

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

July 06, 2020

Regular Meeting

The regular meeting of Council was called to order by President Houk at 7:00 p.m. by a virtual Webex connection due to the Coronavirus-19 pandemic as temporarily allowed by the State.

Roll was called and the following members were present:

Roby Schottke Aaron Schlabach Christine Houk Randy Holt Ted Berry

1. Mr. Schottke moved to dispense with the reading of the minutes from the previous meeting and the Finance Committee Meeting and approve as written; seconded by Ms. Houk.

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

2. The Chair read the agenda items and Mr. Holt moved to remove Ordinance C-17-20 and Ordinance C-31-20 from the Agenda; seconded by Ms. Houk.

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

Ms. Houk moved to add Ordinance C-33-20 to the Agenda under Safety; seconded by Schottke.

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

All other items were approved by unanimous consent.

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

1. Ordinance C-15-20 (Accept the Annexation of 74.215+ acres located West of S.R. 104 and South of White Road to the City of Grove City) was given its second reading and public hearing and at the request of the petitioner, Mr. Schottke moved it be postponed to 7/20/20; seconded by Mr. Schlabach.

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

2. Ordinance C-20-20 (Approve the Rezoning of 3689 Casa Blvd. from SF-1 (single-family residential) to R-2 (single-family residential)) was given its second reading and public hearing.

Mr. Kyle Rauch, Dir. of Dev. provided an update on the two stipulations set by Planning Commission. He said there are two (2) maintenance violations - one that has been put to rest and the other still remains active. However, this violation should not prevent the rezoning from being passed.

Mr. Chris Moscato, petitioner, stated that he had no further comments and accepted the stipulations set by Planning Commission.

Mr. Holt inquired about the square footage requirement for an R-2 zoning classification and what that area includes. Mr. Rauch said there is a minimum area of 1,200 square feet for R-2 and that development didn't really get into the design of the structure. They just looked at what was required for SF-1 and what was required for R-2 and since the use did not change, they had no problem with the change.

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

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

3. Ordinance C-22-20 (Accept the Plat of Trail View Run, Phase 1) was given its second reading and public hearing.

Mr. Schottke moved to replace the Plat with the revised version dated 6/19/20; seconded by Ms. Houk.

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

Mr. Rauch provided an update on the Preservation Zone and shared that he met with surrounding area residents on June 10th and their concern was the 20 foot reserve is on the westerly side of the site. They tried to write reserve language that would find a balance between allowing maintenance of the area with the Urban Forester and providing assurance to residents that they are not looking to remove the vegetation within the area.

Ms. Kelly, Clerk of Council, read new Note 1 aloud and Mr. Terry Andrews, developer, said they are fine with the new languages provided.

Mr. Berry requested further information for Council and the public about what would be built in this location. Mr. Andrews explained that they are developing the property with West Point Homes a mix of standard residential homes and patio home with the price point at about \$325,000 to just over \$400,000.

Ms. Houk asked about a resolution over wild honeysuckle because it is known to be an invasive species but provides a great barrier. Mr. Rauch explained that they are not desirable but they do not pose a real threat and since it is on private property, the City would not remove it.

Mr. Berry stated that he believes that Westpoint Homes builds a great home however his reluctance to the development has always been Borror Road and SR 104.

Ms. Angela Streeter, resident, thanked Mr. Schottke and Westpoint Homes for allowing her and neighbors to tour the area. She also asked questions regarding the barrier and the Homeowner's Association in the new area and requested a more beautiful transition between their property and the new development.

Ms. Carol Cox, resident, thanked everyone for making plans for the preservation area. She questioned the terms "hazard" or "threat" regarding the reserve area and does not want this wording to become an issue in the future. Ms. Kelly provided insight about the meaning behind the wording.

Ms. Francis Cohan (?), resident, voiced similar concerns regarding trees and questioned who would be responsible for the removal of the trees.

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

Mr. Schlabach	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	No
Mr. Schottke	Yes

4. Ordinance C-23-20 (Accept the Plat of Trail View Run, Phase 2) was given its second reading and public hearing.

Mr. Schottke moved to replace the Plat with the revised version dated 6/19/20; seconded by Ms. Houk.

