CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

May 17, 2021 Regular Meeting

Council reviewed the agenda in Caucus at 6:30 p.m. and 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:

Aaron Schlabach Christine Houk Randy Holt Ted Berry

1. Mr. Schlabach moved it excuse Mr. Schottke; seconded by Mr. Berry.

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

2. Mr. Schlabach moved to dispense with the reading of the minutes from the previous regular meeting and approve as written; seconded by Mr. Berry.

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

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

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

1. Ordinance C-13-21 (Approve a Special Use Permit for a Car Wash for Moo Moo Express Car Wash located at 2607 London-Groveport Road) was given its second reading and public hearing.

   Mr. Jeff Gilger, representing Moo Moo Car Wash, explained that this was postponed two (2) weeks ago for the purpose of pulling together documentation that would solidify their commitment to their submitted traffic plan. They received a Draft on Friday and asked that they be postponed again so they can finalize that draft and have Mr. Schottke present.

   Mr. Berry asked for an explanation of the Agreement. Mr. Smith, Dir. of Law, explained that this Agreement lays out the step-by-step responsibilities of the applicant to follow the Traffic Plan and what would not be permitted. It also clarifies how the City will respond to any violations and how long they have to remedy that violation. Mr. Berry asked if an infraction happens and Moo Moo corrects it, then it happens again in a few months, what happens. Mr. Smith said they would send a notice for each violation, but there will come a point when the City feels this is not working. This would resort to a request to revoke the Special Use Permit. Mr. Berry said he appreciates all the work by both parties to come up with a solution, but it only takes one time for the traffic to back up on S.R. 665 for this to be a safety concern. He asked who would be liable. Mr. Smith stated that based on the Agreement, Moo Moo Car Wash could be held liable, not the city. Mr. Berry asked if Mr. Gilger if he believes he can adhere to the Agreement and staff this unit properly. Mr. Gilger said it is their intent to comply with the spirit of the Agreement and to never allow traffic to back up.

Ms. Houk asked how many times we have gone through this exercise for a Special Use Permit and drawn up such an agreement. Mr. Smith stated that drafting an agreement like this is unique. He has never done so in his tenure. However, we have placed stipulations on Special Use Permits and this is an extra step that we normally do not do. Ms. Houk said that this agreement tries to put guidelines in place versus human nature. She said if you drive up and see a sign that says "full", that driver will, most likely, not drive away. She said this type of restriction puts a demand on staff to police. It is a whole lot of effort to create the illusion that we are controlling an environment that we cannot control.

Mr. Holt said this plan allows for a stacking of 50 vehicles. He asked if there was a place to get out, once you are in line. Mr. Gilger said they have included two "bail-out" areas – once before the pay station and one at the car wash. He also noted that they are willing to hire off-duty police for those day that cause them problems.

Mr. Berry moved to amend Stipulation 1 in Section 1 to read: *The Traffic Plan submitted by the applicant on 4/26/21 and the Agreement prepared by the Law Director are hereby made a part hereof and shall be enforced at all times or the Special Use permit shall be null and void*; seconded by Mr. Schlabach.

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

* Mr. Schottke arrived at 7:26 p.m., due to technical difficulties in traveling.

Ms. Houk reiterated her comments from April 5, 2021. She thanked the representatives from Moo Moo to try to address Council's comments from that evening. She said she feels her comments are still valid – this use has an adverse impact on the adjacent properties; a car wash is significantly different than the permitted uses on the site, due to the transaction time and level of noise; the traffic impact on public rights-of-way; the decision should be tied to the details of the Special Use Permit.

Mr. Smith, Dir. of Law, indicated that when a Council Member enters a meeting after the title is called, generally that member will abstain from the vote unless the applicant and the member is comfortable with voting. Mr. Gilger said they were comfortable with Mr. Schottke voting on this item.

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

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

2. Ordinance C-23-21 (Accept the Plat of The Cottages at Brown's Farm, Section 2 located South of Orders and East of Haughn Roads) was given its first reading. Second reading and public hearing will be held on 06/07/21.

3. Ordinance C-24-21 (Approve the Use of a Tattoo Parlor for Tattoo 62 located at 3540 Broadway) was given its first reading. Second reading and public hearing will be held on 06/21/21.

4. Ordinance C-25-21 Approve the Use for a Cell Tower for Verizon Wireless located at 4500 Big Run Road (Central Crossing High School Football Field) was given its first reading. Second reading and public hearing will be held on 06/21/21.

5. Ordinance C-26-21 Approve the Rezoning of 2102 Edwards Rd. from C-1 (Service Commercial) to SF-2 (Single-Family Residential) was given its first reading. Second reading and public hearing will be held on 06/21/21.

6. Resolution CR-14-21 (Approve a Development Plan for Moo Moo Express Car Wash located at 2607 London-Groveport Road) was given its reading and public hearing and Mr. Berry moved it be approved; seconded by Mr. Holt.

