

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

July 15, 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. Mr. Davis moved to dispense with the reading of the minutes from the previous meeting 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.

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

1. Ordinance C-32-19 (Accept the Plat of a portion of Scotch Woods Drive and Piper Court in Meadow Grove Estates North) was given its second reading and public hearing and Mr. Schottke moved it be approved; seconded by Mr. Robinette.

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

2. Ordinance C-33-19 (Approve a Special Use Permit for a Self-Storage Expansion for Grove City Self Storage located at 5965 Haughn Road) was given its second reading and public hearing.

Mr. Scott Emeric, representing petitioner, was present and agreed to the stipulations set by Planning Commission.

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	Yes

3. 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 at the request of the petitioner's attorney, Mr. Schottke moved it be postponed to 8/5/19; seconded by Mr. Davis.

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

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

1. Resolution CR-32-19 (Declaring the Necessity of Construction Certain Sidewalks on Dennis Land and Homecoming Drive and requiring that Abutting Property Owners construct same) was given its reading and public hearing.

Mr. Boso, City Admin., stated that this is part of the annual sidewalk program. This declares the sidewalks necessary to be upgraded and gives notice to the property owners.

There being no additional questions or comments, Mr. Berry 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 recognized Ms. Houk, Chairman of Finance, for discussion and voting under said Committee.

1. 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. Jonathan Wilcox, Developer, thanked Council for the requested postponement. He said they have been working with the City on the project for quite a while and got a request to do another public project - a dog park. He said they weren't sure if everyone was on board with that, so they wanted to get thoughts about this addition from Council and present a total package on 8/5.

Mr. Caleb Bell, Bond Counsel handling the TIF, explained the two components of the TIF and the County process, whereby they put stipulations the TIF proposal with their approval. Mr. Berry confirmed that the school would remain whole, as well as MRDD and Metro Parks levies. Mr. Bell said the schools stay whole. Some levies are protected and others are up for negotiation. Discussion took place on what levies would be affected and what would not be touched. He said the County agreed that the first 10 years would be -0- going to them; next ten years would be 25%; last 10 years would be 50%. After a few more questions, Mr. Bell said he could supply Council with a spreadsheet to help explain this.

Ms. Houk noted that the ordinance before Council may be different from what is now being considered. She confirmed that the proposal for the dog park is for the developer to pay to put in the dog park and then be paid back through the TIF. She asked if we couldn't do that later and pay for it out of TIF revenues. Mr. Boso said yes. He stated that Mr. Berry requested this in a conversation with Mr. Wilcox. He said in order to have this conversation among the full Council it must be in public, so they waited to bring it forward tonight. Mr. Wilcox said he was going to put on a small, private dog park and is willing to increase it to be a public dog park, with the extra portion being reimbursed to him.

Mr. Robinette questioned the timing of the dog park. He said there is a special meeting to discuss Capital Improvements next week and he doesn't know if the public wants another dog park. Mr. Bell said the law of this TIF allows you to make choices in the future.

Mr. Boso said the conversation for tonight is if Council wants the dog park included in this TIF now or not. What is before Council now does not include this type of provision and the ordinance would need amended. It is whether Council wants to include this now and have Mr. Wilcox build it, and then be reimbursed.

Mayor Stage said the macro view of the community is that Orders Road is a problem. We heard that loud & clear by many people. He said we explained early on that the only way that could get fixed is if we have major financing as part of a program. He said the City has brought forth, with the help of the Developer, a package that will have a bike path, a much safer Orders Road, connectivity to the South with a bike trail, and the YMCA road will be improved. He said this is one of the best packages, all encompassing for the community as a whole, possible.

Ms. Houk said she believes this is structured to take care of the infrastructure needs. She said she doesn't like things being dropped in at the last minute. She would like to make those decisions later and determine the highest and best use for those dollars.

Mr. Berry stated that his conversation with the Developer was - if he was going to build a dog park, could it be put it next to public property and how much would it cost the City to expand it, so the whole City could utilize it. There was not conversation to do it. It wasn't until the e-mail was sent to all the Council Members that he received costs. He said it has nothing to do with last minute anything. He said it was simply a question of - if you are going to invest dollars in a dog park, why can't the city utilize that money and what would that look like. He said he is in agreement with waiting until later. He also noted that in his Ward, a dog park is second or third in the polling.

There being no additional questions or comments, Ms. Houk moved to postpone this ordinance until 8/5/19; seconded by Mr. Davis.

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

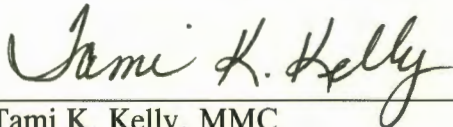
2. Ordinance C-36-19 (Authorize the City Administrator to enter into an Agreement with Tyler Technologies) was given its first reading. Second reading and public hearing will be held on 8/5/19.

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

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

1. Mayor Stage provided an update on the Fireworks event and the upcoming Homecoming/Alumni Weekend.
2. Ms. Fitzpatrick gave a quick update on Columbus Street and other road improvements.
3. President Robinette announced the Special meeting of Council to review Capital Improvements on 8/22 at 6:00.
4. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 7:43 p.m.



Tami K. Kelly, MMC
Clerk of Council



Steven R. Robinette
Chair

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

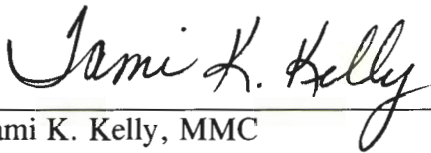
July 15, 2019

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

Council Members reviewed the Agenda items.

Mr. Hurley, IT, provided a detailed review of C-36-19.

Council retired to the Chambers to begin the Regular meeting.



Tami K. Kelly, MMC
Clerk of Council



Steven R. Robinette
Chair