

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

June 20, 2011

Regular Meeting

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

After a moment of silent prayer and the Pledge of Allegiance, roll was called and the following members were present:

Greg Grinch Maria Klemack-McGraw Ted Berry Steve Bennett Melissa Albright

1. Ms. Klemack-McGraw moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Ms. Albright.

Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes

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

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

Ordinance C-24-11 (Appropriate \$24,000.00 from the Community Development Fund for the "Grove City Presents the Ohio Flags of Honor Memorial" Weekend Event) was given its second reading and public hearing.

Mr. Honsey noted that this year marks the 10th anniversary of terrorist activity in New York. He said Council Member Albright and Ms. Conrad have been working to honor the soldiers. Ms. Albright explained the Flags of Honor event. She said it was started by Gino and Lisa Zimmer. Many events are planned to take place throughout the week. She explained that this will pay tribute to Ohio's fallen soldiers and honor the returning veterans. Ms. Conrad provided a few more details for the weekend of events. She said they are actively seeking donations since this is an added event to this years planned, budgeted events. She hopes to have all the expenses covered. She provided Council with estimated costs. She said they have received a few donations already. She explained that Henceroth Park is being used because it is in the subdivision where the parents of the only fallen soldier from Grove City live.

Mr. Bennett asked how much they have collected so far. Ms. Conrad said around \$1,000.00, but they are pursuing donations and just got a flyer put together last week to assist with those efforts.

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

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes

2. Ordinance C-25-11 (Amend Section 161.10 of the Codified Ordinances titled Employee Status, Number of Employees per Department, Pay Grades) was given its second reading and public hearing.

Mr. Honsey, City Admin., explained that we live in an information age and our information systems are growing. We only have two employees plus Todd Hurley in this area. One item from the State Audit report was the need for testing of the equipment. He agreed and strongly recommended that an entry-level position needs added.

Mr. Hurley, Information Systems Manager, agreed that the City's footprint has grown and the addition of this position is to keep up with that growth. He said they are at a point that the seams have stretched to their furthest point. He said they have discussed this for about four years. We are now at a point that we need an additional person to better support the information systems.

Mr. Berry said we typically add positions during the budget process. He asked why this is coming now. Mr. Hurley said he asked for this position during the budget, but in order to maintain budgets, the decision was made to hold off. As a result of items that have take place so far this year, the decision was made to move forward now, rather than wait six more months. Mr. Berry asked what this person would do. Mr. Hurley explained that this coordinator would be a second person to support the City Hall building, the Service Complex, the Big Splash and the Senior Center – everything outside the Police Division. Mr. Berry asked if a personnel overview of this area has been done and a recommendation of the staffing requirements given. Mr. Hurley said yes. In the last 3-4 years, there have been three of those types of studies done and we are going through this again now. Mr. Honsey commented that what they are hearing from other communities and Clemens/Nelson is why they are asking for this position now. They will fine tune the positions within the area and it is likely that they will come back as ask for a Network Administrator position. He said there is a lot of uncertainty about the State budget and economy when planning this year's budget. We now know we are in a position to take on this additional staff person. Mr. Berry asked what the actual studies say. Mr. Hurley said the study four years ago said the staff should be at four people. He said they have maintained workload with current staff, but some things have to wait and the backlog is at a point to need an additional person. Mr. Berry said his point is that he would have liked to have seen this come to Council sooner. Mr. Berry asked if the position is civil service. Mr. Hurley said yes. Mr. Berry asked if the position was already in the paper. Mr. Hurley said he believes so.

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

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes

3. Ordinance C-26-11 (Approve a Loan for Tossed-N-Grilled under the Town Center Loan Program) was given its second reading and public hearing.

Mr. Bajig and Ms. Dennison, petitioners, were present to answer questions. Mr. Berry said when this program was put together they were careful to try and not play banker. They are trying to get businesses into the downtown area. However, there is one provision for special circumstances. He asked what their special circumstance is. Ms. Dennison read that section of the program and said flexibility is based upon the tangible benefits to the borrower and the community; and the funds must show permanent job creation and must add vitality to the district. She said she feels they exceed all these reasons. She said they are starting up a brand new business in a building that has been empty for several years. That will bring more jobs to the area. They are completely rehabbing the building. They believe the restaurant will bring more business to the downtown area. They plan to buy from local growers. Mr. Berry asked why they didn't come to the Program first. Ms. Dennison said it requires a pretty vigorous Business Plan and the sellers wanted them to close within 30 days and there wasn't time to apply for this Program.

