, they have a tight time frame to sell these bonds and get a very good interest rate. Mr. Schottke said he doesn't want this forgotten and wants follow-thru on his questions. Mayor Stage said they will follow-thru but not on a lawsuit.

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

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

3. Ordinance C-39-17 (Authorizing an Agreement between the City of Grove City and the Board of

County Commissioners, Franklin County, Ohio on behalf of the City of Grove City in order to Participate in the Franklin County, Ohio Department of Housing and Urban Development (HUD) Entitlement Program and abide by the Covenants of that Program as stated herein and declare an emergency) was given its first reading.

Mr. Mark Paxson, Fr. Co. Econ. Dev. and Planning, explained the Agreement. He said every three years they have to go through recertification. This is statutory language that is approved by Congress and the County has no way to amend the agreement. He said historically, Grove City has adopted this agreement. If Grove City does not agree, individuals who receive any of these funds would not get funding. Additionally, if Grove City opts out, the County could not count the population and they could lose funds.

Mr. Bennett asked where certain language came from on the last page under item 5. Mr. Paxson said this comes directly from HUD. He said this is not something that has to be completed. It does not preclude Grove City from participating. He said it is statutorily regulated.

Mr. Davis asked about the timing. He said they hold emergency measures closely and asked if they could have a first reading. Mr. Paxson said this was supposed to be done three months ago, but their budget was delayed until July and they cannot start this process until their monies are received. He said this contracts their time line and those for all the municipalities. Any waivers have to be approved by the Federal Government.

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

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

Mr. Davis moved it be approved as an emergency measure; seconded by Mr. Schottke.

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

The Chair recognized Mr. Robinette, Chairman of Safety, took the floor for discussion and voting under said Committee.

1. Ordinance C-40-17 (Amend Section 521.21 of the Codified Ordinances titled Public Nuisance) was given its first reading. Second reading and public hearing will be held on 8/21/17.

The Chair recognized Mr. Bennett, Chairman of Lands, took the floor for discussion and voting under said Committee.

1. Resolution CR-29-17 (Approve the Preliminary Development Plan for Trail View Run located at 1399 & 1421 Borror Road) was given its reading and public hearing.

Mrs. Kayla Spellman, resident, voiced several problems that she has about this proposal. She believes that single-family lots at the larger size are better for the area and more compatible. She feels the condos are too dense. She said not one resident has voiced support for any condos in the area. She said the area's residents agree with the Planning Commission because of all the same reasons they recommended denial.

Mr. Karl Billisits, Development Group, said they have had several meetings with a variety of entities about Borror Road. With respect to the plan, they have gone through many revisions. He said this is their preliminary plan and want a decision so they can move on.

Mr. Bennett voiced concern over the green space that is in floodplain; the stub street that they do not show going through; and the improvements to Borror Road.

Mr. Keller provided an update to the discussions over Borror Road. The majority of this road is outside the city limits. There are six (6) different pieces to these improvements. Rockford Homes has an improvement to pay for along their project. Franklin County is widening a culvert. They are trying to coordinate all the smaller projects with every entity. He said there are a lot of moving parts and this is not a new problem. They hope to make application to OPWC in the coming months.

Mr. Mike Gostzyla, resident, said this has gone on along time. They filled the room at the Planning Commission meeting and voiced opposition. He said right now this property is zoned SF-1. He believes that zoning is appropriate and if Borror never gets fixed, it could handle the traffic under the current zoning. He said there is a lot of undeveloped land on Borror Rd. and there is no need to rush into this development.

Mr. Berry voiced concern over the plan and specifically the green space provided, which is in the flood plain and under utility lines.

Council discussed the plan with the Developer and shared their concerns. Mr. Berry said he would like to see lots 1-4 eliminated. Mr. Davis asked if they have completed a traffic study. Mr. Billisits said yes, they have looked at it. Mr. Boso, City Admin., pointed out that the Traffic Study was done for Rockford, not this project. He said if the OPWC request is denied then only 300' of roadway would get improved with this project. Also, if you allow a stub street to not get connected you are forcing traffic to go through other subdivisions and not get disbursed more evenly.

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

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

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

1. Mr. Jason Moine, Public Affairs Officer of the Progressive Democratic Party, said they wish to be part of the progress of community and work with the government. They want to introduce themselves to Grove City.

1. Mr. Roger Burkett, Grassle Rd., stated he provided his written thoughts over the Beulah Park project

and the associated fall out from the development. He said at Mr. Berry's Ward Meeting he got applause and feels most are not in favor of project. He said if Council goes ahead with the project, it tells him that Council doesn't care what the residents say.

Mr. Berry said his meetings are strictly to provide feedback. He said he has received many forms and e-mails from residents after the meeting. He will provide a synopsis for Council.

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

1. Mayor Stage submitted the Mayor's Report, which Mr. Bennett moved be accepted; seconded by Mr. Davis.

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

Mayor Stage commented on the Purple Ribbon Community designation and the Alumni Homecoming Celebration. He said the monthly Financial Report has been distributed.

2. Mr. Keller provided an update on the Stringtown Road improvements.

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

Council adjourned at 9:27 p.m.

Tami K. Kelly, MMC
Clerk of Council

Roby Schottke
President

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

August 07, 2017

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, MMC
Clerk of Council

Roby Schottke
Chair