

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

June 3, 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. Schottke 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.
3. President Robinette recognized Mayor Stage who presented a Proclamation to the Staff of the Speedway Station who were instrumental in a stabbing incident at their location and subdued the culprit. The Chief of Police was present to speak about the case.

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

1. Ordinance C-23-19 (Authorize a Development Agreement and an Infrastructure Agreement with Townsend Construction Company concerning the Redevelopment of approximately 212 acres of Real Property located in the City) was given its second reading and public hearing.

Mr. Schottke provided a synopsis of the different development areas and the components of the Agreement.

Mr. Greg Daniels, attorney for petitioner, was present to answer any questions and provided an understanding about the Ordinance. He said this is a big project and it has taken a number of years to complete this Agreement. He shared a slideshow presentation to provide information about the Beulah Park development and the Agreement. He said there are a number of public financial tools being used in order to pull off this type of development. There is a Community Reinvestment Area – providing a 15 year abatement on the NEW taxes for new buildings; a request for a New Community Authority – providing for the imposition of community charges to future property owners; and a Tax Increment Financing district. He said it takes \$19 million just to make this property developable. He explained all the Bonds and other ways to finance this project. He shared some of the off-site improvements that the developer will assist with and this Agreement will address. He said the first phase of the project will pay the City back for all their debt on the project. The rest of the phases will repay the developer.

Mr. Schottke pointed out a potential for a new school site, which would be important to the community. The school district had purchased land near Bolton Field, which would be located in the City of Columbus, leading to a major reorganization of students. This new site would allow Brookpark Middle School to be a walkable school and will keep the school within the City of Grove City and a part of our community. Mayor Stage stated that we have agreements from current property owners, meaning that this site would be available for the schools. He said that we would need to have a Memorandum of Understanding between the City of Grove City and South Western City Schools and ensure the site is acceptable environmentally. Mr. Robinette asked about a mechanism for the City to be paid back for the school site, through excess funds. Mr. Daniels said it would be through the excess TIFF paid for out of the project. Mr. Boso, City Admin., added that if Brookpark Middle School moved out of the City of Grove City, the City would lose approximately \$90,000.00 a year in income tax.

Mr. Francis Pompy, Pinnacle resident, thanked Mayor Stage and Council for creating such a livable city. He stated that the proposed development of Beulah Park would greatly benefit both current and future residents, as well as business owners. He has experienced the benefits of mixed developments in cities such as Nashville and Columbus and shared the connection between a walkable environment and the economic viability of a city. He voiced support for this ordinance and the project overall.

Mr. Shane Farnsworth, Jackson Township Admin., shared his views about the importance of Beulah Park's development. He brought up how this new development would create new demand for the Fire Department. He wants to ensure that the new revenue coming in goes to pay off the bonds. He wants to ensure that our first responders have the equipment needed to protect this area of the community. Mr. Schottke asked if he is requesting an additional assessment for the properties within the Beulah area. Mr. Farnsworth said yes, and that it is similar to a Homeowners Association in that you are paying your property taxes in addition to another fee. Mr. Schottke agreed that this development will see a lot more emergency runs, with the addition of the senior facilities. Mr. Daniels answered questions regarding how this funding would occur. He said this Agreement has flexibility after the initial Bonds are paid off to address the Township's concern. Mayor Stage said this is a much bigger picture and they are willing to talk about this with the Township. Mr. Daniels said there is already an extra \$8 mills built into these for property owners above the regular taxes that they will also pay. Mr. Kelly, developer, commented that they are excited and committed to this project, but they have already endured increased costs for this project.

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

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

2. Ordinance C-24-19 (Authorize the City Administrator to enter into an Agreement for the Construction and Maintenance of a New Railroad Crossing with the Indiana & Ohio Railway Company) was given its second reading and public hearing.

Mr. Keller, EMN&T, was present to discuss the opening of this new crossing. He said this is the next step in the project. The railroad will be responsible for most of the maintenance. The City is only responsible for the pavement within the railroad right-of-way. The next step would be to establish this crossing through the Court of Common Pleas and ultimately through PUCO.

Mr. Robinette asked how this new crossing will look and how it will go into the new road. Mr. Keller stated that with the Columbus Street Extension, the railroad will be elevated and graded out within the right-of-way with a bike path on one side and a sidewalk on the other.

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

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

3. Ordinance C-25-19 (Authorize the City Administrator to enter into an Agreement Granting a Temporary Easement with Mark and Colleen Haughn) was given its second reading and public hearing.

