

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

July 18, 2022

Regular Meeting

The regular meeting of Council was called to order by President Berry at 7:00 p.m. in the Council Chambers, City Hall – 4035 Broadway.

Roll was called and the following members were present:

Roby Schottke Mark Sigrist Ted Berry Randy Holt Christine Houk

1. Mr. Berry moved to approve the Minutes from the previous meeting and approve as written; seconded by Mr. Schottke.

Mr. Schottke	Yes
Mr. Sigrist	Yes
Mr. Berry	Yes
Mr. Holt	Yes
Ms. Houk	Yes

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

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

1. Ordinance C-47-22 (Approve a Special Use Permit for a Daycare for Primrose School at Beulah Park located on Farm Bank Way) was given its first reading. Second reading and public hearing will be held on 08/01/22.
2. Ordinance C-48-22 (Approve the Rezoning of 5.32+ acres located at 5873 Haughn Road from Rural to IND-1 (light industry)) was given its first reading. Second reading and public hearing will be held on 09/05/22.
3. Ordinance C-49-22 (Authorize the City Administrator to enter into a Community Reinvestment Area Agreement/New Community Authority Agreement with Buckeye Ranch Inc.) was given its first reading. Second reading and public hearing will be held on 08/01/22.
4. Resolution CR-40-22 (Approve the Development Plan for Petsuites Grove City located at 1260, 1270 & 1280 Stringtown Road) was given its reading and public hearing.

Mr. Matt Nolan, representing petitioner, was present to answer any questions and agreed to the stipulation set by Planning Commission.

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

Mr. Sigrist	Yes
Mr. Berry	Yes
Mr. Holt	Yes
Ms. Houk	Yes
Mr. Schottke	Yes

5. Resolution CR-41-22 (Approve the Development Plan for South-Western Career Academy Addition located at 4750 Big Run Road) was given its reading and public hearing and Mr. Schottke moved it be approved; seconded by Mr. Holt.

Mr. Berry	Yes
Mr. Holt	Yes
Ms. Houk	Yes
Mr. Schottke	Yes
Mr. Sigrist	Yes

6. Resolution CR-42-22 (Authorize and Direct the City Administrator to execute and sign a petition on behalf of the City to Create a New Community Authority and a New Community District under Chapter 349 of the Ohio Revised Code) was given its reading and public hearing.

Mr. Smith, Dir. of Law, explained that the properties involved all have annexation and development agreements, which contemplated a new community authority. He stated that this is the first step in the State law process that allows the City Administrator to sign the petition. There will be another piece of legislation to follow that will accept the formal District.

Mr. Michael Price, resident, asked what the function of the Authority is. Mr. Smith explained that this is a tool, under State Law, to take an area and allow the Authority to levy a tax and raise funds to make improvements to just that area – such as infrastructure, parks, sidewalks, bike paths, etc.

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

Mr. Holt	Yes
Ms. Houk	Yes
Mr. Schottke	Yes
Mr. Sigrist	Yes
Mr. Berry	Yes

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

1. Resolution CR-43-22 (Authorize the City's Consulting Engineer to Prepare Plans, Specifications and Cost Estimates for the Construction and Repair of Sidewalks on Haughn Rd., Angela Dr., Acorn Ct., Grant Ave., Park St., Midland St., Curtis Ave., Lincoln Ave., Elm St. Grove City Rd., and Front St.) was given its reading and public hearing.

Ms. Fitzpatrick, Dir. of Service, explained that this is the first step in the sidewalk program. A third party Engineer will assess the areas and prepare an evaluation to be used to determine what sidewalk panels need repaired.

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

Ms. Houk	Yes
Mr. Schottke	Yes
Mr. Sigrist	Yes
Mr. Berry	Yes
Mr. Holt	Yes

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

1. Ordinance C-45-22 (Grant an Exceptional Circumstance for 3985 Broadway to Increase the Maximum Award under the Town Center Commercial Revitalization Grant Program) was given its second reading and public hearing.

Mr. Rauch, Dir. of Dev., explained that this is an addition of Blu-Willy's and allows for a longer season with more capacity. The total project is \$133,000.00. He said, as we do with other Exceptional Circumstances, there will be no grants for 2022 and 2023 and a claw-back provision of \$20,000.00.