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

7. Resolution CR-24-21 (Approve a Certificate of Appropriateness for the construction of an Addition to 3173 Columbus Street in the Historical Preservation Area) was given its reading and public hearing.

   Mr. Rauch, Dir. of Development, provided an overview of the addition, which will match the existing exterior in color and design.

   Mr. Matthew Headington, applicant, was present to answer any questions.

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

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

8. Resolution CR-25-21 (Approve the Development Plan for 1804 Properties located West of Hoover Road and North of Quail Creek Blvd.) was given its reading and public hearing.

   Mr. Rauch explained that this is for a one-story medical building, housing three tenants. It is part of the overall Bluegrass development.

   Mr. Kurt Lape, representing applicant, explained that they tried to design the building to be compatible with the rest of the Bluegrass development.

   Mr. Berry noted that his vote tonight goes along with his vote for the overall development.

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

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

9. Resolution CR-26-21 (Approve the Preliminary Development Plan for a Huggett/Pulte subdivision located North of S.R. 665 and East of S.R. 104) was given its reading.

Mr. Thomas Hart, representing Huggett/Pulte, stated that they had requested a postponement and it would probably make sense to continue, even though there is a full Council now. He explained that there is a very unique opportunity to preserve a natural stream area on the site and open it to the public with a bike path. He said they are aware of the traffic situation in the area and have started a Traffic Study.

Ms. Houk moved it be postponed to 6/7/21; seconded by Mr. Berry.

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

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

1. Ordinance C-21-21 (Amend Section 1305.17 of the Codified Ordinances titled Building Division Fee Schedule) was given its second reading and public hearing.

Mr. Schlabach explained that there would be no negative impact on the City's finances with this change.

Mr. Schlabach moved that Section 2 be amended to read: This ordinance shall go into effect on 08/01/2021; seconded by Mr. Berry.

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

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

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

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

1. Resolution CR-27-21 (Authorize the Purchase of Competitive Retail Electric Service from the Lowest Responsible Bid submitted to META Solutions) was given its reading and public hearing.

Mr. Boso, City Administrator, explained that META Solutions is a council of regional governments with approximately 170 members. An RFP will be taken by the Consultant to advertise for electric for a three (3) year period. We have been a member since 2014. He said this is the first step to aggregation for city use of electricity.

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

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

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

1. Ordinance C-22-21 (Providing for the Issuance and Sale of Notes in the maximum Principal Amount of $9,000,000.00, in anticipation of the Issuance of Bonds, for the purpose of paying the Costs of Improving the City's park and recreational facilities by constructing the Beulah Community Park to include, among other improvements, an Amphitheater, various Utility, Roadway and Pedestrian Related Improvements, Fitness Areas together with related equipment, a Splash Pad, various Structures, Landscaping, Street Lighting, Signage and Parking, together with all other Necessary Appurtenances Thereto) was given its second reading and public hearing.

Mr. Holt stated that Council approved the Master Plan for this park on March 15, 2021 and this is now the financing for it. He shared some information outlining the park amenities; how much; how will it get paid; where will the money go; how is it financed. He said a stress test has also been conducted on the City's finances.

Ms. Kelly, Clerk of Council, read a comment from Ms. Theresa Jester asking when and where was this information published. Mr. Holt and Ms. Kelly explained that these pages were posted on the City's website as part of the Agenda since May 3. Ms. Kelly also shared with Ms. Jester that this information was part of the City's E-Newsletter, multiple times on social media outlets and on Nextdoor.

Mr. Elijah Smurthwaite, resident, stated in the last few days he has heard concerns about all the money going into the Beulah subdivision and a concern that focus will be lost on the Town Center Park. He said the amenities going into Beulah would fit well in the Town Center Park. He asked if there was a cost analysis study done to compare items going into the Town Center rather than the Beulah Park. *Mr. Berry* stated that a resolution was passed recently to identify the spaces to be used for the Beulah Park. They also agreed to have public meetings this summer for the Town Center Park to receive public input. He said the Town Center Park is in no way taking a back seat to any park. It is just as far along in the process as Beulah. He said the same thing will be done for the Pinnacle Park. He said this is not an either/or project. He said we just have to go through the process to know what people like and want; agree on a plan; and find the funding source.

Mayor Stage said Mr. Berry is correct. They are working on three (3) major projects dealing with open space, as part of the Park Master Plan. He said we set immediate and long term priorities. We have been discussing Beulah since the racetrack closed. He said they did a survey on the Town

Center and it showed that priorities as: 1. More restaurants; 2. More parking; 3. Open space. He said Beulah Park is open to all residents. He said there has been a lot of work done for this park and when Mr. Holt came up with this funding idea, a stress test was done on the finances to make sure we can afford a $9 million issue.

Mr. Greg Smurthwaite, references a portion of Resolution CR-11-21, which says "there is a need for public input on the Town Center Park, post pandemic". He feels this ordinance should be postponed until that input is received. He said no one he has spoken to was aware of this ordinance and the public needs educated before moving forward. He said two years ago he brought in 800 signatures supporting a Town Center park. He said things were moving forward and he understands that Ms. Conrad, Dir. of P&R, has money to add benches to the site. He said his friends don't want this Bond until the Town Center Park is discussed and they also feel it is too much debt. He said Beulah Park was to be a Central Park with a community center and that was discussed two years ago.

