CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

March 21, 2022 Regular Meeting

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

Roll was called and the following members were present:

Roby Schottke *Mark Sigrist* *Ted Berry* *Randy Holt* *Christine Houk*

1. Mr. Berry moved to approve the Minutes of 2/21, 2/27 and 3/7 and approve as written; seconded by Mr. Schottke.

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

2. Mr. Berry recognized Mayor Stage for a presentation. Mayor Stage recognized Officer John Darnell on his retirement with a Proclamation.

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

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

1. Ordinance C-18-22 (Accept the Plat of Meadow Grove Estates, Section 9, located east of Buckeye Parkway and North of Silverlawn Dr.) was given its first reading. Second reading and public hearing will be held on April 04, 2022.

2. Ordinance C-19-22 (Accept the Plat of Farmstead, Subarea H, Phase 3, located west of S.R. 104) was given its first reading. Second reading and public hearing will be held on April 04, 2022.

3. Resolution CR-11-22 (Approve Amendments to the Development Plan for Chick-fil-A located at 1696 Stringtown Rd., as approved by Res. CR-74-04) was given its reading and public hearing.

Mr. Rauch, Dir. of Dev., explained that this is a result of a violation letter from the City. Chick-fil-A has been operating their drive-thru outside of what was approved. He said this is to modify their operation to match their changing needs by creating a second drive-thru lane. He said there will still be employees directing the window during peak periods. Mr. Schottke asked about the traffic that backs up off site. Mr. Rauch said by wrapping traffic around the building twice, they hope to alleviate the back up traffic on the private drive.

Mr. Valley, representing petitioner, was present to answer any questions.

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

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

4. Resolution CR-12-22 (Approve the Development Plan for Beautiful Savior Evangelical Lutheran Church Additions located at 2213 White Road) was given its reading and public hearing.

Mr. Thomas Heukathorn, President of Church, accepted the stipulations and explained the expansion of the complex, pastor offices, three school rooms, the playground area, etc.

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

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

5. Resolution CR-13-22 (Approve the Development Plan for Tosoh SMD Press Building Addition located at 3600 Gantz Road) was given its reading and public hearing.

Mr. Rauch, Dir. of Dev., provided an overview of the expansion and shared that the height of the structure is 62' high. This is above Code, but is needed for the presses inside. He said it sets far back from the road and this height was agreeable to staff and Planning Commission. Mr. Schottke asked if a variance would be needed and Mr. Rauch said yes.

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

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

6. Resolution CR-14-22 (Approve an Amendment to the Development Plan for The Village at Scioto Meadows located north of Scioto Meadows Blvd., as approved by Res. CR-22-99) was given its reading and at the request of the petitioner's agent, Mr. Schottke moved it be postponed to 4/18/22; seconded by Ms. Houk.

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

7. Resolution CR-15-22 (Approve the Preliminary Development Plan for Sharp Home located at 3530 Sunshine Park Place) was given its reading and public hearing.

Mr. Rauch explained that this is in the older area of town and on two (2) small lots. He said the R-2 zoning classification requires many variances to allow for this new home, so a PUD-R zoning is being requested to gain some more flexibility. He said this design does not meet the context or character of the area. He said this is a preliminary plan and discussions will continue through the process, but Staff didn't feel comfortable supporting the proposed structure – nor did Planning Commission. *Mr. Schottke* said the Planning Commission minutes mentioned two units and asked Mr. Rauch to explain. Mr. Rauch said there is a first floor with a garage and some living space and a second floor unit for living space. The applicant's submittal eluded to the possibility of having two units in the future. He said the overall context and making it fit with the surrounding homes is what was at issue.

Mr. William Sharp, petitioner, noted that he submitted a revised drawing after Planning Commission to try to address the comments. He said fitting into the neighborhood is kind of laughable due to the surrounding church, warehouse, multiplex and homes. He said this home faces Sunshine Place, not Franklin St. He said this design is a modern farmhouse. He said he would like to have space for his aging parents to stay and he wants to live up high. *Mr. Schottke* asked if there was any intention of making this a duplex. It is only to have a place for his parents. Mr. Sharp said that was correct, he doesn't want a duplex. He only wants a place for his foster parents.