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

Ms. Carol Cox spoke again and requested an email from Tami Kelly or the Urban Forester providing a statement confirming the barrier. Mr. Schottke asked Mr. Rauch, Dir. of Dev., to coordinate a meeting with the Urban Forester and Ms. Cox and others.

Mr. Hurley read further comments regarding this Ordinance that were posted into the Webex chat.

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

Mr. Holt	Yes
Mr. Berry	No
Mr. Schottke	Yes
Mr. Schlabach	Yes
Ms. Houk	Yes

5. Ordinance C-27-20 (Authorize the City Administrator to execute a Pre-Annexation and Development Agreement with Ciminello's Inc. concerning the Annexation and Development of 76+ acres located West of S.R.104) was given its first reading. Second reading and public hearing will be held 7/20/20.
6. Resolution CR-19-20 (Approve the Development Plan for the Redevelopment of the Kmart site located at 2400 Stringtown Road) was given its reading and public hearing.

Mr. Rauch provided updates on changes in the Development Plan.

Mr. Schottke moved to replace the updated drawings with the revised version dated 7/01/20; seconded by Ms. Houk.

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

Mr. Jeff Gregg, petitioner, was present to answer any questions. Mr. Gregg addressed the sign within the Development plan and stated it is an eye sore and that they will work to improve its appearance at a future date. He also provided updates on changes in the Development Plan.

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

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

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

1. Ordinance C-28-20 (Amend Various Sections of Chapter 376 titled Operation Restricted for Low-Speed and Under-Speed Vehicles) was given its first reading. Second reading and public hearing will be held on 7/20/20.
2. Ordinance C-33-20 (Requiring face coverings in any public space to limit the spread of COVID-19, and declaring an emergency).

Ms. Houk gave background information on the importance of adding this legislation to the Agenda. She explained the seven indicators being used by the County and that Franklin County is now at a Level 3 and in the red zone, with only one zone above us that would require another "Stay-at-home" order. She said she is concerned for businesses within the City, if they are forced to close down again. She believes we are at a point in time where we need to step in to maintain the vibrancy of our City and mitigate risks.

Mr. Schottke questioned how High School sports would be handled and if we would yield to the Ohio Athletic Association. Ms. Houk explained that athletes are following their own distancing guidelines, and would be a part of the exceptions listed in the Ordinance.

Mr. Holt expressed concerns about enforcement of this mandate. He believes that this decision should belong to businesses to allow for easier enforcement and to allow for people to decide what to support and what not to support. He brought up his constituent's concerns and stated that it is about 50/50 with support and opposition.

Mr. Berry stated that we are in the middle of a pandemic and believes that when people are not wearing masks in private businesses for whatever reason, they are putting other people around them at risk. He said that 70-80% of people who have it, do not know they are infected so it is always better to protect others. He said he supports this Ordinance, with more modifications and clarifications. Mr. Stephen Smith, Law Director, addressed constituent concerns about outdoor activities and stated that masks are only required when proper distancing cannot be maintained. Mr. Smith stated that the intent of this legislation is not to discourage outdoor activities, but to protect citizens. Mr. Berry suggested providing facemasks for those who are unable to afford them and Ms. Houk was in agreement.

Ms. Amanda Chaffin, resident and business owner, clarified that masks will not be required during indoor exercise while social distancing and requested the Ordinance have clear language to that effect.

Ms. Amanda Ford, resident, stated her strong support and believes this legislation will be beneficial to our businesses to prevent them from closing back down.

Mr. Thomas Shaheen, resident and business owner, stated that as a Town Center business owner, they are unable to shut down again. He voiced support for the Ordinance in order to maintain their local business.

Mr. Jeffrey Tadlock, resident and small business owner, voiced support and believes we need action steps in order to get back to normal faster.

Ms. Starlet Chester (?), resident and business owner, voiced support and expressed concern for elderly residents in our community and requested City support to protect citizens.

Ms. Kelly read statement from Mr. Roger Burkett, where he shared his concerns about the lack of public notice for this legislation, the enforcement of this mandate, and stated that passing anything as an emergency is "suspicious".

Council Members continued to deliberate this issue.

