

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

August 05, 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. Ms. Houk moved to dispense with the reading of the minutes from the previous regular and special meetings and approve as written; seconded by Mr. Berry.

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.
3. President Robinette recognized Mr. Walters, who introduced Ms. Kathy Gill of City Scene Magazine. She announced the award winners from the 2019 Best of the Bus as: Drink Themed Festival= The Wine & Arts Festival; Locally Owned Boutique= The Farm Table; Winery= Plum Run; Brewer= G.C. Brewing Co.; Volunteer Experience= Mid-Ohio Food Bank; Place to Drink your Lunch= Cimi's Bistro; Yoga= Rise Yoga; Chocolate Treats= Anthony Thomas; BBQ= City BBQ.

Next, Ms. Conrad, Dir. of Parks and Rec., introduced Mr. Tim Schmalenberger to share the Study about the two new parks for Beulah and Pinnacle. Ms. Arin Blair presented the results of the process. She said it was clear that the community wants Beulah to be the Central Park of Grove City, with a balance of uses. With Pinnacle, it was the community's desire to be a natural/passive Park. She showed the Concept Master Plans for each park. She said she had detailed cost estimates that she will provide after the presentation for Council to review later.

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

1. Ordinance C-25-19 (Authorize the City Administrator to enter into an Agreement granting a Temporary Easement with Mark and Colleen Haughn) was given its second reading and public hearing.

Mr. Scottke moved to replace page 2 of Exhibit "3"; seconded by Ms. Houk.

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

Mr. Smith, Dir. of Law, explained that once it was decided to close the railroad crossing on Grant Avenue, the City has tried to address concerns of a local business that has truck traffic which need to maneuver. The City put together a Draft Agreement with Mr. & Mrs. Haughn to accommodate this issue. It was sent to both attorneys and all parties have agreed to the amendments Council just approved. He said it is not the best scenario, but it does serve the needs so the business can continue to operate.

There being no additional questions or comments, Mr. Schottke 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-34-19 (Approve the Rezoning of 3725 Broadway from C-1 (Service Commercial to PSO (Professional Services)) was given its second reading and public hearing.

Ms. Kacie Waugh, representing the Property Owner, not the business owner, stated that there are some issues with parking problems with the adjacent business owner. She said they aren't opposed to the rezoning. She just wanted to bring the parking issues to Council's attention. She said there is a permanent easement that is being parked on and the next door business is already using her client's property to park upon. She said her client is concerned with what will happen when this business is up and running.

Mr. Schottke asked if this was just a matter of enforcement. Mr. Smith said yes.

Mr. Jason Felds, Tree of Life Chiropractic, said there has been a verbal agreement that this area could be used as overflow parking. He said they will handle this appropriately. He said they haven't been able to find the easement in a title search, but if it is there, they will make sure to park in proper spaces.

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

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

3. Ordinance C-35-19 (Amend the PUD-C Zoning, as approved by Ordinance C-46-99, to Approve the Use for an Addiction Recovery Facility for Ohio Addiction Recovery Center located at 3880 Jackpot Road) was given its second reading and public hearing.

Mr. Josh Butcher, owner/manager of the Recovery Center, said this would allow them expand their offering to include the first (residential) and second (detox) phase of treatment. Mr. Schottke asked about security. Mr. Butcher said all doors will be key coded. He said they don't allow anyone to just walk off the property. They can't hold a person, but if a person wants to check out, they will transport them to a hospital and contact the patient's contact. Mr. Schottke asked if therapy is outside the facility. Mr. Butcher said they do action based therapy outside by taking them to a gym, a park, an Equine Facility. On-site therapy is group discussions. Mr. Berry asked about funding.

Mr. Butcher said insurance is their primary funding source. They don't take government funding. He said they hope to have an area to stabilize an indigent person, then transport them to Riverside Hospital. Mr. Robinette asked about out-patient care. Mr. Butcher said they offer an on-premise 30 day program and then step people down. They don't let them come and go each day as the success rate isn't high. Mr. Robinette said there are concerns and fears about patients that come and go from the facility and vandalize or break in cars, etc. Mr. Butcher said it's difficult to dispel those perceptions. He said when someone is using, they commit crimes. Those getting sober are honest and don't commit crimes. Mr. Davis asked how many employees there would be. Mr. Butcher said they have 34 and with this expansion may have 55. Ms. Houk asked if there would be a Licensed Physician. Mr. Butcher said he hopes to have one in the future.

