CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

June 17, 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* *Ted Berry*

1. Ms. Houk moved to excuse Mr. Davis; seconded by Mr. Schottke.

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

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

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

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

Mr. Schottke moved to add an Executive session to the end of the agenda; seconded by Ms. Houk.

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

4. President Robinette recognized Mayor Stage who presented a Proclamation to Don Atkinson, DL Atkinson Cabinet Company, in recognition of his retirement and serving the community for 30+ years.

The Chair recognized Mr. Schottke, in the absence of Mr. Davis, Chairman of Safety, for discussion and voting under said Committee.

1. Ordinance C-30-19 (Amend Section 1301.04 of the Codified Ordinances of the City of Grove City titled Model Codes Adopted and declare an emergency) was given its first reading. Second reading and public hearing will be held on 7/1/19.

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

1. Resolution CR-26-19 (Waive the provisions of Section 903.05(a & c) of the Codified Ordinances for the Annual Alumni Softball Tournament on July 27 & 28, 2019 at Fryer Park) was given its reading and public hearing.

It was explained that this is the same request and area as in years past. The Rotary Club will be the organization involved again this year.

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

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

1. Ordinance C-26-19 (Providing for the Issuance and Sale of Bonds in the maximum principal amount of $5,900,000.00 for the purpose of paying the costs of Refunding Bonds previously issues by the City for the purpose of widening, reconstructing, and improving State Route 665 between North Meadows Drive and Hoover Road, including the intersections therewith, with related signage and striping, leisure path, drainage, utility relocation, and site improvements, paying engineering, design and legal expenses related thereto) was given its second reading and public hearing.

Mr. Turner explained that this will allow for the issuance of Bonds to refund the 2009 Bonds, which carry a yield of 4.0 - 5.25%. He said we will issue new Bonds with a yield of 1.5 - 3%. This results in over a net, $1 million in savings.

Mayor Stage stated that this particular refinance and being able to capitalize on the cash is a home run in being able to continue the improvements and save money in interest.

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

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

2. Ordinance C-27-19 (Providing for the Issuance and Sale of Bonds in the maximum principal amount of $3,200,000.00 for the purpose of paying the costs of improving the City's roadway infrastructure system by constructing and improving Seeds Road, South Meadows Drive and Enterprise Parkway between certain termini, including but not limited to widening, excavating, grading and paving, installing storm sewer, sanitary sewer and water improvements, street lighting, conduit, curbs and gutters, sidewalks, trails connections, signage, landscaping, and erosion control, together with all related and necessary appurtenances thereto) was given its second reading and public hearing.

Ms. Houk explained that this will free up some funds and save on interest, while making improvements to Seeds Road.

Mr. Turner, Dir. of Finance, said this Bond will be paid for with TIF funds.

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

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

3. Ordinance C-28-19 (Providing for the Issuance and Sale of Bonds in the maximum principal amount of $5,000,000.00 for the purpose of paying the costs of various public infrastructure improvements necessary to facilitate the redevelopment of the former Beulah Park Racetrack site including, but not limited to, site preparation, paving, installing storm sewer, sanitary sewer and water improvements, street lighting, curbs and gutters, sidewalks, bike paths, signage, landscaping and park improvements, together with all related and necessary appurtenances thereto) was given its second reading and public hearing.

Mr. Turner said this is the money that was discussed at great length during the Development Agreement approval. He said it will go to pay for public improvements with the Beulah Park Subdivision plan.

Mayor Stage noted that the original request from the Developer was for $15 million. He said through negotiations, everyone is now comfortable with the $5 million.

Ms. Houk asked Mr. Turner to explain how this affects our debt limitation and bond rating. Mr. Turner said the Charter states that we can only issue debt that can be supported by levying 4 mills. He said are well within our debt limitations. In addition, there are other ways we can issue debt. He said that the debt limit calculation comes into play every time there is a Bond request. However, the rating agencies take into consideration the fact that there is a funding source for the debt. As for our Bond Rating, we have an AA1 rating now, which is very high. Ms. Houk pointed out that while these are General Obligation Bonds that are not tied to a specific revenue stream, we do have the TIF's in order to generate the money needed to pay for the Bonds. Mayor Stage stated that our cash position also comes into play when determining the bond rating. Mr. Robinette asked what it means when the bond rating drops. Mr. Turner said the rating may be evaluated by Moody's. It may change, but depending on who we would do business with, it may not affect the interest rate offered.