Mayor Ike Stage showed support for the legislation. He said we need to manage our expectations and he expressed concern for the police officers who would be required to enforce this legislation. He said it is impossible for the officers to check all businesses. He shared that Franklin County Board of Health is working on making a blanket mandate and believes we should wait to see what they do to avoid multiple layers of rules. He suggested creating a Special Meeting of Council on July 9th to see what Franklin County Board of Health does, because having them as another resource would be very important.

Mr. Schlabach, shared CDC data on the COVID-19 virus throughout 2020, showing that cases could've actually been worse than we once believed. He shared concern about having gyms open, citing that as people work out they naturally breathe harder and propel their breath further. He does not want to over-impede citizens with unenforceable legislation and he is concerned about government mandates. He agrees that businesses should have the decision to enforce masks and we should encourage the County to pass this.

Mr. Berry made a statement that Council encourages our citizens to wear a mask indoors and recommends that we postpone this conversation.

Mr. Schlabach moved to waive the Rules of Council and suspend the waiting period; seconded by Mr. Berry.

Mr. Schlabach	No
Ms. Houk	Yes
Mr. Holt	No
Mr. Berry	Yes
Mr. Schottke	Yes

Mr. Berry moved that the second reading of Ordinance C-33-20 be set for Thursday, July 9th, 2020 at 7:00 pm; seconded by Mr. Schlabach.

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

Brittany McKee and Dr. Kara Mays commented on Webex stating their support.

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

1. Resolution CR-23-20 (Amend the Rules of Council) was given its reading and public hearing.

Ms. Houk shared the implications that the changes to the Rules of Council will have. It will express the meeting schedule of Council; add an additional sets of eyes on purchase orders and time keeping measures. Mr. Holt expressed his support for clarifying the meeting schedule for special meetings.

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

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

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

1. Ordinance C-26-20 (Appropriate \$80,000 from the Recreation Development Fund for the Current Expense of Hennigan's Grove Playground purchase and installation) was given its second reading and public hearing.

Mr. Schlabach asked if the public would have access to this park, since it is being built on a Homeowner's Association owned piece of property. Ms. Kim Conrad, Parks & Rec. Director, confirmed that the public would have access to the playground and the City will be maintaining the equipment. The H.O.A. would mow the surrounding area.

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

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

2. Ordinance C-29-20 (Appropriate \$901,205.00 from the Local Coronavirus Relief Fund for the Current Expense of Pandemic Related Expenses as required under The CARES Act) was given its first reading. Second reading and public hearing will be held 7/20/20.
3. Ordinance C-30-20 (Authorize an Amendment to the Agreement with CityView and Appropriate \$192,180.32 from the General Fund for related expenses) was given its first reading. Second reading and public hearing will be held on 7/20/20.
4. Ordinance C-32-20 (Enact the Wet Basement Grant Program and Appropriate \$200,000.00 from the Sidewalk Program to the West Basement Program) was given its first reading. Second reading and public hearing will be held on 7/20/20.
5. Resolution CR-24-20 (Approve the Budget Estimates for the Fiscal Year of 2021) was given its reading and public hearing and Mr. Holt moved it be approved; seconded by Mr. Schottke.

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

6. Resolution CR-25-20 (Waive the Provisions of Section 139.05 of the Codified Ordinances for the Construction of a Relief Sanitary Sewer Project) was given its reading and public hearing.

Mr. Chuck Boso explained that this sanitary sewer improvement would help flooding in the Town Center area by directing it North to the Southwest Boulevard area.

Cindi Fitzpatrick, Director of Service, shared further information on this project.

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

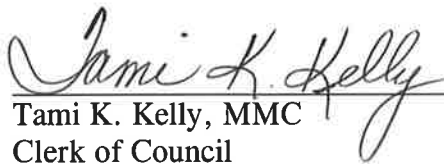
Mr. Schlabach	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Schottke	Yes

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 reported that: Mayor's Court is back in session; "managing expectations"; and proclamations for Dr. Jill Burke and Sergeant Major Don Cook on their retirement; and 100th Birthday celebration for Lieu Ardit.
2. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourn at 9:22 p.m.


Tami K. Kelly, MMC
Clerk of Council


Christine Houk
Chair