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. Ordinance C-37-19 (Approve a Special Use Permit for Dog Grooming for Dogs Rule Dog Day Care located at 4095 Hoover Road) was given its first reading. Second reading and public hearing will be held on 8/19/19.
5. Ordinance C-38-19 (Approve a Special Use Permit for an Automotive Service Station for Priority Truck Services, LLC located at 4353 Broadway) was given its first reading. Second reading and public hearing will be held on 8/19/19.
6. Resolution CR-07-19 Approve the Development for The Residences at Brown's Farm/The Cottages at Brown's Farm located South of Orders Road and East & West of Haughn Road) was given its reading and public hearing.

Mr. Rauch, Dir. of Dev; provided a synopsis of the Plan. He said this is to determine if the plan meets Code and the Zoning Text. Mr. Schottke asked about the emergency access for the Cottages. Mr. Rauch said that has been moved from between the houses and connecting to Old Haughn to the west side of the site, with a partial grass paved & partial asphalt access.

Mayor Stage said we are working on a road extension, through the Church's property to the East. He said the ramifications and how it fits into the grand plan is much broader than what can be seen on this plan.

Mr. John Wilcox, Developer, was present to answer any questions. Mr. Robinette asked how he solved the sewer issue. Mr. Wilcox said they will run a sewer extension toward the hospital. Mr. Robinette asked if it would require a lift station. Mr. Wilcox said no. Ms. Houk said she is not a fan of the access to Discovery Drive. She said Council did get a letter from the YMCA voicing concern over this entry. She asked why this needs to be used. Mayor Stage said early plans showed a curb cut on Orders Road. He said it didn't make sense to have an un-signalized curb cut when there is a signalized curb cut at Discovery Drive. In addition, Discovery is just a drive. It does not meet the specifications for a city street. Eventually, the city would like to partner with the Y to put in a city street with all amenities. This street would also access property further south in the future.

Mr. Schottke asked Mr. Wilcox if he agreed to the seven stipulations set by Planning Commission. Mr. Wilcox said yes.

Mr. Bob Ruth, voiced opposition to this and C-31-19. He said this TIF isn't as bad as other TIF Agreements. However, it is a bad deal for Grove City Homeowners. He said the Fire Dept., Columbus Zoo, Child Services, etc. will not get a cent and those entities will have to ask for levies and tax increases sooner. He said our Senior Citizens are dealing with rising property taxes because of deals like this. He asked why the City doesn't use their own treasury money to offset these costs or make the Brown's Farm Developer pay for it himself. He said the issue is simple – are you on the side of the long suffering taxpayers or the side of the developer.

Mr. David Helland, resident, asked about the sewer solution. He said the developers own report says this solution won't work. He said he has been opposed to this development from the beginning. He said Council, in aggregate, has totally ignored the residents. Not one resident has voiced support for this plan. This area is a single-family area. Council has admitted to the safety concerns of Orders Road. He asked the addition of 320 units will further endanger everyone traveling on this road. Without a timetable and budget to fix this road is not in the interest of the public. He said there are no turn lanes on Haughn Road, which is also a small, township road. He asked Council to reject this project. If it is passed, he asked that the first TIF dollars be earmarked for the improvement of Orders Road, east of the round-a-bout.

Mr. Keller, EMH&T, said the original report was based on the sewer coming from I-71. He said now that it isn't, the over-sizing isn't needed.

Mr. Doug Stickle, Ex. Dir. of YMCA, said having Discovery Drive as the main access is a concern for their 14,000 members. They have about 1,700 visits per day. He said adding the additional cars from this development are concerning for them and the community at large.

Mr. Berry asked about the improvements to Orders and turn lanes on Haughn that were asked by a resident. Mr. Wilcox said they will be improving and widening Haughn Road, as part of their project, to the southern end of their property. Mr. Rauch explained that the TIF will provide monies to upgrade Orders Rd. As for the turn lanes, the Developer's Traffic study said they weren't necessary.

Mayor Stage said this package would upgrade Orders Road, Haughn Road, the road that goes into the YMCA; it will create a situation to connect to the south, with the proceeds from the TIF. He said if it doesn't he would veto it. He said the only thing is the timing. Mr. Boso said it would probably take three (3) years to begin construction. Mayor Stage said this is about deciding how it fits into the grand plan and not just a single development plan. He said this is a more inclusive package than what is being said tonight.

Mr. Davis said he has heard two things from the residents – Infrastructure, which has been addressed. The second is –not in my back yard. He said he understands it, but doesn't appreciate that argument. He said he can't imagine why you wouldn't use Discovery Drive and feels it may be safer. He doesn't believe it will be overwhelmed and will get improved in the future.