Mr. Bennett said it was his understanding that timing required them to jump on the opportunity or lose the building. Now, they are trying to reorganize. Mr. Bajig said the seller contacted them and said they had another offer and if they weren't going to do anything right away, the seller was going to move on the next offer, so they just jumped on the opportunity. Ms. Dennison said they are clearly asking for the loan based on a new start-up business. They shouldn't be compared to an existing business as she doesn't feel they have the same elements this new business will bring (new jobs, new business).

Mr. Berry asked how much they have already invested in the building and what does getting the loan tonight mean to them. Mr. Bahij said they will spend over \$100,000.00 in building upgrades. It was pretty much in ruin. There were unknown problems and have already replaced electric, plumbing, windows, doors, bathrooms. He said they still have exterior renovations. Mr. Bajig said his initial plan was to pay off the building, then start working on it. However, the plan changed. He said he could have paid off the building already, if they didn't have all the unexpected problems. He said he wants to make sure the business takes off. The less amount of the mortgage, the better he will be to add staff. Mr. Berry asked what they put up for collateral. Mr. Bajig said their home. Ms. Albright asked if they are both participating the loan. Mr. Bajig said yes. Ms. Albright asked if this loan would completely pay off the existing loan. Ms. Dennison said yes. Mr. Bajig said there is a lot of down payment and collateral in the loan. He said they are not taking out any other loans. Grove City would never lose. Ms. Albright asked if they have ever been in the restaurant business and what prompted them to do this. Ms. Dennison said they have both worked within the restaurant business, but never managed one. She said this was their plan for retirement, but when Abdullah graduated and had to move away for his profession, they fast-forwarded everything to bring him home.

Mr. Grinch asked if anyone from the Loan Review Committee was present. Mr. Houk, Chair, was present. Mr. Grinch asked if the vote was unanimous. Ms. Kelly, Clerk of Council, said there was one descending vote. Mr. Bennett said that vote was based on the refinance issue. Mr. Grinch said he understands that the loan is a 10 year loan, amortized for 20 years. Mr. Houk said he believed it was a 15 year loan. Mr. Grinch said the Program states that amortization would be up to 15 years, but the recommendation is for 20 years. He said Council approved a Loan under this Program and ignored their guidelines. He feels this is another example of not following their guidelines for a program. Mr. Houk said the Committees job is to utilize the Guidelines and make recommendations to this Council. He said they have the choice not to follow that recommendation.

Mr. Bennett said that in order to provide for a 15 year loan, as reported by Mr. Houk, the legislation would need to be changed. He then moved to amend Section 1 to read 15 years rather than 10; seconded by Ms. Klemack-McGraw. Ms. Kelly referred to the Minutes of the Loan Review Committee and confirmed that the motion was for a 10 year loan. Mr. Uhrin, member of the Loan Review Committee, said he remembered it as a 10 year loan. Mr. Houk said the applicant has no preference on the number of years, so it can be left at 10. Mr. Bennett withdrew his motion and Ms. Klemack-McGraw withdrew her second.

There being no additional questions or comments, Mr. Bennett moved it be approved; seconded by Ms. Klemack-McGraw.

Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

4. Ordinance C-27-11 (Appropriate \$28,950.00 from the Capital Improvement Fund for the Current Expense of the Stringtown/Hoover Roads Bridge Improvements) was given its second reading and public hearing.

Mr. Dick Rutherford, resident, shared an observation on this, Ord. C-28-11 and C-30-11. He said these are all appropriations for beautification projects, but we had a hard time appropriating funds to beautify the center of town. He said, to him, this doesn't seem reasonable. He said correcting the center of town could also benefit many people.