Mr. Schottke asked if this should be postponed, due to a revised drawing. Mr. Rauch said this is really just a preliminary sketch. It will proceed through the process, even with a denial. There are a number of ways Council can handle this. Mr. Schottke said since it is preliminary, we can work through things with Mr. Sharp before the development plan, and there will be zoning text as well.

Ms. Houk said she loves seeing these kind of projects in these older neighborhoods, as they raise the bar for the area. There is also the need to expand our perception of how households operate today and allowing space for elderly family members.

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

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

8. Resolution CR-16-22 (Approve the application for the placement of certain farmland in an Agricultural District owned by the Virgil H. Sidner Trust and the Elizabeth Ann Sidner Trust) was given its reading and public hearing.

Mr. Smith, Dir. of Law, explained that this is unique to Grove City. He said this is really all for tax purposes. He said the Ohio Revised Code requires the City's approval since this property is going through annexation. He said it does not affect the City or impact the annexation in any way.

Mr. John Jolley, attorney for petitioner, explained that this is a renewal application and is usually handled completely by the Franklin County Auditor's office. He said because the property is being annexed, it requires an extra layer of approval by City Council. He said it is a parallel to CAUV – reducing the value of the property for tax purposes. This places the property in an Agricultural District, which is an overlay on the property and provides it privileges for preserving it as farmland until it stops being farmed. *Mr. Smith* noted that once farming goes away on the property, the owners will play catch up for three years on the taxes. *Mr. Boso* further explained the taxing process and said it is really there to protect farmers.

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

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

9. Resolution CR-17-22 (Set forth, as required by Sec. 709.031 of the ORC the Municipal Services that can be furnished to 6.2+ acres located at 4745 Big Run Rd. in Jackson Twp. to the City) was given its reading and public hearing.

Mr. Matthew Cull, 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. Holt.

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

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

1. Ordinance C-17-22 (Amend Section 194.18 of the Codified Ordinances of Grove City titled Interest and Penalties) was given its second reading and public hearing.

Mr. Turner, Dir. of Finance, explained that this was submitted as House Bill 519 was going through the House of Representatives, which was attempting to eliminate our right to invoke penalties. That Bill has since changed and provides for a penalty of $25.00. He asked that this ordinance be amended to change the penalty amount from $50.00 to $25.00 to mirror the language in that Bill.

Ms. Houk asked what this will look like in terms of implementation by the Regional Income Tax Agency or is this codifying the policy that will be followed by the Tax Administrator. She said H.B. 519 has not been passed and feels there is a lot of confusion about taxation in the State of Ohio and doesn't want to make it murkier. She said our end goal might be a good one, but doesn't understand why we would not wait to see how this plays out at the Statehouse. She asked for an explanation on timing and implementation.

Mr. Richard Donnelly, Tax Admin., explained that the current penalty structure is too large. He said you want penalties to be a compliance tool, not a revenue stream. He said they want to lower the maximum fee to a reasonable rate of $50.00. However, the State House thinks $25.00 is better. He said the second item was poorly aimed to catch both those who were not aware with those who refused to file year after year. He said giving a one-time pass, will assist with this. He said RITA will cease sending out notices with a penalty for 2021 for non-filing, until they get their programming up to identify first time offenders. He said the cities in Ohio try to prepare everything uniformly, but there are those who get crushed under the current structure. Ms. Houk said she is concerned with those that get a bill and just pay. She asked what happens if the State makes different changes. Mr. Smith stated that we can make our penalties more lenient, just not more stringent, under Home Rule. Mr. Schottke stated that the letter already shows that people can call RITA for assistance.

Mayor Stage said this would have been requested, even without H.B. 519, due to some comments from residents.

Mr. Berry moved that Section 1 be amended as follows: *A*. remove the words "in the case of income tax returns of individuals"; *B*. remove the words "in the case of income tax returns of individuals" and change fifty dollars to twenty-five dollars; and remove *C* in its entirety; seconded by Mr. Schottke.

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

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

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

2. Ordinance C-20-22 (Amend Section 161.15 of the Codified Ordinances titled Discrimination and Harassment Prohibited) was given its first reading. Second reading and public hearing will be held on April 04, 2022.