Ms. Houk said she feels they have been open to resident's concerns and tried to address them. She said the crux for her are the Orders Road Improvements and the timing for it. She said both the residents and Mr. Wilcox have been open-minded and made efforts to address concerns. She said people take ownership of their area and want to feel safe. She said there is a commitment to solve all these problems.

Mr. Robinette said since there is a move to route traffic to Discovery Drive, is it necessary for the curb cut on Orders Road to be full access. Mayor Stage said we just had hundreds at Fryer Park and it worked. He doesn't think this development would be any different. Mr. Wilcox said they would not have a problem with making the access point on Orders Road to be right in/right out.

Mr. Robinette moved to amend Section 1 to add an additional stipulations stating: "The curb cut on Orders Road will be change to be a right in/right out only; seconded by Mr. Schottke.

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

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

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

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

1. Ordinance C-39-19 (Amend Various Sections of Chapter 1138 titled Historical Preservation Area and Sign Code) was given its first reading. Second reading and public hearing will be held on 8/19/19.

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

1. Resolution CR-33-19 (Support the State and US Bike Route System) was given its reading and public hearing.

Mr. Berry said the City has done a great job with its bike system and are continuing to link areas. He said we still need a safe path to get to downtown Columbus and asked for support of the resolution.

Ms. Kate Hartley, ODOT, gave a presentation on the Bike System and provided handouts to Council. She said the State and US Bike Route System is part of the long-range transportation system. She said it is providing a backbone for biking across the State. They believe there are many benefits not only by connecting communities together, but also with bike tourism.

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

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

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

1. Ordinance C-29-19 (Declaring the Improvements to Certain Parcels of Real Property in the City to be a Public Purpose and Exempt from Taxation pursuant to ORC 5709.40(B); Providing for the Collection and Deposit of Service Payments in lieu of taxes and Specifying the purposes for which those service payments may be expended; Requiring the Distribution of the applicable portion of those service payments to the South-Western School District; and Establishing a Tax Increment Equivalent Fund for the deposit of the remainder of those service payments) was given its second reading and public hearing.

Mr. Ruth, resident, voiced opposition of this Ordinance. He said under TIF and CRA deals, developers don't have to pay for many infrastructure improvements. Instead, they are picked up by property tax funded agencies. He said developers come to town and claim that they cannot finance their housing projects without tax incentives. He said this is nonsense. Columbus is the hottest real estate market in the Nation. Grove City is part of that boom. He said developers don't need sweetheart deals for middle and high income housing. He said it is different to grant CRA's & TIFS for job producing factories or low cost housing for the needy. In a free market economy, government officials are not supposed to pick winners and losers. He said that smacks of corporate welfare and it should stop. He said his developer didn't get any tax deal and he is sure that it added to the cost of his home.

Mayor Stage said CRA's were created to assist rehabilitating blighted areas. He said part of Beulah Park has been designated a blighted area and that is why it was used.

Mr. Boso, City Admin., explained that homeowners in this area will pay a fee to cover at least 75% of what the taxes would be on the parcel. They must also cover the debt by the developer by 120%. He said in the long term, this tool generates more money to cover the expense for road improvements and other infrastructure improvements. He said only the City has to pay for those improvements, while other government entities use them. He said they City believes that this TIF will generate more tax dollars for the City, the School District, etc. as is the case with other TIF's like Wal-Mart and Pinnacle. He explained the difference between this Beulah TIF and the Brown's Farm TIF, where some tax dollars are protected. In Beulah, there are no protections because it is a designated blighted area. Ms. Houk asked Mr. Boso to explain all the other incentives in place for this property: the CRA, the \$3 million in State funds; the TIF, which he did. She said the Township did share concerns over this TIF and the City reached an agreement. She moved that the Township Agreement be added to the Ord. as Exhibit "C"; seconded by Mr. Schottke.

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

Ms. Houk read the payments that will be made to the Township and in what year.

