

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

July 06, 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. Bennett moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Mr. Robinette.

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|---------------|-----|
| 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-27-17 (Authorize the City Administrator to enter into an Enterprise Zone Agreement with Grove City MOB, LLC.) was given its second reading and public hearing.

Mr. Dana Frudeman, developer, was present to answer questions. He explained the types of physicians who will be partnering in the ownership of this building as well as all those occupying it. They hope to open it in the Fall of 2018. Mr. Davis asked what they have so far. Mr. Frudeman said they currently have four tenants, which will take 72% of the building space. He said they like to keep some space open in a new building. Mr. Davis asked how many more it could handle. Mr. Frudeman said probably two more practices. Mr. Davis asked if these physicians were independent of Mt. Carmel. Mr. Frudeman said yes. They are not employees of Mt. Carmel.

Mr. Mike Kudle, developer, explained that this Agreement is the incentive to get physicians to relocate to this area. Mr. Davis asked what those incentives are. Mr. Kudle said they work in a multiplex phase. He said this location allows them to expend there practice and bring their expertise to a needed area. It also needs to be financially sound for the physicians. Mr. Schottke asked if they anticipate another building. Mr. Kudle said they hope so. Mr. Berry confirmed the number of jobs would be 16 new jobs and 41 relocated jobs. Mr. Berry asked if they looked at doing a third story. Mr. Kudle said yes, but this plan made the most sense financially and for all involved. Mr. Berry asked about the financial breakdown. Mr. Boso, City Admin., explained that this will generate \$5,000,000.00 in income tax/\$100,000.00 per year. He said unlike a CRA, an Enterprise Zone the abatement is only 75% for ten years. He said even with the abatement this entity will pay about \$92,000.00 in property tax. The majority will go to the School District and the Township, with 50% going to the schools. He noted that the School District has approved this deal also.

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

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

2. Ordinance C-35-17 (Authorize the City Administrator to enter into a Reimbursement Agreement with the Central Ohio Transit Authority) was given its first reading. Second reading and public hearing will be held on July 17, 2017.
3. 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 first reading. Second reading and public hearing will be held on July 17, 2017.

Mr. Schottke voiced concern over the increase in the make-ready costs and other increased costs with this project. He said it's not the way to do business. He shared a concern over the commitment of the partners being expanded to 15 years. Mr. Hurley, IS Dir., stated that he had conversations with each partner and they understand the additional cost and length of time. He said he agrees with Mr. Schottke about doing business this way. He said he was gives one set of numbers last October and another set last month. He reminded Council that he shared concern over the make.-ready costs originally because the only company we can contract with has ultimate approval over the engineering of the lines. He said the problem is we only have AEP to work with. The only other thing is to put lines underground and that estimate is in the \$30,000,000.00 range.

Council Members and Mayor Stage shared their concerns and comments about AEP and this project.

4. Resolution CR-25-17 (Approve the Budget Estimates for Fiscal Year 2018) was given its reading and public hearing and Mr. Davis moved it be approved; seconded by Mr. Robinette.

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

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

1. Ordinance C-28-17 (Authorize the City Administrator to enter into an Agreement for Dispatching and Communication Services with Prairie Township) was given its second reading and public hearing.

Mr. Bill Vedra, Safety Dir., explained the Agreement and said the Township has approved it. He said they weren't looking for this business but feel it will be a benefit for all.

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

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

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

1. Ordinance C-29-17 (Initiate Amendments to Sections 2.04, 2.12, 2.13, 3.04, 3.05, 3.06, 3.07, 4.05, 5.02, 5.05, 5.06, 5.07, 5.14, 9.04, 10.01, 10.02, 10.03, 10.04, 10.05, 10.06 and 10.07 of the Grove City Charter) was given its second reading and public hearing.

Mr. Smith, Dir. of Law, explain that these are all the clean-up measures that aren't substantive.

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

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

2. Ordinance C-30-17 (Initiate Amendments to Sections 2.10, 2.11 and 5.03 of the Grove City Charter) was given its second reading and public hearing.

Mr. Smith explained that this changes the way we notify the public. It allows the City the flexibility to use the Internet for public notices.

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

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

3. Ordinance C-31-17 (Initiate Amendments to Sections 2.15 and 4.01 of the Grove City Charter concerning Planning Commission and Resolutions) was given its second reading and public hearing.