3. Resolution CR-18-22 (Waive the provisions of Section 529.07(b)3 of the Codified Ordinances for the Wine & Arts Festival on June 17 – 18, 2022 in the Town Center) was given its reading and public hearing.

   Mr. Smith, Dir. of Law, stated that this is a standard item for these events because you cannot walk around with an open container outside the DORA. He said this allows open container in the designated area for the events. And you can now layer it with the DORA – but cannot cross boundaries.

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

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

4. Resolution CR-19-22 (Waive the provisions of Section 529.07(b)3 of the Codified Ordinances for the Tacos & Tequila Festival on July 16, 2022 in the Town Center) was given its reading and public hearing and Mr. Sigrist moved it be approved; seconded by Ms. Houk.

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

5. Resolution CR-20-22 (Waive the provisions of Section 529.07(b)3 of the Codified Ordinances for the Craft Distillers Festival on August 13, 2022 in the Town Center) was given its reading and public hearing and Mr. Sigrist moved it be approved; seconded by Ms. Houk.

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

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

1. Ordinance C-15-22 (Appropriate $80,000.00 from the General Fund for the current expense of roof repairs to the Grove City Welcome Center and Museum) was given its second reading and public hearing.

   Mr. Smith, Dir. of Law, explained that this is the waiver Council granted. Its pays for the lowest and best quote received by the City.

   Mr. Roger Burket stated that the roof repair has already started and said he feels this is the cart before the horse. He said he has experience paying for roofs and feels $80,000.00 is too much. He said someone told him that there would be windows installed too. If that is true, it should say so in the ordinance. He said starting a repair before this is passed sounds illegal to him and was told that this is done all the time.

   Mr. Turner, Dir. of Finance, explained that the Annual Appropriation Ordinance has funds available to pay for this repair and we are following all proper protocols. He said this money is from a grant and must be appropriated in order to reimburse the facilities maintenance fund.

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

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

2. Ordinance C-16-22 (Appropriate $5,000.00 from the General Fund for the current expense of joining Broadband Access Ohio as a sponsoring member) was given its second reading and public hearing and Mr. Holt moved it be approved; seconded by Mr. Schottke.

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

3. Resolution CR-21-22 (Authorize the Creation of the ONEOHIO Opioid Settlement Fund) was given its reading and public hearing.

   Mr. Turner, Dir. of Finance, explained that we must create a new fund for these specific dollars. He said from his research, we may get about $200,000.00 – spread out over 18 years. So, monies will flow to the City slowly. It will be restricted on what it can be used for and once there is enough, they will come back to Council with ideas on how to use them.

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

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

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 reported that our Finance Dept. was awarded an Excellence in Financial Reporting from GFOA. He said they will meet with ODOT tomorrow about litter along the freeways.

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

Adjourned at 8:21 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Ted A. Berry
President of Council

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

March 21, 2022

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

Ms. Kelly, Clerk of Council, passed out Proposed Ward Boundary Maps showing four (4) options to incorporate a fifth ward. She explained how these were designed and asked if Council wanted to have a special meeting with Mr. Soltice to play with the configurations. Council said that would not be necessary. Ms. Kelly asked that they review the options and let her know which one they preferred.

Mr. Sigrist asked if the question of returning to five members was off the table. Ms. Kelly said that is up to Council, but in the meantime, it is necessary to complete the duty of accepting a new map to conform to the existing Charter. Council and the Mayor discussed the notion of putting the question of remaining at five members to the voters.

Council Members reviewed the Agenda items.

Council retired to the Chambers to begin the Regular meeting.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Ted A. Berry

Ted A. Berry
President

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

March 21, 2022 Special Meeting

The special meeting of Council was called to order by President Berry at 5:04 p.m. in the Council Chambers, City Hall, 4035 Broadway.

Roll was called and the following members were present:

Roby Schottke *Mark Sigrist* *Ted Berry* *Randy Holt*

1. Mr. Berry moved to excuse Ms. Houk. Seconded by Mr. Schottke.

Mr. Schottke	Yes
Mr. Sigrist	Yes
Mr. Berry	Yes
Mr. Holt	Yes

- Ms. Houk arrived at 5:07 p.m.