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

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

2. Ordinance C-31-19 (Declaring the Improvement of Certain Real Property located in the City of Grove City, Ohio to be a Public Purpose; Exempting One Hundred Percent of the Value of such Improvement from Real Property Taxation for a period of Thirty Years; Creating the Brown's Farm TIF Incentive District within the City; Declaring the Improvements to Real Property within the Incentive District to be a Public Purpose; Exempting One Hundred Percent of the Value of such Improvements within the Incentive District from Real Property Taxation for a period of Thirty Years; Describing the Public Infrastructure Improvements made or to be made to Directly Benefit or Serve the Parcels for which Improvements are declared to be a Public Purpose; Requiring the Owners of Parcels for which Improvements are Declared to be a Public Purpose to make Annual Service Payments in lieu of Taxes during the Periods of Exemption; Establishing a Municipal Public Improvement Tax Increment Equivalent Fund for the deposit of such Service Payments; Authorizing the Execution of a Tax Increment Financing Agreement; and approving related matters) was given its second reading.

Mr. Smith said he provided amendments to the Ordinance and the Agreement to reflect the objections and then agreement with Franklin County. Now, we have an entire document that is complete with all arrangements in one piece of legislation.

Ms. Houk moved to replace the Ordinance and all attachments with that provided by the Law Director; seconded by Mr. Davis.

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

Mr. David Hellard asked how much revenue the TIF would generate. Mr. Boso said the estimates at build-out, which is estimated to be 7 years, to be about \$47 million. Mr. Hellard asked when Orders Road improvements could start. Ms. Boso said they want to get a few years of revenue, then borrow to advance the improvements earlier, knowing the money would be paid back through the TIF. He stressed that Orders is a County road. He said only when the City steps up is when these roads get improved. It was relayed by the Administration & Council that this is the first priority to get completed. Mr. Hellard asked if there was a preliminary plan for any improvements. Mr. Boso said yes and will get him a copy.

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

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

3. Ordinance C-36-19 (Authorize the City Administrator to enter into an Agreement with Tyler Technologies) was given its second reading and public hearing.

Ms. Davidson, Police Communications, offered to answer any questions. Ms. Houk confirmed that this is a GIS based system that is replacing a system that is coming to an end. She said it will be an 80/20 split between Police & Fire. Ms. Davidson said the current system has been a workhorse but it is 17 years old. The new system will make information much easier to retrieve and will enhance & improve the System.

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

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

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

- L Mr. Jeff Buskirk, resident, discussed retention ponds and playgrounds. He questioned the safety of having a playground near a retention pond. He said those installed after 2012 are dangerous. He said a death due to the placement of a playground is something we don't want to deal with. He said if this must be done, then ponds should be required to comply with 2012 regulations. He said it becomes a legal liability for the city.

Ms. Fitzpatrick said the pond in Hoover Crossing was built with a safety shelf of 5' around. She said although the standards weren't in place until 2012, many in Grove City were built with safety shelves.

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

1. Mayor Stage submitted the Mayor's Monthly Report for Mayor's Court. Mr. Schottke moved to accept same; seconded by Mr. Robinette.

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

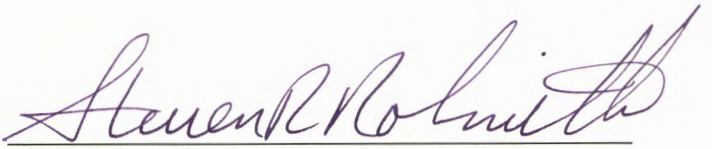
He then commented on the alumni softball weekend; the submittal of an ordinance to take advantage of asphalt pricing; announced Purple Heart Day; and offered prayers for the Dayton Area.

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

Council adjourned at 9:45 p.m.



Tami K. Kelly, MMC
Clerk of Council



Steven R. Robinette
Chair

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

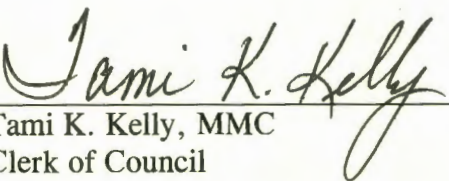
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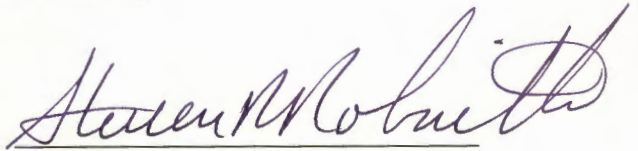
Council met at 6:30 p.m. in the Council Caucus Room, City Hall, 4035 Broadway.

Council Members reviewed the Agenda items.

Ms. Kelly, Clerk of Council, submitted a Liquor Permit request for El Vaquero, 1568 Stringtown Rd. This is a change in their stock. Council Members had no objection.

Council retired to the Chambers to begin the Regular meeting.


Tami K. Kelly, MMC
Clerk of Council


Steven R. Robinette
Chair