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

Mr. Schottke	Yes
Mr. Sigrist	Yes
Mr. Berry	Yes
Mr. Holt	Yes
Ms. Houk	Yes

2. Ordinance C-46-22 (Authorize the Purchase of 0.034 acres located at 3895 Broadway and Appropriate \$60,000.00 from the General Fund for the Current Expense of Same) was given its second reading and public hearing.

Mr. Rauch, Dir. of Dev., explained that this is a strategic piece in that property connects the City's Promenade with the sidewalk along Broadway, providing a public path from the public parking lot to the street. He noted that in 2016, we paid about \$40.00 per square foot for property for the promenade. This piece, six years later, is at \$41.00 per square foot and they believe it is plausible.

Mr. Smith, Dir. of Law, further explained that the figures are based on an appraisal from 2016. If an appraisal was done today, it would be much higher.

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

Mr. Sigrist	Yes
Mr. Berry	Yes
Mr. Holt	Yes
Ms. Houk	Yes
Mr. Schottke	Yes

3. Ordinance C-50-22 (Appropriate \$212,100.00 from the General Fund and Authorize the City Administrator to enter into an Agreement with EMH&T for an alignment and Feasibility Study for an I-71 Overpass and submit application for Mid-Ohio Regional Planning Commission Attributable Funds) was given its first reading. Second reading and public hearing will be held on 08/01/22.

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

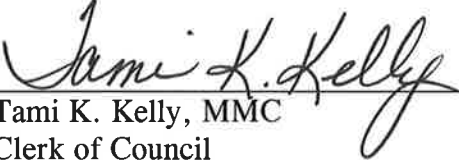
1. Mr. Roger Burket, property owner, asked how and who determines the area for the Sidewalk Program. He said the reason for his question is because there is an area, located on the corner of Front and Cleveland, not included that have sidewalks that are much worse than any of his properties were. He feels it should be included.

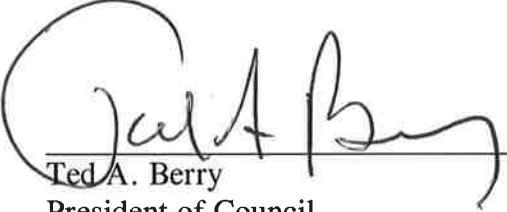
2. Mr. Brian Weaver thanked Ms. Amanda Davis, Dir. of the Visitors and Convention bureau for encouraging him to attend the Council meetings to advocate for the disabled. He spoke about the make-up of the Diversity Task Force and the lack of diversity among its members, where he would like to see a disability advocate. He then played an audio tape that he said was from a law enforcement staff meeting and the voice of former Lieutenant Jeff Lawless repeating a statement of foul language. He demanded that an investigation be done on the law enforcement and disability training be done – which he offered to do.

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

1. Mayor Stage reported that there will be five or six officers at the next meeting to be sworn in. He announced that the Homecoming Celebration is coming up in two weeks and will be back downtown on Broadway. He offered condolences to the families of Barbara Williams and Wayne Bettin on their passing.
2. Mr. Smith, Dir. of Law, provided a report on Decorum, as requested by Mayor Stage at the last meeting. He provided the dictionary definition of decorum. In addition, in 2018, he did a deeper dive and looked at other communities definitions. At that time, it was decided not to provide a definition or list so we would not leave anything out. However, the regular definition includes dress and allows Council the discretion of enforcement. Finally, he said he did a lot of research on the wearing of hats indoors and even in today's world, it is considered rude and inappropriate to wear a hat indoors.
3. After closing comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourned at 7:40 p.m.


Tami K. Kelly, MMC
Clerk of Council


Ted A. Berry
President of Council

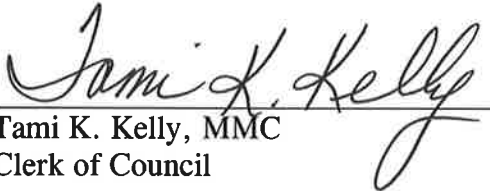
CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

July 18, 2022

Council met at 6:30 p.m. in the Council Chambers, 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


Ted A. Berry
President