Mr. Honsey, City Admin., explained that this is related to the bridge fencing improvements. He said they have worked with the Visitor's & Convention Bureau, the Veterans, and ODOT. He said this to meet ODOT standards for engineering and properly specifying the fencing. The improvements will be more. He said the idea is to match the S.R. 665 bridge at Stringtown Road and, optionally, at Hoover Road. It will brand the City, like Easton & Polaris, when you are on the freeway. He said several thousand people will see it and it is a great return on investment. He said the next ordinance improves the landscaping and would dress up the interchange areas. Mr. Bennett said this ordinance says it replaces the fencing and the next says it is for planning/engineering services. He asked for clarification, since Mr. Honsey explained them differently. Mr. Keller explained that they are both for engineering of the fencing improvements and then the landscaping improvements. He said they met with ODOT and they would be working with two different branches of ODOT. So, they broke out the bridge improvements with different fencing on Hoover Rd. and Stringtown. The other is to go through the concepts for hardscape and landscape improvements. Those will come through Planning Commission and Council. Mayor Stage asked if there wasn't a problem with the fencing. Mr. Keller said a portion of the fencing on south side of Stringtown fell into I-71. ODOT came out and removed all those. He said we need to make sure we upgrade that side to meet vandal proofing. Mr. Honey said since we are already spending money on that bridge, this is an opportunity to make it match with S.R. 665. Mr. Berry said we talked about upgrading the Stringtown Road Bridge and the intersection a couple of years ago with respect to allowing the bridge to handle more traffic and making the traffic flow easier. He asked how close we are to getting that done. Mr. Keller said ODOT is currently conducting the South Outerbelt Study, which is an analysis of the Stringtown Road bridge with I-71, I-270/I-71 bridge and the I-270/S.R. 23 bridge. They anticipate that being completed in 12 – 18 months. He said the preliminary report shows that the bridge structure will stay the same, but there would be ramp improvements. Mr. Berry questioned this. Mr. Keller said the current, preferred alternative is no change to the bridge structure. Mr. Berry asked what this ordinance buys. Mr. Keller said it is for the structural analysis of the bridge, through design and bidding. Mr. Berry confirmed that the next ordinance is for engineering. Mr. Keller said yes, it is for planning/designing the landscaping and softscaping. Mr. Berry said we don't know what the fencing will cost yet. Mr. Keller said the fencing for Hoover Road bridge – they based off the S.R. 665 fencing – and the current estimate is \$200, – 235,000.00 to get the decorative fencing. Mr. Berry said his not comfortable moving forward until we know what ODOT is going to do. Mr. Honsey said ODOT has basically said there is no money to change the bridge. There are three options to change the ramps, but the bridge structure would stay the same. He said they are going to be very aggressive in keeping ODOT on task and to view, of all the south outerbelt work, this interchange as the most important. He said the have been very receptive so far, but we will be lucky to get any ODOT funding.

Mr. Grinch said he understands this ordinance to say that we need to replace the fencing and the bridge needs inspected. Mr. Keller said the connections for the proposed fence are different than what is out there, so they have to look at the different load for the heavier fence and ODOT requires an analysis to support the improvement and the anchoring is to ODOT standards. Mr. Bennett asked if there is any change to the bridge structure, could this fence be removed and reused. Mr. Keller said it could be removed and reinstalled.

Mr. Berry said he needs some assurance and validation that nothing will be done to the bridge structure. Mr. Honsey said ODOT was very enthusiastic about the project and said we wouldn't be throwing good money after bad. He said ODOT was the one who suggested the fencing, rather than the flag pole.

8. Ordinance C-31-11 (Appropriate \$40,000.00 from the General Fund for the Current Expense of Additional Information Systems Personnel Costs) was given its first reading. Second reading and public hearing will be held on July 05, 2011.
9. Ordinance C-32-11 (Levy Special Assessments for the purposes of Relocating, Widening, Reconstructing and Improving Haughn Road from its existing location, West to Gateway West Drive) was given its first reading. Second reading and public hearing will be held on July 05, 2011.
10. Ordinance C-33-11 (Reauthorize an Agreement between the City of Grove City and the Board of County Commissioners, Franklin County, Ohio on behalf of the City of Grove City in order to participate in the Franklin County, Ohio Department of Housing and Urban Development Entitlement Program and abide by the covenants of that Program and declare an emergency measure) was given its first reading. Second reading and public hearing will be held on July 05, 2011.
11. Mr. Bennett moved to override the Veto of Ord. C-21-11; seconded by Mr. Berry.

Mayor Stage asked if Mr. Berry if he met with a company who might give a response to the RFP. Mr. Berry said yes. Mayor Stage asked if he knew that the developer would submit a proposal. Mr. Berry said no. Mayor Stage said the veto was two-fold, in that they were very confident they would get proposals from the RFP. The other part is, if we are going to do something of this magnitude, he wanted to do it right and not piecemeal it. He said the big thing is that we have the opportunity to have this as a public/private development and that is their objective. He said in 2010, Council authorized the City Administrator to encourage alternative developments and they have been doing that. He said putting in a temporary park is not the best use of funds and is contrary to trying to do something that is going to bring commerce, parking and green space.