Mr. Mark Norbut, Sunny Creek Ct., agreed with the Smurthwaite's comments. He believes the amphitheater should be in the Town Center, as people from the East will not want to drive all the way over to Beulah. He also feels there should be more public input and requested a postponement.

Ms. Kelly read Ms. Theresa Jester's comment that this issues requires more input from the citizens and time to digest this huge expense.

Ms. Houk commented that she posted this issue on social media last week. She said her concern for financing this park with debt is tied to taking on additional debt for this one project. She said we have a good deal of debt tied up with Beulah and the infrastructure around the site. It has nothing to do with the Park and what it will be, she doesn't believe it should be financed with debt. She is not in favor of taking on any more debt for this project. She said she feels Council should know the resident's priorities. She said we have a storm water study in process and is shocked that we are going to take on debt for this park before getting the results of this study. She read Section 17 of the ordinance referencing that formal action was taken in open meetings and all deliberations of this Council resulting in these formal actions were in meetings open to the public. She said each member should be asking themselves if any of them could vote yes, when she heard through the grapevine about discussions between Council Members and Administration about the concept of financing this park through debt. She said she doesn't know how, when all members were not included in the discussion and had all the same information, could vote on this item. She moved to postpone this until there can be a meeting that includes the public in the discussion. She said it is their money being played with and we own them that much.

Ms. Houk moved to table this item indefinitely; seconded by Mr. Schlabach.

Mr. Schottke commented that the City made a commitment over four years ago to put in a finished park, as part of the development. He believes the time is now to finance this project. It is the final commitment for this project.

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

Mr. Berry said we spend millions of dollars on infrastructure for the urban sprawl. He said it is time the city put green/park/bike connection/park efforts first. He said there is a commitment to the Town Center Park and doesn't see any reason why there can't be two stages for entertainment. He said the

City bonds millions for concrete and it is finally time to bond for parks. Parks & green space enhance the quality of life for the citizens.

Mr. Schlabach stated that he remembers all the discussion on this issue and loves the design of Beulah Park. However, when you take out a massive loan on something, you are saying that this is of utmost importance. He said this may lower our credit score and make it more difficult to bond anything else that may be of public safety in the future. He said bonding something that isn't of public necessity of safety is a disservice to our citizens and a mishandling of our finances. The majority of conversations he has had are opposed to building this today. He said there is nothing wrong with building a park slowly and carefully over time, when the needs is there.

Ms. Houk pointed out that the Auditor of State, in their financial health indicators for 2019, gave us glowing ratings except for two areas: a cautionary rating for Condition of Capital Assets for accumulated depreciation vs depreciable assets; and debt service expenditures to total revenue has a critical outlook. She said all indicators are positive and this conversation is not about if this is a project we can afford. She said it is a project we can afford over time and we have a responsibility to be good stewards of the dollars. If we are issuing debt, it should be for infrastructure. She said this park should be achieved, but why not do it the right way and not take on this additional debt.

Mayor Stage commented that Ms. Houk brings up some excellent points and this is the reason for the stress test of our financials. He said if we find out in two years that we don't need to spend $9 million or we want to spread it out as to how we want to distribute the monies, we have the flexibility to do so. He said we are not spending $9 million overnight. It will be used in a way to leverage the project and protect the City's financial well-being.

Mr. Francis Pompey, Pres. of G.C. Realtor's Assoc., expressed support for this ordinance. He said the realtors locally and across the County are so excited about the Beulah project and expanding the positive efforts started with the Pinnacle project. He said this is a premier urbanism community and not another development in Central Ohio that offers the park, the walkability to downtown, etc. He said he just wanted Council to know of the people who are extremely excited about this project and what it can continue to do for the vibrancy and longevity of Grove City by connecting a live park to the downtown area. He hopes they will move this forward.

Ms. Kelly read a statement from Ms. Jester stating that no one is against a park, she is just concerned about the cost and how it will be paid for.

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

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

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 shared the following Proclamations that were issued: National Nursing Week; National Hospital Week; National Vaping Awareness Week; National Public Works Week. He

reported on the Mayor's Cup, which had 32 teams and 19 on a wait list. He said they may have another outing for those 19 teams.

2. Mr. Smith, Dir. of Law, reported that he sent Council Members a timeline on the Electric Aggregation, as requested at the last meeting.

3. Ms. Fitzpatrick, Dir. of Service, announced that there will be a meeting for the Demorest Road Improvements on May 27, at 6:30 p.m. It will be held via Webex and it is posted on the City's calendar for anyone wanting to register.

4. President Houk announced that Council would be returning to in-person meetings as of June 7. She asked everyone to watch the social media outlets for protocols to follow as we return to this platform, following the pandemic.

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

Adjourn at 8:58 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Christine Houk
Chair