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

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

4. Ordinance C-29-19 (Declaring the Improvements to Certain Parcels of Real Property in the City to be a Public Purpose and Exempt from Taxation pursuant to ORC 5709.40(B); Providing for the Collection and Deposit of Service Payments in lieu of taxes and specifying the purposes for which those service payments may be expended; Requiring the Distribution of the applicable portion of those Service Payments to the South-Western School District; and Establishing a Tax Increment Equivalent Fund for the deposit of the remainder of those service payments) was given its second reading and public hearing.

Mr. Smith, Dir. of Law, explained that this ordinance is unique, in that it needs to have a public hearing and sit for 30 days before action is taken. Notice was provided to all parties required by law that tonight will be the public hearing. After all parties wishing to speak have been heard, this ordinance needs to be postponed until August 5.

Mr. Robinette said there was some discussion at the last meeting on this ordinance & asked Mr. Boso to provide an update. Mr. Boso, City Admin., stated that the Township Administrator spoke in terms of cost of service to certain developments. He said since that time, they have been in negotiations with the Township. He noted that when this project is built out totally, the runs for service will go from 6 runs (currently) to 7 runs. He said the City has to put monies into infrastructure and the Township doesn't need to be made "whole", but would like some concessions for medical equipment monies. He said this is a partnership and believes they will come to an agreement.

Ms. Houk moved it be postponed to 8/5/19; seconded by Mr. Robinette.

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

5. 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 first reading. Second reading and public hearing will be held on July 15, 2019.

6. Resolution CR-27-19 (Finding that the Creation of the Beulah Park New Community Authority, A New Community Authority pursuant to Chapter 349 of the Ohio Revised Code, will be conducive to the Public Health, Safety, Convenience and Welfare and is intended to result in the development of a New Community; Declaring the Authority to be Organized and a Body Politic and Corporate; Defining the Boundary of the Authority's New Community District; Providing the method of selecting that Authority's Board Of Trustees; Appointing Four Members to that Board; Fixing the Surety for those Trustees' Bonds; Prohibiting the Dissolution of the Authority without consent; Prohibiting Amendment of the Authority's Organizational Documents without consent; and Authorizing any other related authorizations and actions) was given its reading and public hearing.

Mr. Chris Connelly, Attorney for Developer, was present to answer any questions. He said this is the second step in the process to create the Beulah Park New Community Authority.

Mr. Roger Watson asked what the purpose of this Authority is. Mr. Smith explained that this Authority allows the developer to impose charges, in lieu of taxes, to help pay for the debt of the project.

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

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

Ms. Houk explained that as required within this New Community Authority, Council needs to appoint four (4) members to the initial Board of Trustees.

Ms. Houk stated that Council has a list of interested persons. She then moved to appoint Scott Perry – one year term, Steve VonJasinski – one year term, Mr. Ron Fomby – two year term, and as the representative of the local government – Mr. Ted Berry – two year term; seconded by Mr. Schottke.

Ms. Houk	Yes
Mr. Robinette	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.

1. Mr. Schottke noted that a Liquor Permit for BB Nail Salon and Cocktail LLC has been received. It was noted that the Administration had no concerns. Council had no objection to this by unanimous consent.

2. Mr. Roger Watson, resident, said he has a concern over the planting of new trees in Breck Park. Ms. Fitzpatrick said the Urban Forester and Park Maintenance Supervisor discussed species and placement of the new trees. She said she would be happy to take the information and get back with Mr. Watson.

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

1. Mayor Stage reported on the weekend events and the upcoming events in the next few weeks.

   He then reported on the Tax Budget that was presented to Council tonight. He said this is the 31st consecutive year for not increasing the inside millage. President Robinette said Council must vote on that Tax Budget on July 1.

2. Ms. Houk said she would like to have a working session in July to discuss Capital Improvements so there is ample time to provide input before the Annual Appropriation Ordinance is completed.

3. President Robinette moved to go into Executive Session under Ohio Revised Code Section 121.22 (G)(3) for conferences with the City Law Director concerning disputes involving the public body that are the subject of pending or imminent court action; seconded by Ms. Houk.

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

4. President Robinette moved to come out of Executive Session and return to the regular meeting; seconded by Mr. Schottke.

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

5. A motion to adjourn was approved by unanimous consent.

Council adjourned at 8:20 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Steven Robinette

Steve Robinette
Chair

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

June 17, 2019

Council met at 6:05 p.m. in the Council Caucus Room, City Hall, 4035 Broadway.

Council Members reviewed the Goals and Objectives list from their special goal setting session earlier in the year. Discussion took place on each items progress.

Council Members reviewed the Agenda items.

Mr. Turner, Dir. of Finance, passed out the Tax Budget.

Council retired to the Chambers to begin the Regular meeting.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Steven R. Robinette

Steven R. Robinette
Chair