Mr. Berry said on 2/7/11, Mr. Elmer said "in the current economy, it may be best to hold on to the lumberyard site until the market is better; and the green frame improvements should continue with the improvement of dog walks, etc". He said Mr. Vascillica, the appraiser, said "you want to add those uses that will promote civic activity; no project should be supplemented by the city - it should be able to stand on its own two feet; a park is a public interest use and you can't put a value on it". He said no one is arguing that a future developer may come in to the City and feel this is the perfect spot for development. He has never said that wouldn't happen. However, he believes the interest in this parcel is evident by the number of proposals returned and that was one (1). He said there are many people in the community banging the drum for economic development; banging the drum talking to developers and trying to get them attracted to our community. However, at this point in time, he believes it is appropriate to make that parcel look nice. He said if the Administration doesn't need the money to make it look nice, put grass and seed on it, and not have people park on a non-parking lot, then more power to them. He said Council was simply trying to help them have the resources to do this.

Mr. Bennett said in Pizzuti's proposal, they delineated three areas of interest - the least interested being the lumberyard site. They stated the only thing they liked about it was the fact that it was City-owned property. He said someone might take that to mean that there would be heavy incentives given to develop that parcel. He said we have over \$2 million tied up in a little over two acres, and to give away that ground so someone could turn around and give us back green space is not a good business model. He asked if we are meeting the EPA guidelines on water runoff for the area where people are parking, that's not a parking lot. He said he saw marks on the blacktop of leaching and that debris running into the drains. Mr. Keller said if it were an active construction zone there would be requirements for fencing, etc. Mr. Bennett said we have staff that has the capacity to take care of most of what has been asked to be done on the property without having to expend all the monies in the vetoed appropriation. Mr. Bennett said tonight we spent \$24,000.00 on a weekend display, \$47,248.00 & \$15,281.90 on other beautification projects. What they asked for under C-21-11 was to clean up our own act, abide by our own laws and expend up to \$80,000.00, if needed, to do so and turn it over for the use of the public. In

his mind, it would be sinful to allow this to continue to be derelict property.

Mr. Berry asked if Mr. Honsey had the money and resources in the budget to do the improvements on the site. Mr. Honsey said that depends on the definition. He said how much work that is anticipated doing is going to dictate the budget. He said just seeding is more that people think it is. He said it would be hard to stretch from the existing budget the resources to do the property justice, later in the Fall. He said they are doing due diligence on the RFP. We can consider if it is in the public interest to encourage private investment there and, if not, we could get on with other alternatives – with the property under our control.

There being no additional comments, the vote was called.

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	No
Mr. Grinch	No
Ms. Klemack-McGraw	Yes

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

1. Resolution CR-21-11 (Waive the provisions of Section 529.07(b)3 of the Codified Ordinances for the Annual Homecoming Celebration on July 29, 2011 on the Streets of Town Center) was given its reading and public hearing.

Chief Robinette said they have been having meetings with Ms. Conrad and her staff and believe they can have a safe event if Council approves this legislation. Mr. Bennett asked if there were any issues last year. Chief Robinette said not directly related to the Homecoming event.

There being no additional questions or comments, Mr. Grinch moved it be approved; seconded by Ms. Klemack-McGraw.

Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

The Chair recognized Ms. Klemack-McGraw, Chairman of Lands & Zoning, for discussion and voting under said Committee.

1. Ordinance C-23-11 (Amend the Zoning Text for the Pinnacle Club of Grove City as adopted by Ordinance C-126-03) was given its second reading and public hearing.

Mr. Joe Ciminello, petitioner, was present and explained that he would like to subdivide this lot for use to build townhouses. The number of buildings would stay at 22. He said it would provide diversity in product and not harm the value of the estate lots on the golf course. He said the square footage would be a little higher than a single-family home. Mr. Bennett questioned the side yard requirement. Mr. Mike Boso confirmed that the side yard requirements are different for Pinnacle and can go down to 5' on one side.

There being no additional questions or comments, Ms. Klemack-McGraw moved it be approved; seconded by Mr. Grinch.