Mr. Steven Smith, Dir. of Law, explained that the City had been working with the Haughn's to allow a local business to have access for their deliveries. Mr. Haughn's attorney will be out for surgery, so there was a request for postponement of this Ordinance to the August 5th meeting.

There being no additional questions or comments, Mr. Davis moved it be postponed to August 5, 2019; seconded by Mr. Schottke.

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

4. Resolution CR-24-19 (Make certain findings required under ORC Chapter 349 and Setting a Date for the required Public Hearings to Establish a New Community Authority) was given its reading and public hearing.

Mr. Smith, Dir. of Law, explained they have to submit an application and that this piece of legislation is just to show that they met all requirements under the Ohio Revised Code. This Public Hearing will occur June 17th at 7:00 pm at City Hall.

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

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

5. Resolution CR-25-19 (Set forth, as required by Section 709.031 of the Ohio Revised Code the Municipal Services that can be furnished to 0.905 acres located North of Big Run Road and East of Demorest Road in Jackson Township upon its Annexation to the City) was given its reading and public hearing.

Ms. Kacie Waugh, attorney for petitioner, was present to answer any questions.

There being no additional questions or comments, 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

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

1. Ordinance C-21-19 (Amend Section 139.05 of the Codified Ordinances of the City of Grove City titled Bidding Purchases and Procedures) was given its second reading and public hearing.

Mr. Davis stated that we have several professional contracts within the City. This would provide a more structured process that would require those contracts to be bid out every four years. This would make us more competitive and more transparent. He said it would also give preference to Grove City businesses.

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

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

2. 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 first reading. Second reading and public hearing will be held on June 17, 2019.
3. 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 first reading. Second reading and public hearing will be held on June 17, 2019.
4. 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 first reading. Second reading and public hearing will be held on June 17, 2019.

5. 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) first reading. Second reading and public hearing will be held on June 17, 2019.

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

1. Mr. Smith, Dir. of Law, said that normally there is a piece of legislation associated with a public hearing. However, for the Brown's Farm TIF, notice has been given according to Statute to hold a public hearing tonight. He said legislation will come later for Council to consider. He then opened the floor for a public hearing on the creation of a Tax Increment Financing Incentive District and the exemption from real property taxation of the increase in the assessed value in the Incentive District. This Incentive District will be located on the property known as Brown's Farm generally located Southeast of the Orders Road and Haughn Road intersection as part of the proposed Wilcox Communities Project. He announced that the ordinance establishing this TIF incentive district will be heard for a first reading on 6/17/19 and a second reading on 7/15/19. He stated that all required statutory notices were sent out on May 2, 2019 so that all interested parties were given a minimum 30 days advance notice of today's public hearing. He asked if anyone wished to speak at this time. There being no one wishing to speak, the floor was closed.
2. Mr. Smith submitted a liquor permit for K-Mart. He indicated that the administration had no objection to this permit. Council also had no objection to this permit.
3. Mr. Richard Rutherford, resident, voiced support for Beulah Park. He said there was some discussion about the Fire Levy's and financing. He said there should be thought given on how to provide for the fire service in that area. As for the TIF's, he said he used to live in areas with a TIF and there was also association fees. He said you need to be careful of adding to those fees and transferring costs to the property owners. He said it will affect the sale of homes.
4. Ms. Ann Addy, resident, asked about the widening of State Route 62 with an additional light. She asked how she could get additional information. Council referred her to Ms. Cindi Fitzpatrick, Dir. of Service.

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

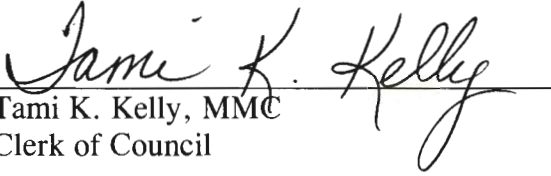
1. Mayor Stage submitted the Mayor's Court report, which Mr. Robinette moved to accept; seconded by Mr. Schottke.

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

Mayor Stage then reported on Memorial Day events and other events from last week. He also announced upcoming events.

2. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:55 p.m.


Tami K. Kelly, MMC
Clerk of Council


Steve Robinette
Chair

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

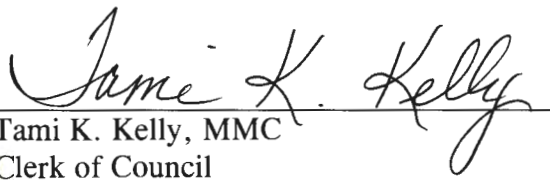
June 03, 2018

Council met at 6:00 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.

Council retired to the Chambers to begin the Regular meeting.


Tami K. Kelly, MMC
Clerk of Council


Steven R. Robinette
Chair