2. Mr. Berry welcomed all guests and visitors. He went around the room and had everyone introduce themselves. Members from the Southwestern City School Board (Chris Boso, Anthony Caldwell & Ron Grossman) and Dr. Wise were present; Jackson Township Trustee Jim McClure, Treasurer Ron Grossman and Twp. Admin. Shane Farnsworth; members of the Chamber of Commerce, Visit Grove City and Heart of Grove City were present.

3. Mr. Berry explained that this is the second roundtable meeting to complete the review of general ideas and items that were part of the 2022 Budget and have been on-going:

Little Theatre Off Broadway – Rehabilitation:
Mr. Berry stated that he and others have had discussions with LTOB about their building issues. He said it is a pivotal point of interest for people inside and outside Grove City. He said there have been discussions of what the building needs to keep it a piece in the community. *Mr. Boso*, City Admin., said it probably needs rehabilitated, if not reconstructed. He said they have not contracted with an engineer/architect. He said we need to decide what to do before getting estimates. *Mayor Stage* said we want to make sure it is safe. If it is tinkered with too much, it may lose the ambiance.

Mr. Berry asked Mr. Boso to have the staff check on any safety matters and report back.

Mr. Holt noted that this is one destination that Visit Grove City markets. He said he would love to see the City continue to invest in it and for it to continue to grow.

Relocate Electric Lines down Broadway:
Mr. Berry noted that this has been brought up many times. Mr. Boso said undergrounding the lines from Civic Place to Lotz Drive (1,400 feet) is estimated at $4.5 million. With the trenching that would be needed, there would be a 10' diameter cut down Broadway. He said he had no estimate to take the lines behind the buildings, but that would require all the buildings to be retrofitted to receive electric from behind. He said he estimates that to be over $2 million. Mr. Berry asked if we did go underground if that would help us upgrade the water/sewer. Mr. Boso said no. The challenge would be to avoid all the existing utilities in the roadway. He said going behind may be less expensive, but there is the challenge of relocating the connections for those buildings. In addition, once that happens, some of those buildings may be required to be brought up to existing Building Code

regulations.

Mr. Berry asked if Council wanted to pursue this or put it on the back burner for now. It was decided to place it on the back burner. It was also suggested that it be part of a larger scale project where the streetscape and other improvements are included.

Mr. Holt said many of the poles are crooked and asked if that could be corrected. Ms. Fitzpatrick, Dir. of Service, said AEP is responsible and while they can report them, AEP will not fix them unless they are a safety hazard.

Form of City Government - Charter Review:

Mr. Berry asked if there was interest to explore changing the form of government as Hilliard did recently. Mr. Holt said he would like to investigate this. Mr. Berry asked Mr. Smith, Dir. of Law, and Ms. Kelly to get some information for Council about different forms of government. Discussion took place about the changes this would cause. Mr. Smith said it all depends on how the new Charter is decided. He said there are no limits as what they could do. *Mayor Stage* commented that the fact that this is being discussed has effects on Staff, as this would be a radical step. *Mr. Holt* said he feels this may be part of succession planning. *Ms. Houk* said the 2017 Charter Review Committee had no appetite to change the form of government. She feels this question should be given to an outside group to make a recommendation. This issue would require a lot more conversation. *Mr. Berry* said he just wants to educate Council first. *Mr. Schottke* asked, why change. *Mr. Sigrist* said he is not sure what is broken.

City and Township Merger – Feasibility Study:

Mr. Berry said he wondered if there was any interest in exploring a merger with a feasibility study. *Mr. McClure, Township Trustee*, said if it isn't broken, don't try to fix it. *Mr. Grossman* said the City would have to annex the whole Township. *Mayor Stage* said it would be a matter of conforming the boundaries. He said there is a potential for the property owners to save money. *Mr. Holt* said he the juxtaposition of the rules between the City and Township concern him. He said one side of the street must conform to certain standards and the other side does not. He also said the overlapping of services could be combined. He is interested in the economies of scale and the efficiencies/management that could take place if combined. *Mr. Shane Farnsworth, Twp. Admin.*, said Code Enforcement could definitely be looking at aligning Codes and processes; joint services could be improved and agreements made. *Mr. Schottke* said street connectivity could also be included.