Ms. Albright	Yes
Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes

2. Ordinance C-34-11 (Approve a Special Use Permit for South-Western City Schools Transportation Facility located at 3427 Southwest Blvd.) was given its first reading. Second reading and public hearing will be held on July 05, 2011.
3. Ordinance C-35-11 (Approve a Special Use Permit for Outdoor Seating for Starbucks located at 2191 Stringtown Road) was given its first reading. Second reading and public hearing will be held on July 05, 2011.
4. Ordinance C-36-11 (Approve the Rezoning of 4419 – 4429 Broadway from SD-4 and PUD-C to C-2) was given its first reading. Second reading and public hearing will be held on August 1, 2011.
5. Resolution CR-22-11 (Approve Amendments to Subarea A3 of the Development Plan for The Pinnacle Club of Grove City located South of White Road as approved by Res. CR-24-04) was given its reading and public hearing and Ms. Klemack-McGraw moved it be approved; seconded by Ms. Albright.

Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes

6. Resolution CR-23-11 (Approve Amendments to the Development Plan for Buckeye Christian Church located at 1528 London-Groveport Road as approved by Res. CR-125-99) was given its reading and public hearing.

Mr. Kevin Wolf, representative, explained that this change would expand their parking lot and accommodate the water retention by an underground storage area. Mr. Bennett asked if this parking gets closer to the residents. Mr. Wolf said no. The landscaping is to screen the headlights and most residents have privacy fences. Mr. Bennett asked why the landscape isn't extended in a certain area. Mr. Mike Boso said the landscaping meets Code. After further review of the plans, it was determined that there would be full perimeter landscaping.

There being no additional questions or comments, Ms. Klemack-McGraw moved it be approved; seconded by Mr. Bennett.

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes

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

1. Ms. Barb Crawford, 4110 Sassafras Ct., said she represents the 13 homes on the Court who are requesting that the curbs and gutters be repaired on their street. She said in the Spring of 2010, she spoke to the Service Director, who said their street was on the list, but there wasn't enough money in the budget to get to them that year. She said she thought they would move up on the list and it would

get done this year, but has been told this is not the case. She said the only thing done to the street, and she is an original owner, was a slurry seal placement. She said the elevation of the Court was compromised when the slurry seal was put down. Water stands at the bottom of driveways within the court and she shared pictures. She said this further causes deterioration of the curbs and gutters. She said they are requesting that the replacement of curbs be placed on Council's agenda and they be given a written commitment that they be fixed in 2012. She said they feel they pay the same millage as other areas in the City and expect the same level of services.

Mr. Berry asked if there was any reason this couldn't be on the next agenda to get funded as part of the Capital improvements for this year. Mr. Honsey said no, if Council wants to fund the improvements. He said this and Stargrass fell just below the line for street improvements for this year. He said they would be talking about street improvements and the age of different subdivision streets, and how street improvements are not running in a predictable line. He said maintenance of our infrastructure is our highest priority. He said if Council wants to put some more money towards, the Administration can invest that money in the infrastructure. Mr. Berry asked Mr. Keller to get a number to Council for the next Council meeting.

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

1. The Mayor submitted the Mayor's Court report and the Income Tax/Account balances. Mr. Berry moved to waive the Rules of Council and accept the partial Mayor's Report; seconded by Ms. Klemack-McGraw.

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes

The Mayor reported on upcoming events. He also clarified that the vote to override the veto requires four (4) positive votes, so the veto stands.

2. Ms. Conrad, Dir. of Parks & Rec., provided Council with a copy of the DRAFT Parks Plan. She said it was written with much public input. It should be used as a resource guide and is a snapshot of where we are today. She said it is a living document that is meant to change as we grow. Much was done by the Park Board and staff. She said the Plan would be submitted to Council for their acceptance on July 5th. She also noted that the Blast-at-Beulah will be held on July 2 and fireworks will go off around 10:00 p.m.
3. Mr. Turner, Finance Director, noted that the Tax Budget was provided to Council on June 26, with their packet. He pointed out that there is a change in the allocation of millage for next year. He said the total property tax would remain the same, but 0.2 mills would be reallocated from the Police Pension Fund to the Debt Service Fund. He said the Police Pension Fund continues to grow and we are bringing in more revenue than we are paying in that fund, yet the Debt Service Fund continues to decrease. He feels this will help balance those two funds. He said the County Auditor's will send us a Resolution to pass in September to accept the rates. Also, the Annual Financial Report for 2010 is out and available for the public.
4. Mr. Chuck Boso, Development Director, announced that they had a meeting with Fifth Third Bank several months ago and they informed the City they may be closing. He said he got a notice at home, as a client, that they would close on Sept 9. There were some indications that they may be using that building as a training facility.

5. President Berry announced that the next meeting of Council would be Tuesday, July 5, in observance of Independence Day.
6. After additional comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 9:00 p.m.



Tami K. Kelly, MMC
Clerk of Council



Ted A. Berry
President