Mr. Smith explained that this deals with Resolutions and how a veto would be applied. It also changes the composition of Planning Commission by replacing the Mayor with a resident.

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

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

4. Ordinance C-32-17 (Initiate an Amendment to Section 2.05 of the Grove City Charter titled Beginning of Term, Meetings, Officers) was given its second reading and public hearing.

Mr. Smith said this would enable Council to go into Executive Session for those items allowed by State Law. One example is for the purchase of property, which can become costly when it becomes known that a city is interested.

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

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

5. Ordinance C-33-17 (Initiate Amendments to Sections 2.01, 2.02, 7.03 and 10.10 of the Grove City Charter) was given its second reading and public hearing.

Mr. Smith said this proposal would change the make-up of Council, increasing it to seven and five wards. Mr. Berry noted that this would also change the current At-Large seat to a four-year term.

Mr. Davis thanked the Committee for all their work. He said this one is difficult because he believes the At-Large seat should be a four-year term. He said he has not heard any argument yet, to be able to support going from 5 members to 7.

Mr. Schottke voiced opposition to this ordinance also. He said he doesn't hear any public outcry for seven Council Members. He noted that there was conflict in this recommendation from the Committee and discussion had a variety of ideas.

Mr. Berry said he views this is a way to allow the citizens of Grove City to decide.

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

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|---------------|-----|
| Mr. Davis     | No  |
| Mr. Berry     | Yes |
| Mr. Robinette | Yes |
| Mr. Bennett   | Yes |
| Mr. Schottke  | No  |

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

1. Ordinance C-34-17 (Approve the Use for Microblading for BB Nail Salon & Spa located at 4184 Buckeye Parkway) was given its second reading and public hearing.

Mr. Bennett explained that this allows for eyebrow, lip liner, eye liner tattooing and pointed out that this restricts the use to microblading only and does not permit full tattooing at this location.

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

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

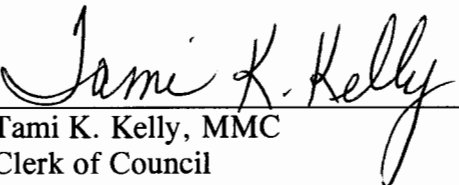
2. Ordinance C-37-17 (Authorize the Annexation of 0.4+ acres located on Stringtown Road from Jackson Township to the City) was given its first reading. Second reading and public hearing will be held on July 17, 2017.

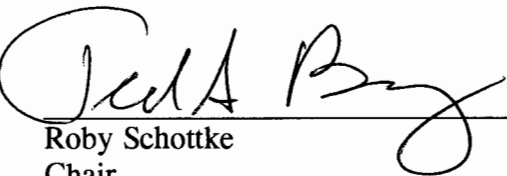
**The Chair asked that any new business to be brought before the attention of Council be done so at this time.**

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

1. Mayor Stage commented on the weekend and weekly events; including the Grant Homestead Dedication and Fireworks for Independence Day.
2. Council recognized Scouts from Boy Scout Troop 410, who are working on their Citizenship in the Community Badge.
3. Ms. Kelly, Clerk of Council, shared a new liquor permit request for Board and Brush Creative Studio. There are no objections from the Administration. Council directed Ms. Kelly to not request a hearing.
4. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:25 p.m.

  
Tami K. Kelly, MMC  
Clerk of Council

  
Roby Schottke  
Chair

CITY OF GROVE CITY, OHIO  
COUNCIL CAUCUS NOTES

July 06, 2017

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

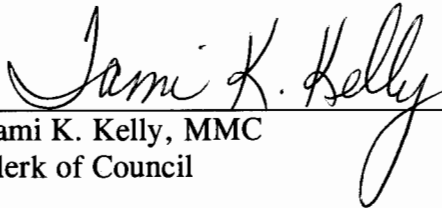
Council Members reviewed the Agenda items.

Mayor Stage announced that Business First will host a Power Hour + breakfast in Grove City. He said the City may get a table and would let Council know.

Mr. Davis stated that he would like to have one Finance Committee meeting each month, starting in August to prepare for the Budget.

Mr. Smith, Dir. of Law, updated Council on Star City Inn and shared that he closed on the last piece of property for the Stringtown Road improvement.

Council retired to the Chambers to begin the Regular meeting.



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Jami K. Kelly, MMC  
Clerk of Council



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Roby Schottke  
Chair