Tourism – how to increase; capital projects:

Mr. Berry said when Visit Grove City spoke, there was some conversation about what investments the City could make to attract tourism. He asked all the tourism entities to communicate any ideas they have with Council.

Mayor Stage stated that they are meeting with ODOT this week to discuss the enhancement of the freeway entrances to the City. He said the Visitors & Convention Bureau assisted once before with the improvement to ramps on the South side and would appreciate their assistance, as well as the Township's, with improving the North Side. *Mr. Sigrist* said freeway entrances are critical in making our City as attractive as other suburbs. They must be enhanced and maintained.

Mr. Holt said the VCB invested in a study to help determine what could be invested to drive visitors to the City. He said he feels procedures, processes and marketing needs upgraded to attract more tournaments for baseball, softball and pickleball. He drew a simple chart to show that VCB markets from the inside out – to our residents/to the surrounding communities/to the state and globally. He said they have to play in all the areas and bring visitors from all over. *Mr. Berry* said we need to decide what niche we will have that no other community in the area has that will drive tourism here.

Council Ward Map Revision:
Skipped

Diversity Programs & Events (Fairness Act):
Mr. Smith, Dir. of Law, explained that the Fairness Act is very broad and goes beyond the City's employees to expand protection for various classes. He has prepared a draft for Council to consider enacting the fairness act. He said it is very comprehensive. He said they want to have a meeting with the public to educate them on what this means before placing it on Council's agenda.

Ms. Houk said that there is an ordinance on the agenda tonight that addresses the employee section of the Code that she had submitted previously. What Mr. Smith has drafted is more far reaching, they want to make sure all members of Council are good with it and that they are bringing the public along too. She said all Council Members should be given the draft to review now. *Mayor Stage* asked what role the Task Force would have with it. Ms. Houk said she would like to have this Task Force weigh in on this legislation before Council has it on their agenda.

Study on how best to improve Seniors Living at Home:
Mayor Stage noted that they have a document from Dublin that they have been using to work on a Plan for Grove City. He said they will continue to work on that and present it.

4. Mr. Berry went back to the topic of the Beulah Park Amphitheater that was discussed at the first roundtable. He said a decision needs to be made on in the size and amenities we want. He suggested that Council go look at New Albany's. *Mr. Schottke* said he has pictures of Olgebay Park, which is not covered and smaller, that he sent to Mr. Boso previously. He said people might want to go look at Westerville also. *Mayor Stage* said if you don't know what kind of events we want to have, it is difficult to determine the size. He suggested figuring out who and what will be using the stage and then decide on the rest. *Mr. Holt* said it is a chicken/egg situation. He also asked about a stage at the old library site. Mr. Berry said he believed there would be a small stage at the library site and a large one at Beulah. Mr. Boso agreed. *Ms. Houk* stated that we have a lot of amenity type projects in flux and the key for her is to list all of those projects, know how each will be programmed, and then decisions can be made. She said we need to remain agile and consider private investments in the community as well. She said she doesn't think you can decide what you want the amphitheater to look like until you know where it fits into the fabric of the community. Mr. Berry said they can schedule another conversation about this. He said he just doesn't want to have projects get lost. Mr. Boso said the crux of the matter is budgeting. Budgeting is a matter of choices and how you pay for those choices. Currently, the City has $63 million in general obligation debt service. We have used $44 million of that, so if you are going to do major projects it will most likely require an increase in millage. Further discussion continued about the various projects.

5. Mr. Berry asked Dr. Wise for an update from the School District. Dr. Wise shared lots of good things happening in the District. He said attendance is getting better and getting back to socializing. He said COVID was not good for the kids and they are dealing with the issues. The new and existing buildings are being upgraded/built and hope to stay on the timeline.

6. After closing comments from all, a motion to adjourn was approved by unanimous consent.

7. Council adjourned at 6:23 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Ted A. Berry

Ted A. Berry
President